

CROWNLEIGH/FOXWOOD

ARCHITECTURAL CONTROL COMMITTEE GUIDELINE Revision VI

ARTICLE I – PURPOSE

The Architectural Control Committee (ACC) has the responsibility of preserving the aesthetic qualities and property values of the Community.

ARTICLE II – GENERAL

- A. All of the standards prescribed in these Guidelines and the Protective Covenants were adopted for the purpose or:
 - 1. Maintaining architectural harmony and beauty.
 - 2. Preservation of a safe, healthy environment.
 - 3. Maintenance and improvement of property values.
- B. Homeowners are advised that all visible changes as outlined herein to their property, including painting in a color that is different from the approved color scheme, must be approved in advance by the ACC.
- C. To the extent that a conflict arises with respect to provisions in this version of the guidelines and previous versions of the guidelines, the rule as stated in the Revised Version VI shall be controlling.
- D. Each homeowner is responsible for any damage “through deliberate or overt acts or due to negligence to the common areas or neighboring property caused by the property owner, family members, renters, tenants, contractors, “subcontractors”, guests or invitees of the owner, owner’s family, tenant and/or tenant’s family.”
- E. The Architectural Guidelines herein are provided as a supplement to the Protective Covenants, which each homeowner received at the time of settlement. The intent of the Guidelines is to clarify ambiguous references to standards in the protective covenants and to simplify homeowner approval for alterations and/or additions to his/her property. Approval within these standards is required prior to construction and is intended for the benefit of all homeowners.
- F. These Guidelines are not intended to be all encompassing. In addition to the powers expressly conferred on the ACC herein, the ACC shall have additional powers as are reasonably necessary to preserve and protect the aesthetic qualities and property values of the community. Questions regarding interpretation of the Guidelines should be directed to the ACC. Exterior home improvements are not limited to the items listed in the Guidelines.
- G. Approval of any project by the ACC does not waive the necessity of obtaining the required County Permits; obtaining a County Permit does not waive the need for Committee approval. The ACC will not knowingly approve a project that is in violation of the County Building or Zoning Codes.
- H. These Guidelines apply to all residents of the Foxwood, Crownleigh Community, absentee landlords and tenants. It is a property owner’s responsibility to make a copy of these Guidelines

available to his/her family members, tenants, guests, invitees, and any other persons residing on the property. The property owner is also responsible for incorporating enforcement provisions in the rental contracts. Absentee landlords will be required to correct violations if his/her tenant fails to comply with the provisions of the Architectural Guidelines.

ARTICLE III – DEFINITIONS

- A. “A Flagrant Violation” of the Guidelines is defined as:
- 1.any modification to the exterior of a home without the permission of the ACC where such modification is not considered minor, as the term “minor” is defined by these Guidelines; or
 - 2.any modifications that is “not in harmony with the community.”
- B. “Not in harmony with the community “ is defined to mean any modification which clashes with the existing character of the community and which has not been undertaken in accordance with the protective covenants and Architectural Guidelines.
- C. All exterior additions, alterations, modifications and changes, including painting, without permission to a home will constitute exterior home improvements.
- D. Major home improvements are all exterior home improvements, which are not minor. All major exterior home improvements must be in harmony with the character of the community and must be approved by the ACC. For review by the ACC, a written request must be submitted to the Chairperson of the ACC. Article V of the Guidelines outlines the request/review procedure.

ARTICLE IV – GENERAL GUIDELINES

A. PAINTING.

1. Minor – Does not require approval.
 - a. Repainting of structures in an approved color. (See figure 1.1 and below)
 - b. Painting or staining of fences, decks, gates, and sheds with a clear preservative or one of four approved transparent stain colors; light gold, light brown, light gray, light redwood.
 - c. Painting wrought iron railings the approved color, which is black.
 - d. Painting bay roofs in antique copper or copper color.
2. Major – Requires approval prior to start of work.
 - a. Exterior color or material changes of townhouse which are different than the approved or original color or material.
 - b. The following rules will apply to color approval:
 - (1) Two (2) colors will always be used.
 - (a) Units without shutters – The door and trim will not be the same color.
 - (b) Units with shutters – The door and shutters can be the same color, with the trim a different color, or the shutters can be one color and the door and trim the same color. (See figure 1.1)
 - (2) Three-color schemes will not be approved.
 - (a) Door, trim and shutters all a different color.
 - (b) Storm doors can be a different color as specified under the standards for storm doors or they can be the same color as the front door, entrance trim or door shutters. (See figure 1.1)

- (3) Consecutive houses will not be painted the same color.
- (4) Trim work (includes all wood work around windows and doors, bays both front and back, eaves, and drainpipes) will only be painted with trim colors as specified under the trim colors in figure 1.1.
- (5) Any color that is not in figure 1.1 or from the Guidelines, Revision IV will not be approved or waiver granted to use a different color unless approved by a 2/3rd majority vote by homeowners in a general election.
- (6) Existing colors that were approved by the ACC or were approved by default by a non answer from the ACC in response to a written request submitted to the ACC, should return to the paint colors as described in Figure 1.1, when the following occur: repainting, installing vinyl shutters, installing a new storm door, aluminum/vinyl refitting of any woodwork, or window replacement.
- (7) Wrought iron will remain black.
- (8) The roof of all bays not shingled by the builder will be painted a copper color. Copper color can be bright or antique finish. Orange, light brown or other colors will not be used.
- (9) Fences, decks, and sheds can be painted with a clear preservative or a semi-transparent stain color; (a) light gold, (b) light brown, (c) light gray, or (d) light redwood. If stain is used; the same color will be used and all the non-attached wood surfaces will be stained the same color.

3. Not in Harmony

- a. Painting of exterior brick surfaces.
- b. Wrought iron painted any color but black.

B. FENCES.

1. Minor – Does not require approval.

- a. Maintenance or repair of rear fence provided it matches the existing fence in materials and design. The new fence can be 5 feet or 6 feet and must be stepped to accommodate the change in grade.
- b. Installation of a fence (provided it cannot be seen from the outside of the normal fence) or screen (green or metallic in color) on the inside bottom of an existing fence to retain children or pets.
- c. Extension of rear fences (side fences if end unit) to property lines provided it matches the existing fence in materials, design, and height (5' or 6') and does not obstruct any easements or right of ways. The screened access offset may be moved and straightened out if an approved gate is provided to screen the yard from sight.
- d. Temporary removal of sections of the existing fence is approved as necessary to extend the fence line or to facilitate entry of building materials for home improvements. Duration not to exceed 3 months or the time allowed for the improvement project, whichever is the lesser.
- e. The building of retaining walls less than 12 inches high. They must be constructed in a manner similar to the retaining walls in the front entrance to Foxwood and must meet all Fairfax County code requirements.

2. Major – Requires approval.

- a. All changes, modifications or construction of fences, screens, gates and walls not in a minor category above, i.e. screen for decks, including all side yard fencing.
- b. Fence or screen on the inside bottom of an existing fence to retain children or pets which is

not covered in the minor category above.

- c. The building of any type of retaining wall higher than 12 inches or those not within fenced areas.
- d. End units only – concrete steps may be added to the rear of exiting steps if they match the existing concrete material and use black wrought iron rails for safety.
- e. Safety rails may be added for the handicapped if they are wrought iron and comply with any federal, state or county Building codes, laws and ordinance.

3. Not in Harmony.

- a. Fences in front yards (fences that extend beyond the first side wall in the front of the dwelling for end units).
- b. Permanent removal of the existing fences.
- c. Gates or steps made of wood attached to or adjacent to the concrete steps in the front of townhouses (except for handicapped accessibility, which must meet all applicable federal, state and county statutes, regulations, and/or ordinances and ADA requirements).

C. SCREENS AND WALLS.

- 1. Minor – Does not require approval.
 - (a) Screens/walls covered in the above paragraph.
- 2. Major – Requires approval.
 - (a) Any screen or wall not covered as a major category in other sections of the Guidelines.
 - (b) All screens and walls not covered by the minor category above require approval prior to construction.

