

WHITTIER PARK HOMEOWNERS ASSOCIATION, INC.
POLICY RESOLUTION NO. 7
DESIGN GUIDELINES
SPECIFICATIONS FOR DECKS FOR
ROLLING TRACE LOTS 14 THROUGH 33

WHEREAS, Article III, Section 4(b) of the Declaration for Whittier Park Homeowners Association, Inc. charges the Architectural Review Board with the duty to regulate the external design, signage, appearance, use, and maintenance of Lots sold to Homeowners and certain Common Area; and

WHEREAS, the Architectural Review Board previously proposed certain Design Guidelines, and the Board of Directors has adopted these Design Guidelines; and

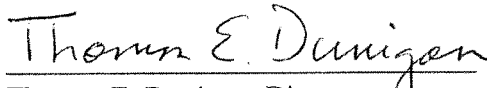
WHEREAS, the Architectural Review Board subsequently proposed the supplementation of the Design Guidelines to incorporate specifications for decks for Rolling Trace Lots 14 through 33; and


WHEREAS, the Board of Directors wishes to confirm and formalize its adoption of the proposal of the Architectural Review Board to incorporate specifications for decks for Rolling Trace Lots 14 through 33, and to ratify all actions taken through the date of this Resolution with respect to these specifications;


NOW, THEREFORE, IT IS HEREBY:

RESOLVED, that the Whittier Park Specifications for Decks for Rolling Trace Lots 14 through 33 that are attached hereto and incorporated by reference herein are hereby adopted.

Each Director, by signing below, hereby indicates his consent to and confirmation of the foregoing decisions, and hereby waives any right to require the foregoing actions to be further approved at a formal meeting of the Board of Directors.


Thomas E. Dunigan, Director


Stuart J. Rubin, Director


Peter J. Kennedy, Director

Dated: October 7, 2014

ARCHITECTURAL MODIFICATION REQUEST FORM

WHITTIER PARK HOMEOWNERS ASSOCIATION

SUBJECT: Modifications to the September 3, 2005 document for decks at Whittier Park titled,
"WHITTIER PARK SPECIFICATIONS FOR DECKS FOR ROLLING TRACE
LOTS 14 THROUGH 33"

TO: Whittier Park Homeowners Association
c/o Jeffrey Charles & Associates, Inc.
6422 Grovedale Drive
Suite 201C
Alexandria, VA 22310

In response to The City of Falls Church Planning Division's requirement dated April 2, 2010, these specifications for decks for Whittier Park HOA are amended on page 3, under the heading "Decks". The amendment on page 3 should read as follows:

That the Decks shall be no greater than 16 feet in width (across the rear of the townhouse) and no greater than 8 feet in length (extension into the rear yard) and at least one foot from each side lot line.

ASSOCIATION:

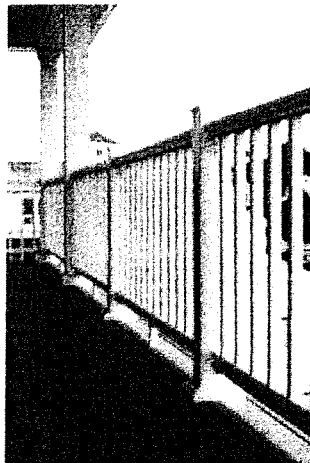
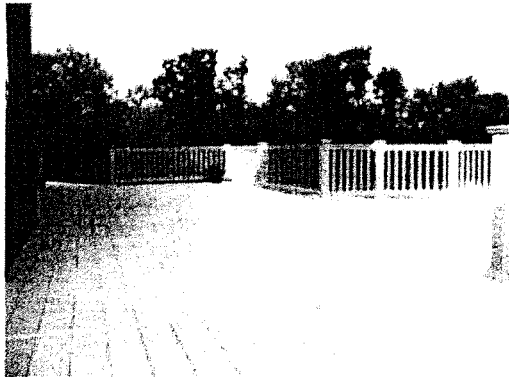
SIGNATURE K. DJAN - CHAIR-ARB.
SIGNATURE [Signature]
TITLE WHITTIER PARK HOA-ARB
DATE OF ACTION TAKEN 4/3/2010

WHITTIER PARK
SPECIFICATIONS FOR DECKS FOR ROLLING TRACE
LOTS 14 THROUGH 33

All decks shall be built in accordance with City, county and state codes. This specification is to be used as a guideline only. It is the responsibility of the homeowner to obtain all necessary governmental approvals, permits, and the approval of the ARB before construction.

Deck Material

Deck material shall be structural wood clad in waterproof vinyl decking material such as those manufactured by the following manufacturers: Trek, Choice Dek, Weatherbest, Eon, and GeoDeck or equal.

