

Forest Hills is a community of 130 town homes built in the late 1970's. The developers transferred ownership of the land and improvements through a Declaration of Covenants, Conditions and Restrictions to the Forest Hills Community Association, a non-stock corporation registered by the State of Virginia. The Declaration prescribes the easements, restrictions, covenants and conditions under which the individual lots of the subdivision will be held and sold. The affairs of the Association are governed by a set of By-laws and managed by a Board of Directors elected by the members of the Association. Membership in the Association is composed of those persons who acquire fee simple ownership of a lot (town home) within the subdivision. The FHCA governing documents, the By-laws and the Covenants, and other information are presented to each potential homeowner at the time he or she enters into a contract to purchase a property in Forest Hills. Acceptance of the package places on the new owner the responsibility to abide by the provisions of the covenants.

You can find these Forest Hills Documents on the Forest Hills website.

Distance to Metro

Forest Hills is located one mile from Pentagon City and the Metro blue and yellow lines. Bus service runs on Army Navy drive at regular intervals daily and weekends.

Landscape and Grounds

The significance of landscaping in a town house community such as ours cannot be overestimated. In that vein, the Covenants of the Association require that it maintain the Common Area. The Landscape and Grounds Committee Chair supervises professional services contractors who are engaged to support the following efforts to carry out those requirements.

Parking in Forest Hills

The Streets in the community are public thoroughfares and are therefore open to public parking, subject to County parking regulations. The County prohibits parking of commercial vehicles in residential areas, except while in the process of providing their service. Motor homes and camping trailers may not be parked in the community for more than five consecutive days. Boats and boat trailers are not permitted to be parked on public roads in residential areas.

Most homes have private driveways, please be thoughtful and considerate of your neighbors by parking your vehicles in your garage or driveway.

Pet Policies

FHCA policies concerning pets mirror the Arlington County Code, with one exception: no more than two domestic pets shall be kept at any one time. All dogs over six months old must be licensed and vaccinated against rabies. No dogs may be allowed to run at large and must be leashed or on a lead when off the owner's property. It is the owner's responsibility to pick up after their pets.

Trash Pick-Up and Containers

Trash in Forest Hills is picked up by the County every Friday. The County ordinance requires that trash be placed on the curb no sooner than 5:00 p.m. the day prior nor later than 6:00 a.m. the day of the scheduled pick-up. The refuse carts, household containers and recycling carts should be removed to their normal, out-of-public-view storage areas no later than 24 hours after the pick-up.

Snow Removal

The County is responsible for clearing roads. Forest Hills contracts to have community sidewalks cleared after 3" of snow has fallen. Residents should clear their private walkways and sidewalks when less than 3" has fallen. Sidewalks should be cleared to the pavement (to help the sun melt residual snow) at least one shovel's width within 24 hours after snowfall ceases. Shoveling snow onto the street is prohibited by the county.

Bus and Train Information

The nearest bus stops are at the intersections of 23rd Street S. and Army Navy Drive (ART Bus 87: Shirlington-Pentagon), 28th Street S and Army Navy Drive (METRO Bus 10B: Hunting Towers-Ballston), and 23rd Street South and Arlington Ridge Drive (METRO Bus Routes 10A & 10E: Hunting Towers-Pentagon, 23A & 23C: McLean-Crystal City). METRO train service is accessible at the stops in Crystal City, Pentagon City, and the Pentagon. Detailed schedule and service information can be obtained at the METRO web site, www.metroopensdoors.com or the Arlington Transit (ART) web site, www.commuterpage.com/art/.

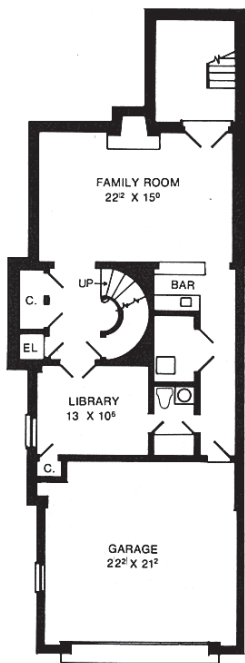
Local Schools

- Oakridge Elementary School (k-5) 703.228.5840
- Gunston Middle School (6-8) 703.228.6980
- Wakefield High School (9-12) 703.228.6700