D. STORM DOORS, SHUTTERS, WINDOW SCREENS, STORM DOOR SCREEN INSERTS AND SECURITY DOORS.

- 1. Storm Doors.
 - a. Minor – Does not require approval.
 - (1) Replacement of existing approved storm doors that meet the approved color and style as stated below. (See also Fig. 1.1)
 - (2) Storm doors that were installed prior to being included in the Guidelines (prior 1986) or that were approved by default in that; ACC approval was not received in the maximum time allocated for approval after a written request was submitted to the ACC, will be corrected when they are replaced.
 - (3) Installation of storm doors dark bronze color (factory brown) or matching an approved entrance trim color, door, or door shutter color. Glass may be of an etched design and clear in color. Storm doors will be full glass.
 - b. Major – Requires approval.
 - (1) Installation of storm doors not covered in the minor category above.
 - c. Not in Harmony
 - (1) Any storm doors not an approved color.
 - (2) Storm doors with tented glass.

2. Shutters

(a) Minor – Does not require approval.

(1) Replacement of shutters with wooden or vinyl shutters of the same design and of an approved color. (See figures 1.1)

(2) Repainting wooden shutters an approved color (see figure 1.1). Shutters will not be removed except to replace the shutters due to weather damage or so they can be painted.

(b) Not in Harmony

(1) Permanent removal of shutters.

(2) Shutters of a different design or of an unapproved color.

3. Window screens and storm door screen inserts.

(a) Minor – Does not require approval.

(1) Replacement of window screens and storm door screen inserts made of an anodized aluminum finish does not require approval.

4. Security doors.

(a) Minor – Does not requires approval.

(1) Security type storm doors may be installed provided they are black in color and are in harmony with the colonial character of the community.

E. LANSCAPING AND PLANTING.

1. Minor – Does not require approval.

a. Perennial/annual plants and flowers.

b. Any plant material inside an existing flower bed. (Vegetable plants are not to be planted in the front flower beds)

c. Extension or alteration of the existing flower bed. Plant material outside individual property lines becomes the property of the Association and can be dug up, moved, or otherwise by the Association for easement, utility or other purposes. All plant material should remain within the homeowner's property lines

d. Planting individual shrubs in existing flower beds.

e. Removal of all trees on a homeowner's property. The owner at the owner's expense will replace removed trees. Trees planted in the common area become the property of the association.

f. Large trees will be centered in the area in front of townhouse. Only one large tree is to be placed in the front of townhouse. Trees must be trimmed for at least 6 feet clearance over walkways and common areas.

g. Owners are required to keep their yards and flower beds neat and attractive, and to remove and replace sick or dead vegetation. In addition, owners are responsible for the upkeep of property whether the property is owned-occupied or rented. In the advent that a townhouse is not in compliance with the landscaping and painting requirements, written notice shall be provided to the owner at the property address if owner occupied and to the tenant at the property address if the property is rented. If the dwelling is not owner occupied then the owner shall receive written notice provided, however, that the owner has on file with the association an address at which to receive such notices.

(1) Major – requires approval.

- (a) Removal of hedges and/or shrubs planted in front of townhouse. Hedges or shrubs planted in front windows will not exceed the height of windowsills and trimmed to be less than 3 feet wide.
- (b) Removal of all trees on common areas is the responsibility of the Association.

(2) Not in Harmony

- (a) Grass exceeding 6 inches in height in both the front and rear yards.
- (b) Hedges and/or shrubs planted in a hedge like manner which border the property line in the front, side and/or rear of the townhouse.
- (c) Trees, hedges and shrubs which restrict the sightline for vehicular traffic.
- (d) Trees, hedges and shrubs which restrict the walkway in front of townhouse. These will be trimmed so that pedestrian can walk un-hindered on the sidewalk.
- (e) Vegetable plants and/or gardens outside the fenced area.

F. PATIOS AND GROUND LEVEL DECKS. (Simple Design – not requiring excavation)

1. Minor – Does not require approval.

- a. Patios, ground level decks or paving inside of the fenced in area of the back yard must comply with all applicable state, county, and other ordinances and must conform to the contour of the land. Proper drainage must be maintained.

G. DECKS, PATIOS AND/OR GROUND LEVEL DECKS. (Requiring excavation)

1. Major – Requires approval.

a. Pertains to all projects under Section G. (Before any work begins)

- (1) The plans must be submitted and approved by the Architectural Control Committee (ACC).
- (2) A building permit must be obtained from the County of Fairfax (if required).
- (3) If a contractor is to do the work, the contractor should take out the permit, or to named on the permit to ensure the contractor is held responsible for the work and any damage to adjacent property.
- (4) “Miss Utility” must be contacted before any foundation work begins to ensure utility cables are not located in the area. Miss Utility is a free service. Call 48 hours before work is to begin. Don’t risk being electrocuted or rupturing a utility line.

b. Hot tubs, swimming pools and fishponds.

- (1) Fishponds and swimming pools will not be incorporated in patios constructed at or below ground level.
- (2) Hot tubs to be installed on decks, patios, or at ground level require approval of the ACC. The ACC is to receive a set of any all plans and specifications for the construction of the hot tub and the homeowner is to comply with all applicable state, county, and local codes. The homeowner shall assure that drainage from the tub does not encroach on any other property.
- (3) Safety covering as required by the Fairfax County code will be used when the hot tub is not in use and will be the owner’s responsibility.

c. Pertains to ground level decks three or more feet off the ground.

- (1) Decks cannot be attached to the common side fence.

- (2) Ground level decks are not limited in depth or length; however, they should conform to the contour of the land.
- (3) The entire deck will be constructed of wood.
- (4) All framing must be treated (Wolmanized to 40 pounds per inch).
- (5) Foundation/anchoring for the supports will be twenty-four inches below the fill line or as required by Fairfax County code.
- (6) Decks will be preserved in the natural condition and will be periodically treated with a clear preservation to prevent severe weathering. A semi-transparent stain of the following colors can also be used; light gold, light gray, light brown, and light redwood. If stain is used, all wood surfaces must be stained the same color.
- (7) No roofing or other covering will be allowed.
- (8) Railing, siding, counter, security screens planters or walls rising above the fence will not be allowed.

d. Pertains to main level decks on second level from entry of the townhouse.

- (1) All framing must be treated (Wolmanized to 40 pounds per inch).
- (2) Foundation/anchoring for the supports will be twenty-four inches below the fill line or as required by Fairfax county code.
- (3) Decks will be preserved in the natural condition and will be periodically treated with a clear preservative to prevent severe weathering. A semi-transparent stain of the following colors can also be used; light gold, light gray, light brown, and light redwood. If stain is used, all wood surfaces must be stained the same color.
- (4) No roofing or other covering will be allowed.
- (5) Railing, siding, counter, security screens planters or walls rising above the fence will not be allowed.
- (6) Outside access from the ground is not encouraged. Exceptions will be granted on a case by case basis. Outside stairways will only be approved if the required pitch for stairways is within the Permit granted by Fairfax County Building Code and the foot of the stairs must stay within the property lines.
- (7) There will be only one entry to the deck from the house.
- (8) Access to the deck will be from a door installed in the rear of the home in the same position currently occupied by a window. French doors, patio doors, or sliding glass doors can be used provided they are the same color as the approved trim color. Screens for these doors will be the same color as specified for screen doors for the front of the house. Trim color will also be the same that is used for the front of the dwelling.
- (9) The decks will be attached (anchored) to the dwelling in an approved manner as required by Fairfax County.
- (10) Railing will be a minimum of 36 inches in height and will only be made of wood. Railings will in every way conform to Fairfax building code.
- (11) Railings, siding, counters, security screens, planters or walls will not rise more than (50) inches from the deck floor.

2. Not in Harmony

- a. Decks closer than two (2) feet to the side property line (Called the common wall extended) or extending more than twelve feet from the rear main wall of the dwelling.
- b. Structures (storage sheds, etc) built below the deck.
- c. Hanging storage below the deck.

H. AWNINGS

1. Not in Harmony – will not be approved.

I. PLAY EQUIPMENT.

1. Minor – Does not require approval.
 - a. Permanent and semi-permanent play equipment such as sandboxes, swings, slides, playhouses, etc less than six feet in height erected inside the fenced area.
2. Major – Requires approval.
 - a. Permanent and semi-permanent play equipment such as sand boxes, swings, slides, playhouses, etc erected outside the fenced in area or greater than six feet in height inside the fenced in area.