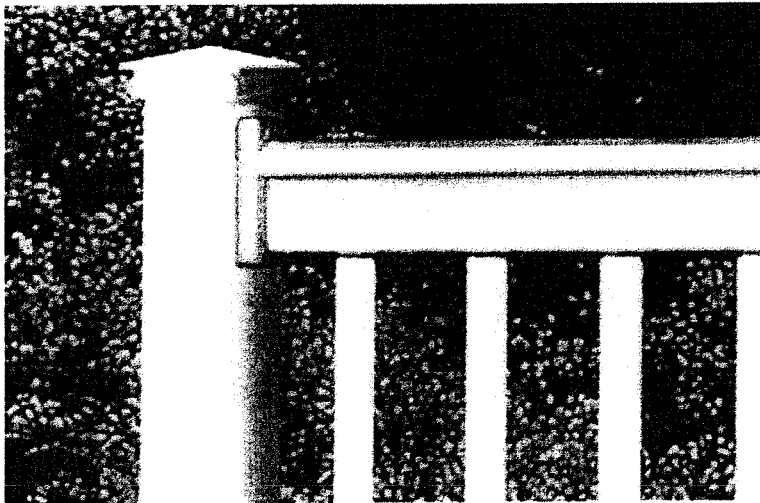


Deck Color

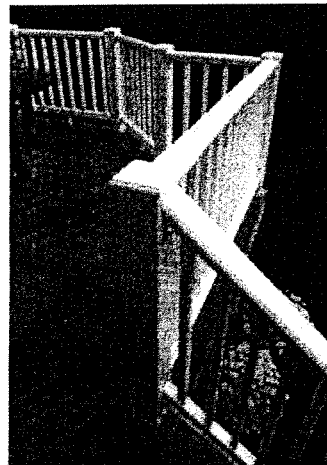
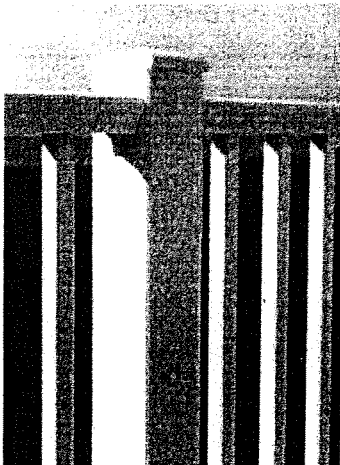
All exterior visible Color of the deck, handrails, and posts to be white, or to match the color of the trim of the houses. Flooring of the deck can be color of choice of the Homeowner.

Deck Handrails — As shown in the exhibits below

Use exhibits style and color as guidelines to design deck handrail details.



Details to be per all applicable City and State codes.



Deck Sizes

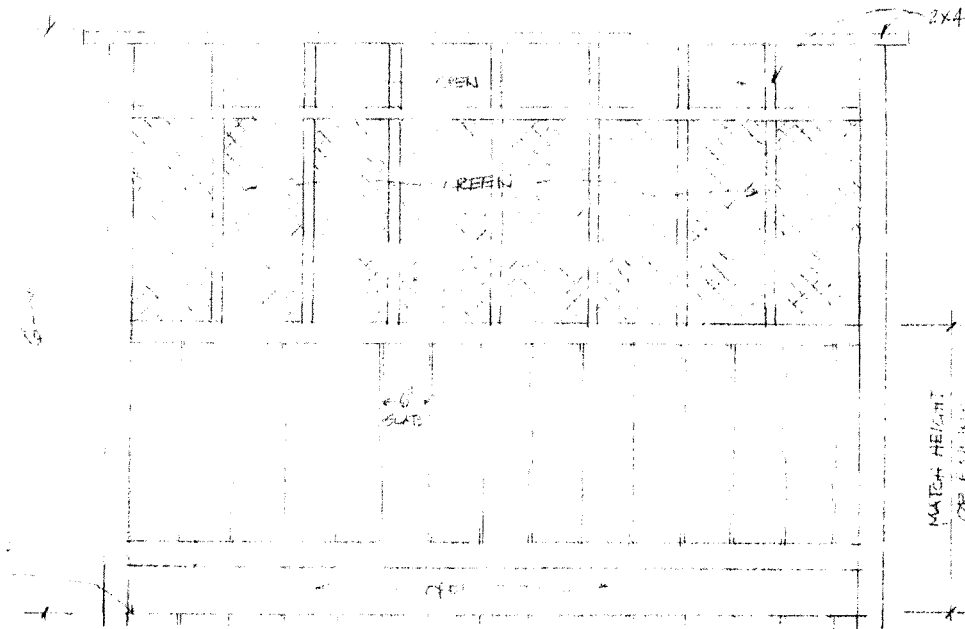
The Decks shall be no greater than 16 feet in width (across the rear of the townhouse) and no greater than 8 feet in length (extension into the rear yard) and at least one foot from each side lot line.