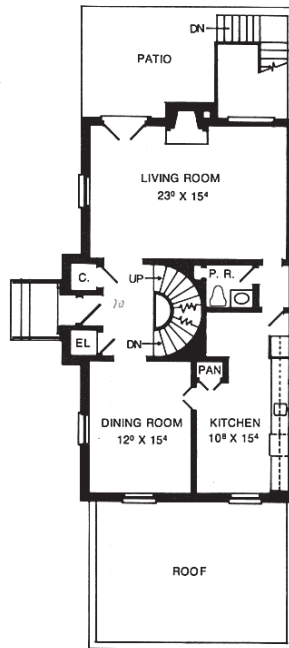
Local Links

- Metro: www.wmata.com
- Arlington: www.co.arlington.va.us
- Virginia: www.virginia.gov
- Washington DC: www.dc.gov

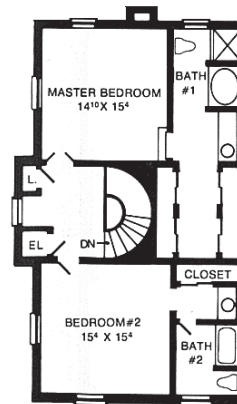




LOWER LEVEL



FIRST FLOOR



SECOND FLOOR

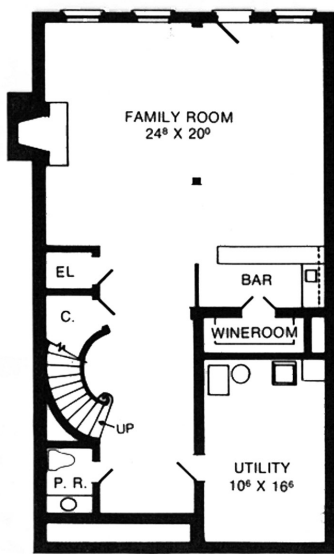
Designed for those who have outgrown the need for a multi-bedroom home but who do require facilities for elegant entertaining, this floor plan is both impressive—and intimate. A magnificent circular staircase sets off the formal foyer. Note such touches as the wet bar with the sizeable family room, the two fireplaces, the manner in which the dining room is placed for formal serving. On the upper level, blissful privacy and bedrooms each with their own bath. (Note the huge dressing room!)

Model **A**

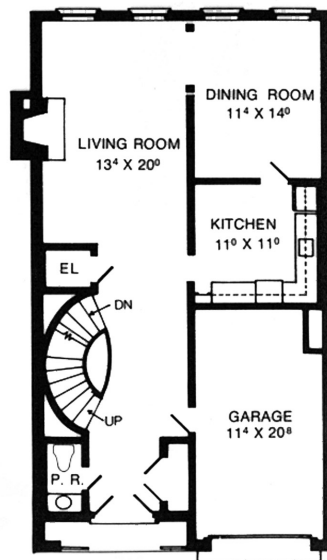


This model has innovative design touches you would normally expect to find only in a custom home. A circular stairway that soars into a flying bridge overlooking the two-story living room with its clerestory window treatment. The impact is so dramatic that you may not want to use your elevator. Note that each of the 3 bedrooms has its own bath. And, yes, the master bedroom is a penthouse suite on the 4th level. And a grand deck for outdoor living. Study this plan and it will open fascinating vistas for your lifestyle.