J. FIREPLACES

1. Major – Requires approval.
 - a. Any owner wishing to construct any type of fireplace must obtain the prior written approval of the ACC and the ACC must be furnished with a copy of any plans/specifications. The ACC will retain the right to grant or without approval should the fireplace not be in compliance with the county (or other applicable) fire code.

K. SHEDS

1. Major – Sheds which conform in style, design and materials including siding, shingles, flashing, trim and hardware to those furnished by the original builder. (handout is available upon request
2. Not in Harmony.
 - a. Structures exceeding 6 feet long by 4 feet wide and 7 feet high.
 - b. Locations other than the rear corner of the fenced yard.
 - c. Roof slopes, which do not meet at fence height in rear and that, do not slope to the rear of the fence.

L. GATES

1. Minor – Does not require approval.
 - a. Replacement or a new gate made of the same material and height as the rear fence. It can be western red cedar or white cedar stockade material equipped with hardware as appropriate with the hardware used in the fence construction.
 - b. End unit townhouse can have two gates, while other homes can only have one gate.\
 - c. Fenced hideaway areas with a gate can be straightened out along the property line.
2. Not in Harmony.
 - a. Gates above the fence line.
 - b. Gates which open into the common area.

M. WINDOW, BAY, TRIM, AND DORMER REPLACEMENT

1. Window Replacement
 - a. Major – requires approval.

- (1) Replacement windows must match the existing windows as closely as possible and must meet all Fairfax County Codes for fire egress and be operable.
- (2) They must be double hung windows with grilles or mullions matching the existing. Windows. Casement windows are not approved.
- (3) The window size must be maintained.
- (4) The exterior color must match the approved color scheme. The ACC will grant approval for a different exterior color provided.
- (5) Application is made to the ACC before any work is done.
 - (a) The exterior color closely matches the exterior trim color or compliments it such as beige, almond, or sandstone and is in harmony with the community. White is not an approved color.
 - (b) Vinyl or aluminum exterior windows are allowed provided they meet the criteria above.
 - (c) Paintable wood windows are approved provided they meet the criteria above and match the approved trim color.
 - (d) Trim around the windows must match the approved color scheme. Aluminum and/or vinyl refitting can be done, but the color must match and all of the trim work appearance maintained.
- b. Not in Harmony
 - (1) Changing the external appearance of the window whether in wood, vinyl or aluminum.
 - (2) Replacement windows in an unapproved color.

2. Bay, Trim and Dormer replacement

- a. Minor – does not require approval.
 - (1) Replacing woodwork on bays, boxouts, eaves, dormers, windowsills, and/or trim on the exterior of a townhouse due to dry rot or weather damage. The woodwork must match the existing in style and design and must be painted an approved color. (See fig. 1.1)
- b. Major – requires approval
 - (1) Aluminum/Vinyl refitting of Bays, Trim, and Dormers can be done provided the material's color matches the original color scheme of the townhouse.
 - (2) The trim work appearance must be maintained. Pieces may not be permanently removed or the appearance changed in any way, except for the different material.
- c. Not in Harmony
 - (1) Permanent removal of any wood material or surface from a townhouse.
 - (2) Changing the original style or appearance of the bays, trim, or dormers except for the material change.

N. ROOF AND SIDING REPLACEMENT

1. Minor – Does not require approval.
 - a. Replacing or repairing the roof with the same material, color, and design shingles as the original roof or with an approved new color according to Figure 1.1.
 - b. Replacing or repairing siding with the same material, color, and design siding as the original siding. The original siding can be replaced with vinyl siding with the approved colors in Fig. 1.1. The style must be double lap in either 4 inch or 5 inch, whichever matches the original siding the closest. The style must be a low sheen wood grain. The color of the vinyl siding specified for your townhouse must be used.
2. Major – Requires approval.

- a. If the roof or siding material, style, color, or design has been discontinued, you must have ACC approval before putting on a new roof or siding.

3. Not in Harmony.

- a. Replacing the roof with a different style, color, or material than matched the original or as specified in Figure 1.1.
- b. Replacing the siding with a different style, color, or material than matched the original siding or as specified in Figure 1.1.

O. SIDEWALK REPLACEMENT

1. Minor – does not require approval.

- a. Replacing and/or repairing the sidewalk, stoop and front steps must be done to match the original as closely as possible. Concrete and/or pebble paving (Durastone) are the only approved materials.

P. RADON GAS VENTS, SECURITY SYSTEMS, AND GAS METERS

1. Minor – Does not require approval.

- a. Radon gas vents may be added if the system is neutral in color and is completely hidden by trees and/or shrubs. If the vent is higher than the trees or shrubs, it will be painted the same color as the existing gutters.
- b. Security alarm systems may be added if the siren sounds on the interior of the home only and it turns itself off automatically. Small external signs or window decals may be displayed to reinforce the deterrent value of the security system.
- c. Gas may be used as a means for heating the home, fireplaces, etc. Meters must be in the rear of the home and painted a neutral color and hidden by trees or shrubs.

Q. LIGHTING AND FRONT DOORS

1. Minor – Does not require approval.

- a. Replacing existing lighting with similar lighting in a style which is in harmony with the character of the community in either antique brass, brass, or black in color. White is not an approved color. There will be no more than two light fixtures on the front exterior of the home. Spotlights are reserved for the rear sides of the home and must be pointed away from any other dwelling's windows or doors.
- b. Door hardware may be replaced with a style matching the existing in either brass, antique brass or black in color.
- c. Front doors can be replaced with doors matching the existing in style and design and must be painted an approved color. (See Figure 1.1)

2. Major – requires approval.

- a. replacing the front door with a style different from the original. The style must be in harmony with the community and must be paintable.

R. GUTTERS

1. Minor – Does not require approval.

- a. Replacing or repairing gutters with aluminum gutters and downspouts, regular or

oversized, matching the existing style and painted to match the townhouse trim color as specified in Figure 1.1.

2. Not in Harmony
 - a. Permanent removal of gutters or downspouts.

S. SATELLITE DISHES/ANTENNAS/VIDEO PROGRAMMING RECEPTION

1. See resolution No. 99-1 regarding guidelines for installation of satellite dishes, antennas and video programming reception devices.

T. MISCELLANEOUS ITEMS NOT IN HARMONY WITH THE CHARACTER OF THE COMMUNITY

1. Window mounted air conditioners.
2. Cable TV installations, which do not enter the house at ground level at the location of the electric service. Entry to 2nd and 3rd levels must be behind drainpipes and the cable must be secured out of sight behind the drainpipes.
3. Any building, structure, fence or wall not approved by the association or built by the association.

ARTICLE V – APPLICATION FOR ARCHITECTURAL

IMPROVEMENTS

- A. All requests for architectural changes must be made in writing and submitted to the ACC. Written notice of approval or disapproval will be given by the ACC within 60 days after submission. In the event board approval is required an interim notice will be returned to the homeowner explaining the delay and the 60 days notice no longer applies. If the ACC does not take action or an interim notice is not received in 60 days the request is considered approved.
- B. The Board of Directors may take no action to enforce these Guidelines (excepting Sections E and F or this article) until it has provided the homeowner an opportunity for a hearing or until such time as the homeowner files a petition for review. Such petition must be filed with the Board of Directors (or ACC) no later than 30 days after written notice to the homeowner that the Guidelines have been violated.
- C. When any homeowner makes or permits a major exterior home improvement to be made in the face of the Committee and Board of Directors disapproval of the improvements, the hearing or right of petition set forth in Article V, Section B will satisfy the hearing or petition requirements of Section B of this Article.
- D. When any homeowner makes or permits a major exterior home improvement to be made without submitting an application for a major exterior architectural improvement:
 1. The Chairman of the Committee shall advise the homeowner in writing that review is required; indicate their pertinent Sections involved; and require the homeowner to submit an application to the Committee. Once submitted the application will be reviewed accordance with Article V.
 2. If the homeowner fails to submit an application within four (4) weeks, the Chairman of

the Committee shall report the alleged violation to the Board of Directors.