Doors

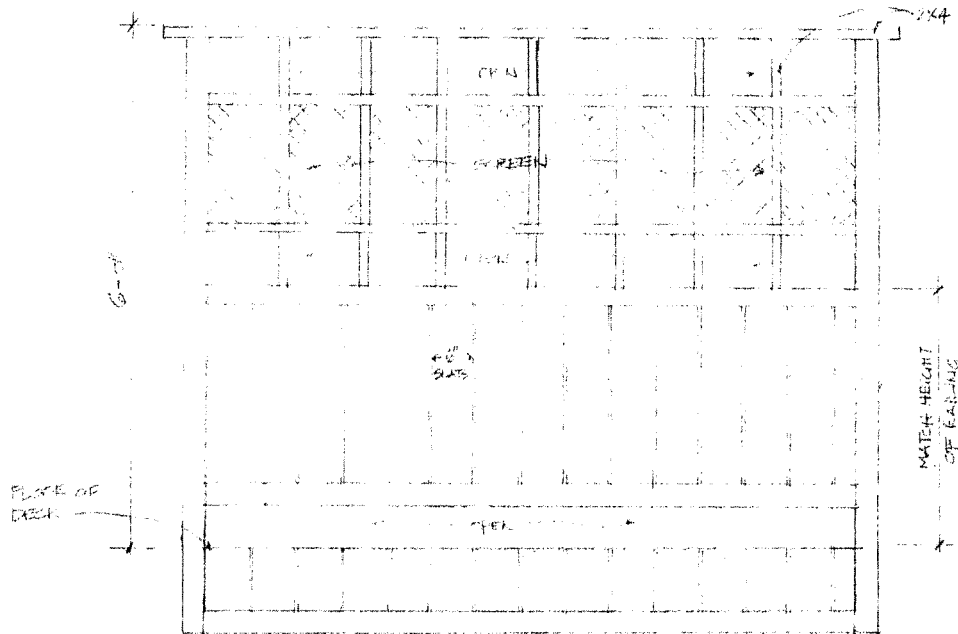
Glass doors from the kitchen onto the deck shall be Out Swing French Doors or sliding doors. Trim to match the existing back doors of the houses.

Privacy Screens

All Decks will have a maximum of 6'-0" high privacy screens, white to match the deck white color. The 6'-0" height is measured from the deck floor to top of the screen. Material of the privacy screen shall be vinyl Lattice and vinyl panels with structural wood inside. Where the homeowner has neighbors on both sides of their property, the privacy screen is required on both sides of the deck. Privacy screen must match either one of the screens shown below.



Screen #1



Screen #2

Deck Supporting Columns

Deck supporting Columns shall be the style of columns shown in the attached exhibit.

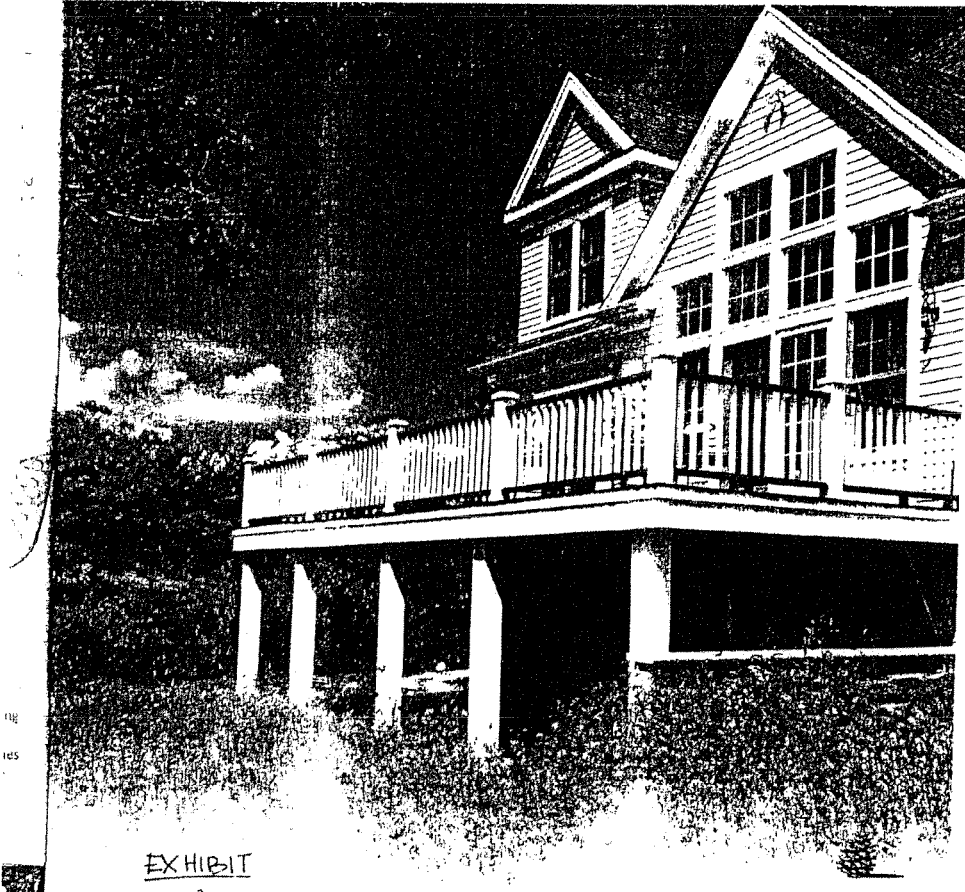


EXHIBIT
STYLE OF DECK
FOR WHITTIER PARK
LOTS 14-33