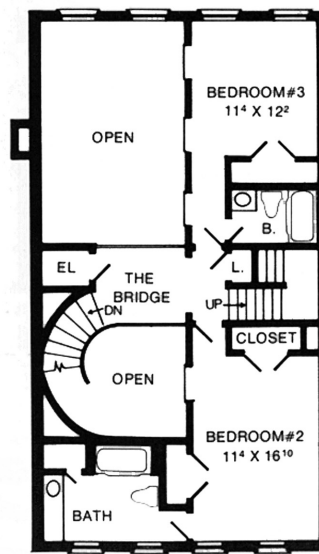
Model **B**



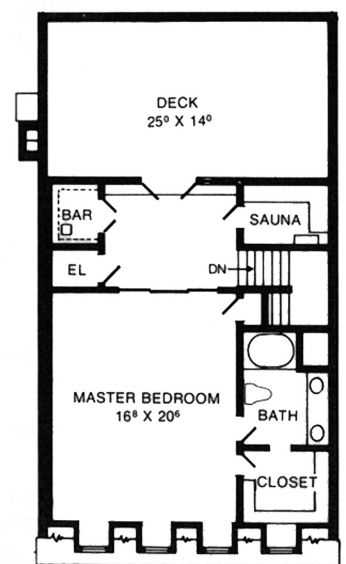
LOWER LEVEL



FIRST FLOOR



SECOND FLOOR

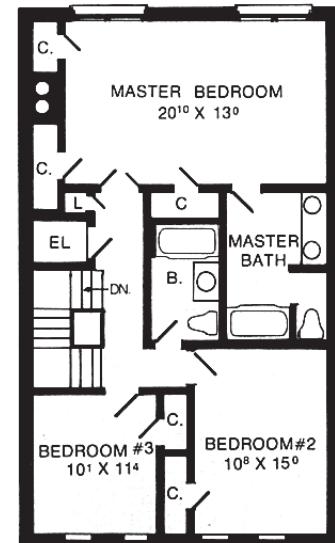
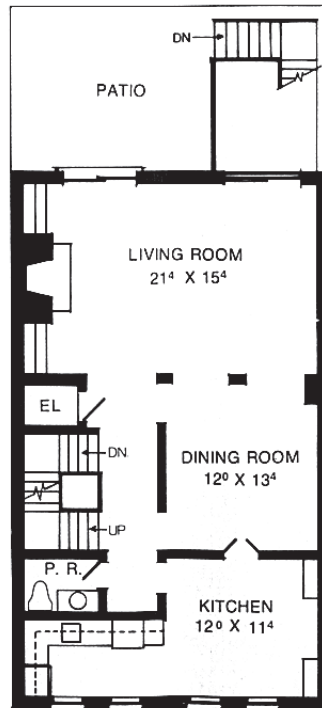
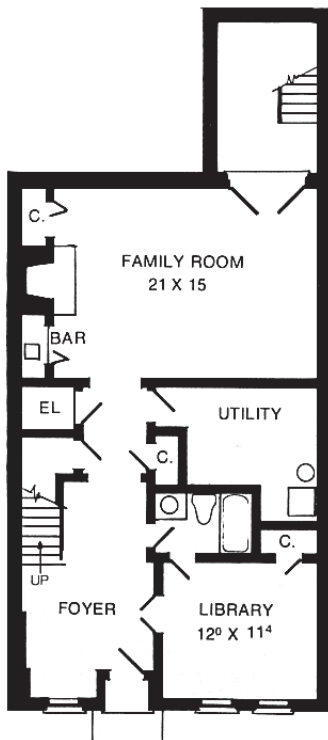


PENTHOUSE SUITE



Model D

The spatial relationships in this three bedroom design are worth careful consideration. Here is a rare combination of living comfort and at-home entertaining, both casual and formal. On the first level, a foyer that makes a prestige statement and everything for daily activity. From the spacious family room (with fireplace and bar) there's access to a charming sunken garden—with stairs that lead up to the patio. On the second level, there is both a dining area and a formal dining room. On the third level, the bedrooms become an area of perfect seclusion.

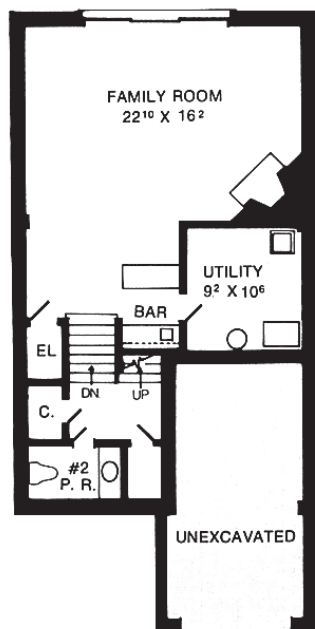




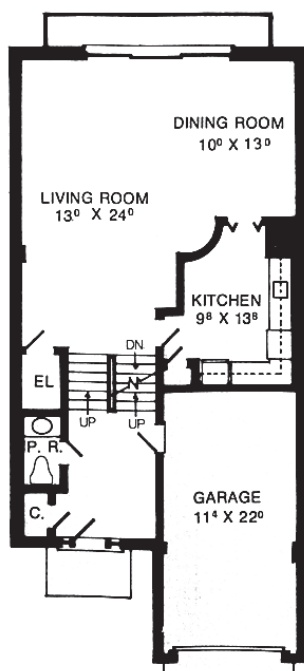
The split level concept is beautifully adapted to this Forest Hills town house. From the entry, a few steps down and you face an enormous living room with a wall of glass. One level lower there is a family room that can host a cocktail party of 50. And, of course, there's the elevator if you wish to avoid steps entirely. As in all Forest Hills designs, the bedroom level is off to itself. Here, again, each bedroom becomes a privacy suite with its own bath. The wet bar, the two powder rooms, the truly spectacular fireplace, the balcony—all are integral parts of this design.