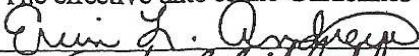
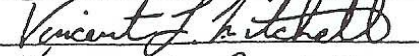
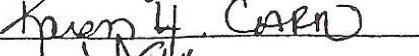




3. The Board of Directors shall then notify the homeowner of the Chairman's report and provide the homeowner a scheduled hearing or the deadline for a written petition for the Board. A quorum of Directors must be present at the hearing or the reading of the petition.

- E. Subsequent to a 20 day notice to a homeowner (which sets a date for the guideline violation and establishes a date for corrective action), the Board of directors may cut, trim or prune any plant life or remove any article that is in violation of a specific section of these Guidelines. The financial obligation for this enforcement will be borne by the homeowner and if not paid within thirty (30) days will constitute a continuing lien on the property as provided in Article VI, Section A.

- F. Subsequent to notice as set forth in Section E above, the Board of Directors may care for vacant or unimproved property so as to do any and all things necessary to keep the property in neat and good order. The financial obligation of this enforcement action will be borne by the owner and if not paid within thirty (30) days a continuing lien may be assessed as provided in Article VI, Section A.

ARTICLE VII – EFFECTIVE DATE

The effective date of the Guidelines will be the date they are approved by the Board of Directors.

	ERVIN L. ANDREWS	3/1/00
	VINCENT L. MITCHELL	3/1/00
	KAREN H. CLARK	3/1/00
	JAMES A. CUBA	4/27/00
	CAROL STREET	3/1/00
	JENNIFER D. MITCHELL	3/1/00
	J.A. GIARDINO	3/1/00

RECORD OF REVISION

Original Approved by the Board of Directors	Sept. 1982
Revision I Approved by the Board of Directors	Oct. 1984
Revision II Approved by the Board of Directors	Mar. 1987
Revision III Approved by the Board of Directors	May 1989
Revision IV Approved by the Board of Directors	July 1996
Revision V Approved by the Board of Directors	Apr. 1998
Revision VI Approved by the Board of Directors	Mar. 2000

Cc: Ed O'Connel Attorney at Law

Figure 1.1 – Crownleigh/Foxwood Home Exterior Color Patterns

Color Pattern Number: Lots	Shutters	Entrance Door	Trim	Roof Shingles	Siding	Bricks
1A: 3, 7, 14, 27, 31, 40, 45, 50, 54, 68, 81, 86, 89, 94, 104, 108, 113, 126, 136, 139	McCormick # 220 Georgetown Green <i>Vinyl Mid-America Midnight Green</i>	McCormick # 104 Harness Shop Tan <i>McCormick # 103 Cypress</i>	McCormick # 104 Harness Shop Tan <i>McCormick # 103 Cypress</i>	Certainteed Cedar Brown	<i>Vinyl Certainteed Woodland Mist or Heartland Sienna</i>	Cunningham Brick Presbyterian
1B: 16, 21, 35, 60, 98, 118, 132	None	McCormick # 220 Georgetown Green	McCormick # 104 Harness Shop Tan <i>McCormick # 103 Cypress</i>	Certainteed Cedar Brown	<i>Vinyl Certainteed Woodland Mist or Heartland Sienna</i>	Cunningham Brick Presbyterian
2A: 4, 20, 29, 32, 36, 44, 53, 59, 77, 80, 97, 101, 103, 109, 116, 119, 124, 128, 135, 141	McCormick # 215 Cobblestone Grey <i>Vinyl Mid-America Tuxedo Grey</i>	McCormick # 112 Woodland <i>McCormick # 120 Kingston</i>	McCormick # 112 Woodland <i>McCormick # 120 Kingston</i>	Certainteed Black	<i>Vinyl Certainteed Oyster Shell or Heartland Antique White</i>	Continental Clay # 481 Pastel Pink
2B: 11, 25, 52, 64, 70, 85, 95, 130	None	McCormick # 215 Cobblestone Grey	McCormick # 112 Woodland <i>McCormick # 120 Kingston Clay</i>	Certainteed Black	<i>Vinyl Certainteed Oyster Shell or Heartland Antique White</i>	Continental Clay # 481 Pastel Pink

Address	Lot	Address	Lot	Address	Lot	Address	Lot
9605 Lake Braddock	3	5662 Sutherland	36	5652 Chelmsford	80	5754 Crownleigh	113
9607 Lake Braddock	3	5654 Sutherland	40	5654 Chelmsford	81	5760 Crownleigh	116
5603 Castlebury	7	5646 Sutherland	44	5659 Chelmsford	85	5764 Crownleigh	118
5611 Castlebury	11	5644 Sutherland	45	5657 Chelmsford	86	5766 Crownleigh	119
5617 Castlebury	14	5616 Sutherland	50	5700 Crownleigh	89	5776 Crownleigh	124
5619 Sutherland	16	5612 Sutherland	52	5710 Crownleigh	94	5780 Crownleigh	126
5627 Sutherland	20	5608 Sutherland	53	5712 Crownleigh	95	5784 Crownleigh	128
Address	Lot	Address	Lot	Address	Lot	Address	Lot
5629 Sutherland	21	5606 Sutherland	54	5722 Crownleigh	97	5783 Crownleigh	130
5637 Sutherland	25	5603 Sutherland	59	5724 Crownleigh	98	5779 Crownleigh	132
5641 Sutherland	27	5605 Sutherland	60	5730 Crownleigh	101	5773 Crownleigh	135
5645 Sutherland	29	5626 Castlebury	64	5734 Crownleigh	103	5771 Crownleigh	136
5649 Sutherland	31	5618 Castlebury	68	5736 Crownleigh	104	5715 Crownleigh	139
5651 Sutherland	32	5614 Castlebury	70	5744 Crownleigh	108	5711 Crownleigh	141
5664 Sutherland	35	5600 Castlebury	77	5746 Crownleigh	109		

Figure 1.1 – Crownleigh/Foxwood Home Exterior Color Patterns (Continued)

Color Pattern Number: Lots	Shutters	Entrance Door	Trim	Roof Shingles	Siding	Bricks
3A: 2, 6, 13, 23, 34, 42, 48, 51, 55, 58, 66, 71, 76, 84, 87, 102, 114, 120, 134, 142	McCormick #115 Sage Green <i>Vinyl Mid-America Clay</i>	McCormick #107 Woodspice <i>McCormick #104 Harness Shop Tan</i>	McCormick #107 Woodspice <i>McCormick #104 Harness Shop Tan</i>	Certainteed Oakwood	<i>Vinyl Cetrainteed Desert Tan or Heartland Dansdalwood</i>	Cunningham Brick Forest Blend
3B: 19, 33, 93	None	McCormick #115 Sage Green	McCormick #107 Woodspice <i>McCormick #104 Harness Shop Tan</i>	Certainteed Oakwood	<i>Vinyl Cetrainteed Desert Tan or Heartland Dansdalwood</i>	Cunningham Brick Forest Blend
4A: 9, 12, 22, 30, 37, 47, 62, 65, 72, 88, 92, 105, 111, 115, 121, 125, 133, 138, 143	McCormick # 223 Old Carriage Brown <i>Vinyl Mid-America Federal Brown</i>	McCormick # 112 Woodland <i>McCormick # 110 Greystone</i>	McCormick # 112 Woodland <i>McCormick # 110 Greystone</i>	Certainteed Oakwood	<i>Vinyl Certainteed Summerwheat or Heartland Champagne</i>	Cunningham Brick Colonial Sand
4B: 43, 75, 96	None	McCormick # 223 Old Carriage Brow	McCormick # 112Woodland <i>McCormick # 110 Greystone</i>	Certainteed Oakwood	<i>Vinyl Certainteed Summerwheat or Heartland Champagne</i>	Cunningham Brick Colonial Sand

Address	Lot	Address	Lot	Address	Lot	Address	Lot
9603 Lake Braddock	2	5640 Sutherland	47	5653 Chelmsford	88	5717 Crownleigh	138
5601 Castlebury	6	5638 Sutherland	48	5706 Crownleigh	92	5709 Crownleigh	142
5607 Castlebury	9	5614 Sutherland	51	5708 Crownleigh	93	5707 Crownleigh	143
5613 Castlebury	12	5604 Sutherland	55	5720 Crownleigh	96		
5615 Castlebury	13	5601 Sutherland	58	5732 Crownleigh	102		
5625 Sutherland	19	5609 Sutherland	62	5738 Crownleigh	105		
5631 Sutherland	22	5624 Castlebury	65	5750 Crownleigh	111		
5633 Sutherland	23	5622 Castlebury	66	5756 Crownleigh	114		
5647 Sutherland	30	5612 Castlebury	71	5758 Crownleigh	115		
5653 Sutherland	33	5610 Castlebury	72	5768 Crownleigh	120		
5666 Sutherland	34	5604 Castlebury	75	5770 Crownleigh	121		
5660 Sutherland	37	5602 Castlebury	72	5778 Crownleigh	125		
5650 Sutherland	42	5661 Chelmsford	84	5777 Crownleigh	133		
5648 Sutherland	43	5655 Chelmsford	87	5775 Crownleigh	134		

Figure 1.1 – Crownleigh/Foxwood Home Exterior Color Patterns (Continued)

Color Pattern Number: Lots	Shutters	Entrance Door	Trim	Roof Shingles	Siding	Bricks
5A: 1, 18, 24, 26, 41, 49, 74, 79, 82, 91, 100, 106, 112, 123, 127, 131, 140, 144	McCormick # 202 Foxhall Green	McCormick # 108 Wheat	McCormick # 108 Wheat	<i>Certainteed Weathered Wood Or GAF Weathered Gray</i>	<i>Vinyl Certainteed Desert Tan or Heartland Sandalwood</i>	Continental Clay # 412 Coral Beige
5B: 8, 57, 63, 67, 110,	None	McCormick # 202 Foxhall Green	McCormick # 108 Wheat	<i>Certainteed weathered Wood Or GAF Weathered Gray</i>	<i>Vinyl Certainteed Desert Tan or Heartland Sandalwood</i>	Continental Clay # 412 Coral Beige
6A: 10, 15, 17, 39, 46, 56, 61, 69, 78, 83, 90, 99, 107, 117, 122, 129, 137	McCormick # 116 Chadwicke Tan	McCormick # 117 Fawn	McCormick # 117 Fawn	Certainteed Black	<i>Vinyl certainteed Summerwheat or Heartland Champagne</i>	Cunningham Brick Smoke Sand
6B: 5, 28, 38, 73	None	McCormick # 116 Chadwicke Tan	McCormick # 117 Fawn	Certainteed Black	<i>Vinyl Certainteed Summerwheat or Heartland Champagne</i>	Cunningham Brick Smoke Sand

Address	Lot	Address	Lot	Address	Lot	Address	Lot
9601 Lake Braddock	1	5618 Sutherland	49	5704 Crownleigh	91	5713 Crownleigh	140
9609 Lake Braddock	5	5602 Sutherland	56	5726 Crownleigh	99	5705 Crownleigh	144
5605 Castlebury	8	5600 Sutherland	57	5728 Crownleigh	100		
5609 Castlebury	10	5607 Sutherland	61	5740 Crownleigh	106		
5619 Castlebury	15	5611 Sutherland	63	5742 Crownleigh	107		
5621 Sutherland	17	5620 Castlebury	67	5748 Crownleigh	110		

Address	Lot	Address	Lot	Address	Lot	Address	Lot
5623 Sutherland	18	5616 Castlebury	69	5752 Crownleigh	112		
5635 Sutherland	24	5608 Castlebury	73	5762 Crownleigh	117		
5639 Sutherland	26	5606 Castlebury	74	5772 Crownleigh	122		
5643 Sutherland	28	5648 Chelmsford	78	5774 Crownleigh	123		
5658 Sutherland	38	5650 Chelmsford	79	5782 Crownleigh	127		
5656 Sutherland	39	5665 Chelmsford	82	5786 Crownleigh	129		
5652 Sutherland	41	5663 Chelmsford	83	5781 Crownleigh	131		
5642 Sutherland	46	5702 Crownleigh	90	5719 Crownleigh	137		

Crownleigh Community Association Architectural Control Guidelines

Revision VI (Simplified Version)



January 31, 2000

Crownleigh Community Association
P.O. Box 286
Burke, VA 22009-0286
www.foxwoodatburke.com
ccaboard@gmail.com

CROWNLEIGH/FOXWOOD ARCHITECTURAL CONTROL GUIDELINES REVISION VI (SIMPLIFIED VERSION)

INTRODUCTION

Point of Contact: These guidelines have been updated by your fellow homeowners on the Architectural Control Committee (ACC). Based on our community association bylaws, the ACC acts on behalf of the Board of Directors concerning all architectural issues.

Objective: The intent in this revision is to place essential information on this subject in a single document which is simpler and easier to read. We also want to recognize how new building materials have already been used to enhance the appearance of our community while concurrently addressing emerging types of home improvements such as home security systems and basement radon gas ventilation systems. Finally, we have focused on the most common types of home maintenance and placed more of them at the level which does not require ACC approval.

Contents: These guidelines consist of three sections. The first section is a general explanation of basic architectural control policy. The second section contains simplified guidelines for specific projects. The third section is a reference table listing by address and lot number the prescribed color pattern for every home in our community.

SECTION 1 – BASIC ARCHITECTURAL CONTROL POLICY

Focus: The focus of architectural control is the visible exterior of our property. Although we have 144 homes in our community, each home was built using one of twelve basic color patterns combining shutters, entrance door, trim, roof shingles, siding, and bricks. Each home has a unique lot number which can be matched to the appropriate color pattern to quickly determine the architectural harmony we are trying to preserve.

Three charts summarizing this information are found at the end of these guidelines. For example, if your home address is 5710 Crownleigh Court, your lot is 94 (which normally is also your parking space number), and your color pattern is: McCormick #200 Georgetown Green paint for both shutters and entrance door or vinyl shutters Mid-America Midnight Green; McCormick # 104 Harness Shop Tan paint for trim; Cedar Brown roof shingles; Clay Beige aluminum siding or vinyl Certaineed Woodland Mist or vinyl Heartland Sienna; and Presbyterian bricks. Regardless of lot number, roof bays on any home not shingled by the builder should be repainted using either a bright or antique copper color lacquer and any wrought iron work should remain black.

Guideline Categories: Architectural control guidelines can be grouped into three basic categories depending on the nature of the proposed work. The first category of guidelines, which is already approved, prescribes how to maintain our homes in their current condition (e.g., repainting following the instructions in the paragraph immediately above). Even though approval is automatically granted for the first category, homeowners are still encouraged to contract the Architectural Control Committee (ACC) if they have any questions or need clarification before investing in home maintenance. Some of the assistance we can offer includes providing samples

of approved paint colors, identifying sources of building materials and offering ideas from fellow homeowners.

The second category deals with acceptable new projects beyond normal maintenance (e.g., building decks and sheds, extending fences). These projects require prior written approval from the Architectural Control Committee (ACC). Some projects in either the first or second category may also require county building permit approval. County approval is a homeowner responsibility. Any project not specifically listed in either the first or second category requires ACC approval.

The third category involves architecture-related actions which historically have not been approved because they do not enhance the appearance of our community or help maintain property values. The Architectural Control Committee (ACC) will work with homeowners to identify these actions and help correct them as quickly as possible.

The chart beginning below and continuing on the next page summarizes the three categories of architectural control guidelines.