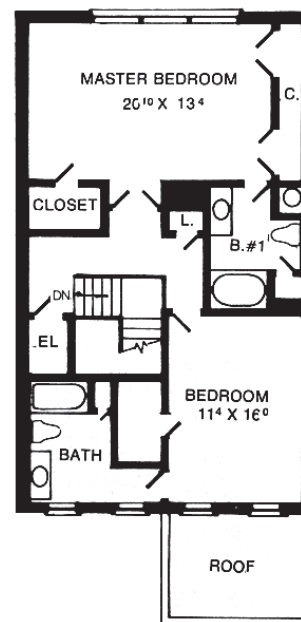
Model **F**



LOWER LEVEL



FIRST FLOOR



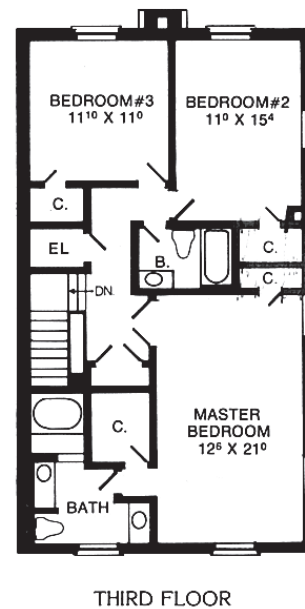
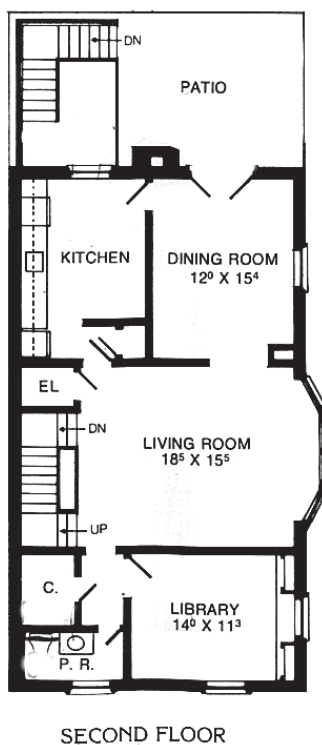
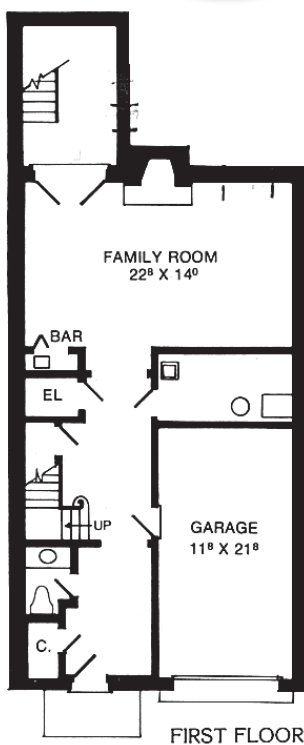
SECOND FLOOR



Formality is the motif of this Forest Hills home. From the entry level, the elevator will whisk you to the quiet of the bedroom level. Intelligently clustered on the middle level is a living room with a window treatment that is simply awesome, a library (or den), your kitchen and a dining room that opens onto a patio that's superb for sunny breakfasts or evening cocktails. And the family room (with its bar and fireplace) is a most genial place for relaxing or casual entertaining.