Architectural Guideline Category Summary Chart	
Level or Category	Work or Action
<p>First Category: Already Approved (Some work may also require county building permit approval)</p> <p>“Replacement” means to match the existing color, style, texture, etc. of the original exterior If a complete match is no longer available, you must have ACC approval, unless it is currently addressed in these guidelines</p>	<p>Repainting, replacing roof, replacing shutters, adding storm doors, adding security doors, adding internal home security system, replacing sliding patio doors or windows with French doors, adding hand rails to two-step front porches, replacing tree in front yard, replacing and maintaining hedges, replacing fences, adding gates, play equipment up to six feet high inside fenced area, replacing existing window glass, adding retaining walls inside fenced areas, replacing screen inserts in windows and storm doors, replacing siding</p>
<p>Second Category: Requires Architectural Control Committee (ACC) Approval (Most work may also require county building permit approval)</p>	<p>Building decks, enclosing decks, building sheds, extending fences, adding fireplaces, adding radon gas ventilation systems, adding satellite television dishes, complete window replacement, play equipment above six feet high inside fenced area, common area improvements such as patio block pathways, adding retaining walls outside fenced areas</p>
<p>Third Category: Architectural-Related Actions Historically Not Approved (Actions which do not enhance community appearance or maintain property values)</p>	<p>Changing basic color pattern, permanently removing fence, fence in front yard, drying laundry in rear fenced area, painting brick or other masonry surfaces, external television antennas other than satellite dishes, permanent tree removal from front yard, window air conditioners, window awnings or door canopy, play equipment outside fenced area</p>

Requesting Approval: Requests for projects in the second category should be submitted in writing to the Architectural Control Committee (ACC) at least 45 days in advance of beginning the anticipated work. Use the same mailing address as for paying quarterly assessment with the request marked for the attention of the Architectural Control Committee. This address is: Crownleigh Community Association, Attention: Architecture Control Committee, P.O. Box 286, Burke, VA 22009-0286. The ACC will confirm receipt of each request within seven days. Please follow up with the ACC if receipt has not been acknowledged on a timely basis.

Requests must include plans or drawings, paint or stain samples, maintenance or construction schedules, as well as county approval when required. In addition, to guarantee completion of complex projects costing more than \$3,500.00, a statement that full funding is available will be submitted with the other information in the request.

The ACC will respond to requests as quickly as possible within the 45-day window. Simple projects should receive approval in considerably less time than more complex projects. The ACC may request additional information if necessary. Any request disapproval will be in writing and include an explanation of why the project is not considered suitable for our community. The homeowner may appeal ACC disapproval to the community association Board of Directors.

Enforcement of Guidelines: Increased awareness through these simplified guidelines is the first means of enforcing architecture control policy. It is hoped that easier-to-understand guidelines will have a higher likelihood of being followed by homeowners. Periodic inspections will occur to further encourage understanding of the guidelines and compliance.

Should increased awareness and inspections fail to result in compliance, Article VI, Section 11 of the Crownleigh Community Association Articles of Incorporation permits necessary legal enforcement measures.

SECTION 11 – SPECIFIC GUIDELINES FOR COMMON PROJECTS

(Projects are listed alphabetically by name to make them easier to find)

Bay Windows: Roofing of bay windows should be tin, galvanized aluminum, or copper. They must be painted antique copper or copper in color. If real copper roofing is used, it must be painted as above, once the real copper changes color.

Brick Exterior: The brick exterior may be professionally cleaned if necessary. Painting any brick surface is not approved.

Adding Decks: (Fairfax County Permit Required for Second Level Decks) Decks will be constructed entirely of treated wood and in compliance with Fairfax County codes. “Miss Utility” must be contracted before any foundation work begins. Decks will not have roofing or other deck covering. Ground level decks will conform to the contour of the land but will not be attached to side fences.

Second level decks will not extend more than twelve feet from the rear wall of the home or closer than two feet to the side property line. There will be only one entry to the deck from the rear of the home. Deck railings will be at least thirty-six inches high and conform to Fairfax County Building Code Requirements.

Any other deck siding will not be more than fifty inches high. Outside stairways must have the foot of the stairs within property lines.

Door/Lighting Hardware: All hardware must be brass, antique brass, or black in color and must be replaced if removed from the home.

Dormer Replacement: Dormers can be replaced or repaired to match the original dormer style and construction. Dormers must be painted the same color as the house trim specified in the chart. Aluminum or vinyl refacing is not currently approved.

Fence Replacement: New fences should be the same material and style as existing fences but may be six feet high because this is the fence height now commercially available. Fences between homes are a joint maintenance responsibility of both homeowners. To conform to terrain slopes, fence sections should be stepped instead of angled. Fence posts will be secured with concrete.

Fences may be treated with a clear preservative or with a semi-transparent stain in one of the following four colors: (1) light gold; (2) light brown; (3) light gray; (4) light redwood. These four stain colors are considered compatible with our community colors. If a stain is used, it will be used on all wood surfaces including decks.

Rear fences, and side fences of end units, may be extended to property lines in conjunction with fence replacement as long as this does not obstruct any easements.

Adding Fireplaces: This must be strictly in compliance with the Fairfax County fire code. The fireplace chimney should match the style of our community. Wood burning and gas fireplaces must be approved by the ACC.

Adding French/Patio Doors: Existing sliding glass doors or second level windows where a second level deck is added may be replaced by French/Patio doors. The new French/Patio doors will be painted the same color as the existing door trim. (White is not an approved color).

Front Doors: Front doors must match the original style and be painted the color specified in the chart. (Please contact us regarding front doors).

Adding Gates: Gates made of the same material as the rear or side fence may be added to provide more privacy and security. Gates should be the same height as the surrounding fence. Gates are required if the fenced in area contains a spa or hot tub. End homes may have both rear and side gates.

Gutter Replacement: Gutters must be cleaned regularly to prevent drainage problems. They can be replaced with aluminum gutters, regular or oversized, matching the existing style and painted to match the house trim color specified in the chart.

Hedges and Shrubs: Hedges and shrubs planted in the front or on the side of homes below windows will be trimmed so that they will not exceed the height of window sills. Hedges and shrubs will also be trimmed so that they are not more than three feet wide. Existing healthy hedges and shrubs will not be removed without replacement. Dead shrubs and hedges must be replaced as soon as the weather season permits. Wood, stone, or brick borders for shrubbery beds or flowerbeds must be in good condition or removed.

Adding Pathways: These may be added in common areas to provide better footing. Pathways may be brick, patio block, or gravel and will be ground level so they do not interfere with grass mowing.

Adding Radon Gas Vents: These may be added if the system is a neutral color such as gray and is completely hidden by trees or shrubs. If the external vent is higher than trees or shrubs, it will be painted the same color as the existing gutters.

Repainting: Use the McCormick paint colors prescribed in the summary chart for your lot number. Also use bright or antique copper for non-shingled roof bays and black for any wrought iron work.

Adding Retaining Walls: Any retaining walls added either inside or outside fenced areas should be constructed in a manner similar to the retaining wall at the entrance to our community. Masonry retaining walls 12"-18" high around patios must be approved by the ACC.

Roof Replacement: Use the same color and style shingles as prescribed in the summary charts for your lot number. Several original colors are longer made (Dark Olive, Desert Wood, Walnut, Black Blend). Check the chart for the new replacement colors. You may add a ridge pole vent or an exhaust fan to improve ventilation and prevent fire retardant plywood deterioration.

Adding Satellite Television Dishes: These may be added if they do not exceed eighteen inches in size and are painted a neutral color such as gray. Satellite dishes must be aimed in a southwest direction. To get proper reception, they will be located either on the roof home or on the side of the home at the level immediately below the roof.

Replacing Screens: New screen inserts for windows and storm doors will be made of an anodized aluminum finish.

Adding Security Systems: These may be added if any component sirens sound in the interior of the home only and turn themselves off automatically. Small external signs or window decals may be displayed to reinforce the deterrent value of the security system.

Adding Security Doors: Security doors may be added if they are wrought iron, painted black in color, and of a style matching the colonial character of our community.

Adding Storm Doors: Storms doors may be added if they are bronze or a color matching either the front door, door trim, or door shutters (refer to chart). The storm door glass will be clear in color and extend the entire height of the storm door.

Replacing Siding: The current aluminum siding is no longer available and can be replaced with low sheen vinyl siding. Check the chart for the colors and manufacturers to use. The siding must be either 4" double lap or 5" double lap, whichever is the closest size to the original lap on the home. The style must match the existing style as closely as possible. Beading or other styles are not currently approved.

Adding Sheds: Sheds will be constructed of siding conforming to the style of fence material and will have roof shingles matching those on the home. Sheds will be located in a rear corner of the fenced yard. Sheds will not be larger than six feet long by four feet wide by seven feet high. Shed roofs must slope to the rear and meet the rear fence at the height of the rear fence.

Shutter Replacement: Replacement shutters may be either wood or vinyl. Vinyl shutters should match the color, slat design, and size of the original wooden shutters as closely as possible. Refer to the chart for the new vinyl shutter colors.

Sidewalk Replacement: Sidewalks can be replaced with concrete to match the existing or repaired with crushed pebble surfacing. Only the homeowner's sidewalk can be replaced or repaired. The common walk is owned by the Association which should be contracted for repairs.

Adding Stair Rails: Stair rails may be added to homes having two front steps. These rails will be wrought iron painted black and similar in style to the existing stair rails on homes having three front steps.

Tree Replacement: Each home should have a single tree in the front yard. The homeowner will determine the type and size of the tree but large trees must be pruned before branches obstruct sidewalks. Trees must have a 6' clearance over the sidewalks.

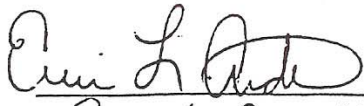
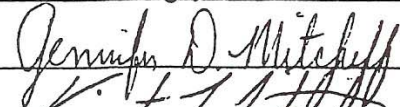

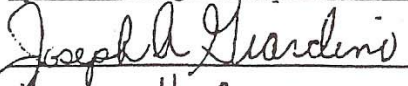
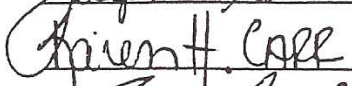
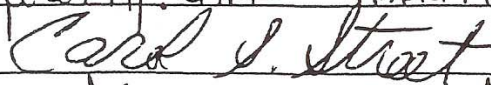
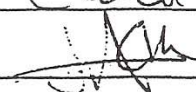
Trim/Woodwork Replacement (includes bays and box-outs): Trim and woodwork with dry rot or other visible damage must be replaced with wood matching the original trim/woodwork and painted according to the chart.

Major Window Replacement: This will be permitted to improve the insulation offered by existing storm windows. Replacement windows must maintain the multi-paned appearance of the existing windows in our community. They must match the homes original color scheme. (We are currently reviewing this. Please contact us if you are going to replace your windows.)

Yard Maintenance: Grass must be maintained shorter than 6" in height. Reseeding should be done in the case of excessive weeds or die out.

EFFECTIVE DATE

These guidelines are effective on the date approved by the Board of Directors.

Signed	Name	Date
	ERVIN L. ANDREWS	1/31/2000
	JENNIFER D. MITCHELL	1/31/2000
	VINCENT L. MITCHELL	1/31/2000
	JOSEPH A. GIARDINO	1/31/2000
	KAREN H. CARR	JANUARY 31 ST , 2000
	CARL STREET	JAN 31, 2000
	JAMES A. CUBETA	1/31/00

Section III – Crownleigh/Foxwood Home Exterior Color Patterns

Color Patter Number: Lots	Shutters	Entrance Door	Trim	Roof Shingles	Siding	Bricks
1A: 3, 7, 14, 27, 31, 40, 45, 50, 54, 68, 81, 86, 89, 94, 104, 108, 113, 126, 136, 139	McCormick # 220 Georgetown Green <i>Vinyl Mid-America Midnight Green</i>	McCormick # 104 Harness Shop Tan <i>McCormick # 103 Cypress</i>	McCormick # 104 Harness Shop Tan <i>McCormick # 103 Cypress</i>	Certainteed Cedar Brown	<i>Vinyl Certainteed Woodland Mist or Heartland Sienna</i>	Cunningham Brick Presbyterian
1B: 16, 21, 35, 60, 98, 118, 132	None	McCormick # 220 Georgetown Green	McCormick # 104 Harness Shop Tan <i>McCormick # 103 Cypress</i>	Certainteed Cedar Brown	<i>Vinyl Certainteed Woodland Mist or Heartland Sienna</i>	Cunningham Brick Presbyterian
2A: 4, 20, 29, 32, 36, 44, 53, 59, 77, 80, 97, 101, 103, 109, 116, 119, 124, 128, 135, 141	McCormick # 215 Cobblestone Grey <i>Vinyl Mid-America Tuxedo Grey</i>	McCormick # 112 Woodland <i>McCormick # 120 Kingston Clay</i>	McCormick # 112 Woodland <i>McCormick # 120 Kingston Clay</i>	Certainteed Black	<i>Vinyl Certainteed Oyster Shell or Heartland Antique White</i>	Continental Clay # 481 Pastel Pink
2B: 11, 25, 52, 64, 70, 85, 95, 130	None	McCormick # 215 Cobblestone Grey	McCormick # 112 Woodland <i>McCormick # 120 Kingston Clay</i>	Certainteed Black	<i>Vinyl Certainteed Oyster Shell or Heartland Antique White</i>	Continental Clay # 481 Pastel Pink

Address	Lot	Address	Lot	Address	Lot	Address	Lot
9605 Lake Braddock	3	5662 Sutherland	36	5652 Chelmsford	80	5754 Crownleigh	113
9607 Lake Braddock	3	5654 Sutherland	40	5654 Chelmsford	81	5760 Crownleigh	116
5603 Castlebury	7	5646 Sutherland	44	5659 Chelmsford	85	5764 Crownleigh	118
5611 Castlebury	11	5644 Sutherland	45	5657 Chelmsford	86	5766 Crownleigh	119
5617 Castlebury	14	5616 Sutherland	50	5700 Crownleigh	89	5776 Crownleigh	124
5619 Sutherland	16	5612 Sutherland	52	5710 Crownleigh	94	5780 Crownleigh	126
5627 Sutherland	20	5608 Sutherland	53	5712 Crownleigh	95	5784 Crownleigh	128
5629 Sutherland	21	5606 Sutherland	54	5722 Crownleigh	97	5783 Crownleigh	130
5637 Sutherland	25	5603 Sutherland	59	5724 Crownleigh	98	5779 Crownleigh	132

Address	Lot	Address	Lot	Address	Lot	Address	Lot
5641 Sutherland	27	5605 Sutherland	60	5730 Crownleigh	101	5773 Crownleigh	135
5645 Sutherland	29	5626 Castlebury	64	5734 Crownleigh	103	5771 Crownleigh	136
5649 Sutherland	31	5618 Castlebury	68	5736 Crownleigh	104	5715 Crownleigh	139
5651 Sutherland	32	5614 Castlebury	70	5744 Crownleigh	108	5711 Crownleigh	141
5664 Sutherland	35	5600 Castlebury	77	5746 Crownleigh	109		

Section III – Crownleigh/Foxwood Home Exterior Color Patterns (Continued)

Color Pattern Number; Lots	Shutters	Entrance Door	Trim	Roof Shingles	Siding	Bricks
3A: 2, 6, 13, 23, 34, 42, 48, 51, 55, 58, 66, 71, 76, 84, 87, 102, 114, 120, 134, 142	McCormick # 115 Sage Green <i>Vinyl Mid-America Clay</i>	McCormick # 107 Woodspice <i>McCormick # 104 Harness Shop Tan</i>	McCormick # 107 Woodspice <i>McCormick # 104 Harness Shop Tan</i>	Certainteed Oakwood	<i>Vinyl Certainteed Desert Tan or Heartland Sandalwood</i>	Cunningham Brick Forest Blend
3B: 19, 33, 93	None	McCormick # 115 Sage Green	McCormick # 107 Woodspice <i>McCormick # 104 Harness Shop Tan</i>	Certainteed Oakwood	<i>Vinyl Certainteed Desert Tan or Heartland Sandalwood</i>	Cunningham Brick Forest Blend
4A: 9, 12, 22, 30, 37, 47, 62, 65, 72, 88, 92, 105, 111, 115, 121, 125, 133, 138, 143	McCormick # 223 Old Carriage Brown <i>Vinyl Mid-America Federal Brown</i>	McCormick # 112 Woodland <i>McCormick # 110 Greystone</i>	McCormick # 112 Woodland <i>McCormick # 110 Greystone</i>	Certainteed Oakwood	<i>Vinyl Certainteed Summerwheat or Heartland Champagne</i>	Cunningham Brick Colonial Sand
4B: 43, 75, 96	None	McCormick # 223 Old Carriage Brown	McCormick # 112 Woodland <i>McCormick # 110 Greystone</i>	Certainteed Oakwood	<i>Vinyl Certainteed Summerwheat or Heartland Champagne</i>	Cunningham Brick Colonial Sand