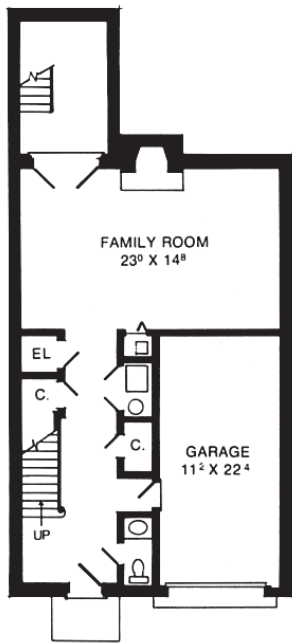
Model C



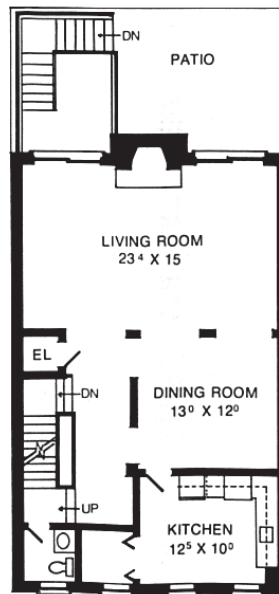


The variety of design planning is infinite. In this variation on the Forest Hills philosophy of elegance, the architects stressed a mood of "openess." Hence the kitchen that flows into the dining room which, in turn, flows into a living room where symmetry and glass enhance the spacious feel and the drama of the fireplace. Here, also, are three bedrooms, two full baths, two powder rooms, the family room with bar, the two-level walled patio. This is more than a town house; this is a great deal of home.

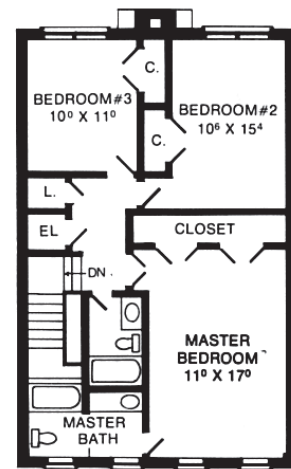
Model J



FIRST FLOOR



SECOND FLOOR

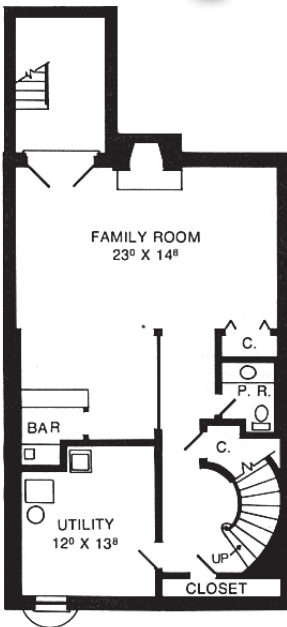
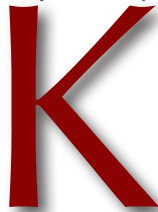


THIRD FLOOR

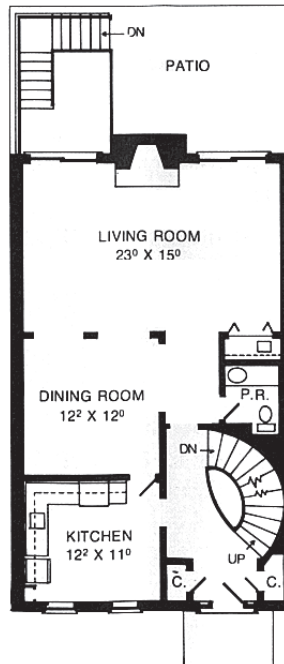


It is the circular staircase that makes the first dramatic statement in this Forest Hills town house. On the entry level, the eye is delighted with the sweeping curve that ties all three levels into an impressive entity. A few steps down, the family room with a wet-bar alcove which is almost a lounge by itself. Kitchen, dining room and living room (another fireplace! and another bar!) are compatibly arranged. And take a hard look at the closet and bathroom arrangement with the three bedrooms. In a word, this is comfort. And, yes indeed, the dual patios are part of the master plan.

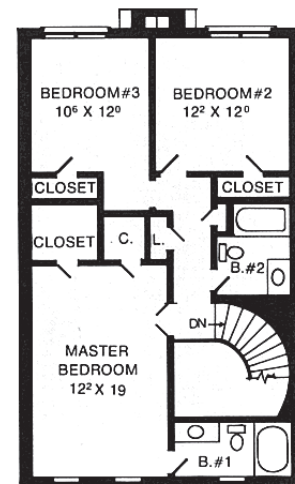
Model



LOWER LEVEL



FIRST FLOOR



SECOND FLOOR



The model for those who enjoy fine food and friends, this model was created to provide a truly gourmet residence. The first floor with an expansive dining room and a masterful kitchen, complete with fireplace, cooking island, private wine room and walk-around-in butler's pantry. The second level boasts a large living room (with fireplace and wet bar) and a library with bath. The third floor offers a master bedroom with large bathroom and a second bedroom with bathroom.



Model