Address	Lot	Address	Lot	Address	Lot	Address	Lot
9603 Lake Braddock	2	5640 Sutherland	47	5653 Chelmsford	88	5717 Crownleigh	138
5601 Castlebury	6	5638 Sutherland	48	5706 Crownleigh	92	5707 Crownleigh	142
5607 Castlebury	9	5614 Sutherland	51	5708 Crownleigh	93	5707 Crownleigh	143
5613 Castlebury	12	5604 Sutherland	55	5720 Crownleigh	96		
5615 Castlebury	13	5601 Sutherland	58	5732 Crownleigh	102		
5625 Sutherland	19	5609 Sutherland	62	5738 Crownleigh	105		
5631 Sutherland	22	5624 Castlebury	65	5750 Crownleigh	111		
5633 Sutherland	23	5622 Castlebury	66	5756 Crownleigh	114		
5647 Sutherland	30	5612 Castlebury	71	5758 Crownleigh	115		
5653 Sutherland	33	5610 Castlebury	72	5768 Crownleigh	120		
5666 Sutherland	34	5604 Castlebury	75	5770 Crownleigh	121		
5660 Sutherland	37	5602 Castlebury	72	5778 Crownleigh	125		
5650 Sutherland	42	5661 Chelmsford	84	5777 Crownleigh	133		
5648 Sutherland	43	5655 Chelmsford	87	5775 Crownleigh	134		

Section III – Crownleigh/Foxwood Home Exterior Color Patterns (Continued)						
Color Pattern Number: Lots	Shutters	Entrance Door	Trim	Roof Shingles	Siding	Bricks
5A: 1, 18, 24, 26, 41, 49, 74, 79, 82, 91, 100, 106, 112, 123, 127, 131, 140, 144	McCormick # 202 Foxhall Green	McCormick # 108 Wheat	McCormick # 108 Wheat	<i>Certainteed Weathered Wood Or GAF Weathered Gray</i>	<i>Vinyl Certainteed Desert Tan or Heartland Sandalwood</i>	Continental Clay # 412 Coral Beige
5B: 8, 57, 63, 67, 110,	None	McCormick # 202 Foxhall Green	McCormick 3 108 Wheat	<i>Certainteed Weathered Or GAF Weathered Gray</i>	<i>Vinyl Certainteed Desert Tan or Heartland Sandalwood</i>	Continental Clay # 412 Coral Beige
6A: 10, 15, 17, 39, 46, 56, 61, 69, 78, 83, 90, 99, 107, 117, 122, 129, 137	McCormick # 116 Chadwicke Tan	McCormick # 117 Fawn	McCormick # 117 Fawn	Certainteed Black	<i>Vinyl Certainteed Summerwheat or Heartland Champagne</i>	Cunningham Brick Smoke Sand
6B: 5, 28, 38, 73	None	McCormick # 116 Chadwicke	McCormick # 117 Fawn	Certainteed Black	<i>Vinyl Certainteed Summerwheat or Heartland Champagne</i>	Cunningham Brick Smoke Sand

Address	Lot	Address	Lot	Address	Lot	Address	Lot
9601 Lake Braddock	1	5618 Sutherland	49	5704 Crownleigh	91	5713 Crownleigh	140
9609 Lake Braddock	5	5602 Sutherland	56	5726 Crownleigh	99	5705 Crownleigh	144
5605 Castlebury	8	5600 Sutherland	57	5728 Crownleigh	100		
5609 Castlebury	10	5607 Sutherland	61	5740 Crownleigh	106		
5619 Castlebury	15	5611 Sutherland	63	6742 Crownleigh	107		
5621 Sutherland	17	5620 Castlebury	67	5748 Crownleigh	110		
5623 Sutherland	18	5616 Castlebury	69	5752 Crownleigh	112		
5635 Sutherland	24	5608 Castlebury	73	5762 Crownleigh	117		
5639 Sutherland	26	5606 Castlebury	74	5772 Crownleigh	122		
5643 Sutherland	28	5648 Chelmsford	78	5774 Crownleigh	123		

Address	Lot	Address	Lot	Address	Lot	Address	Lot
5658 Sutherland	38	5650 Chelmsford	79	5782 Crownleigh	127		
5656 Sutherland	39	5665 Chelmsford	82	5786 Crownleigh	129		
5652 Sutherland	41	5663 Chelmsford	83	5781 Crownleigh	131		
5642 Sutherland	46	5702 Crownleigh	90	5719 Crownleigh	137		

CROWNLEIGH COMMUNITY ASSOCIATION
Architectural Control Guidelines
Addendum to Revision VI (Simplified Versions)

Following are several items the AAC has approved since the release of the Simplified Guidelines. These items are contained in the Revision VI of the Guidelines; however, which is controlling. Please jeep this addendum with the Simplified Version.

Satellite Dishes and Antennas

On March, 30, 2000 the Board of Directors adopted Resolution No. 99-1 from the latest FCC ruling regarding satellite dishes and exterior antennas. Resolution No. 99-1 is available from the ACC upon request.

Replacement Windows

Replacement windows must match the existing windows as closely as possible and must have ACC approval before any work is done.

- (1) Replacement windows must meet all Fairfax County Codes for fire egress and be operable.
- (2) They must be double hung windows. (Casements are not approved)
- (3) They must have grilles or mullions like the existing windows.
- (4) The window size must be maintained.
- (5) The exterior color must match the original color scheme. The ACC consider approving a different exterior color provided that;
 - (a) Application is made to the ACC before any work is done.
 - (b) The exterior color closely matches the exterior trim color or compliments it such as beige, almond, or sandstone. White is not in harmony with our community.
 - (c) Vinyl or aluminum exterior windows are allowed provided they meet the criteria set forth above.
 - (d) Paintable wood windows are approved provided they meet the criteria set forth above and match the original trim color.
 - (e) The trim around the windows must match an approved color scheme. Aluminum and/or vinyl refitting can be done, but the color must match the original color scheme and all of the trim work appearance maintained. (In other words, your exterior has to look like the original exterior whether in wood, vinyl or aluminum). See chart & below.

Aluminum & Vinyl Refitting

The Board of Directors and the ACC have approved the use of aluminum and/or vinyl refitting for the woodwork and trim on the exterior of townhouse provided.

1. The color of the aluminum or vinyl refitting must match the original color scheme of the townhouse.
2. The trim work appearance must be maintained. Pieces may not be permanently removed or the appearance changed in any way, except for the different material.

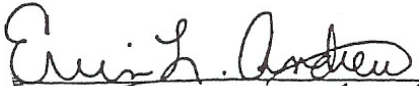

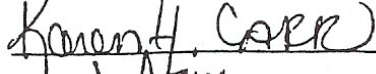




Paint Color

In Revision IV of the Guidelines, the Board approved additional trim, shutter and door colors. However, the additional colors were not mapped to the original color scheme. Therefore, the Board and ACC ask that when your home needs repainting (or before you buy vinyl shutters or have refitting done or purchase a new storm door), that you return to the original color scheme listed in the chart at the back of these guidelines.

- (1) An application for approval must be filled out by those homes currently using colors from Revision IV, if not already obtained in written form.
- (2) Additional colors not listed in these Guidelines or Revision IV will not be approved, unless by a 2/3rd majority vote of homeowners.
- (3) All paint combinations must follow the requirements I Article IV, Section A of Revision VI of the Guidelines.

Effective Date:

These addenda are effective on the date approved by the Board of Directors.

Signed	Name	Date
	EVIN L. ANDREWS	3/1/00
	VINCENT L. MITCHELL	3/1/00
	KAREN H. CARR	3/1/00
	JAMES A. CUBETA	1/27/00
	CAROL STREET	3/1/00
	JENNIFER D. MITCHELL	3/1/00
	J.A. GIARDINO	3/1/00

cc: Ed O'Connell Attorney At Law