

*Townes of Orange Hunt Homeowners
Association*

**ARCHITECTURAL
RESTRICTIONS and
STANDARDS**

4/17/2025

PREFACE AND ACTION RECORD

This document is based on the following authorities:

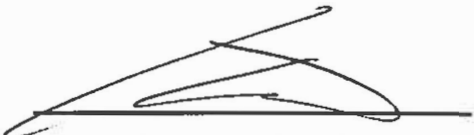
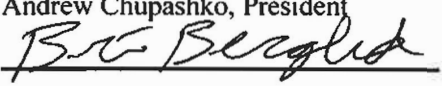
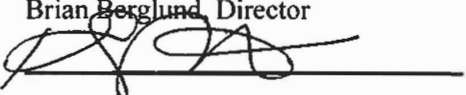
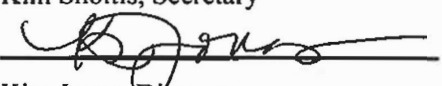

- Section 55.1-1819 of the Virginia Property Owners' Association Act and the Association's Governing Documents empower the Board of Directors to assess certain remedies, including self-help, monetary charges and suspension of privileges, against Members of the Association who are responsible for violating the Association's Governing Documents; and
- Article VII of the Restated Declaration establishes the Board of Directors or Architectural Control Committee to review all requested changes to the exterior of all properties and prepare, revise and adopt a set of Design and Maintenance Standards for the Association; and
- Article IX, Section 2 prohibits the alteration of any property without approval of the Board.

As such, the Board of Directors adopt the following Architectural Restrictions and Standards. These rules and regulations may be revised, adopted, and published from time to time as appropriate by the Board of Directors.

Duly adopted at a meeting of the Board of Directors held on April 17, 2025.

Motion by: A. Chupashko Seconded by: K. Sholtis

VOTE:

	YES	NO	ABSTAIN	ABSENT
 Andrew Chupashko, President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Brian Berglund, Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Kim Sholtis, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Kim Jones, Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lewis Aldridge, Director	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ATTEST:


Kim Sholtis, Secretary

17 April 2025
Date

Rules and Regulations are effective as of date of adoption and shall supercede all previous guidelines, polices, standards, and/or resolutions establishing rules and regulations for architectural design and property maintenance.

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INTRODUCTION

The Townes of Orange Hunt was conceived as a community of townhouses designed to reflect a traditional colonial atmosphere. The design of The Townes was inspired by the timeless colonial beauty of Williamsburg and the homes of old Georgetown. The random variations in house styles and architectural details, the setback effect and the placement of units within the community were studiously considered to eliminate the look of “sameness” common to city row houses. This concept has been successful, for the general appearance of The Townes has attracted many buyers since the founding of the community in 1972 and the concept is now common in many townhouse communities. The developers realized the wisdom and necessity for exercising some measure of control over the community to maintain the aesthetic integrity of the original concept, to ensure continuance of a well-kept appearance, and to protect the homeowners’ investment. Consequently, the Declaration of Covenants, Conditions and Restrictions and Bylaws, provide for the Association to approve exterior changes to the properties in The Townes, and enforce maintenance standards.

To attain the desired objectives, architectural and maintenance standards have been established, and the Board of Directors (BOD) appoints an Architectural Control Committee (ACC). In enforcing these standards, it is the policy of the Association to maintain the architectural integrity of the community while, at the same time, affording owners the opportunity to effect exterior changes in accordance with their preferences within reasonable limits. The goal is architectural harmony (not uniformity). **In lieu of an active ACC, the BOD will be responsible for ACC actions.**

GENERAL INFORMATION

A. Purpose: The overall purpose of this booklet is to aid owners and residents in maintaining and enhancing The Townes carefully designed environment and to provide a basic reference standard for the members of the Architectural Control Committee (ACC) and or Board of Directors (BOD). The Standards described in this booklet address changes for which homeowners most commonly submit applications to the ACC/BOD or are architectural features essential to maintain the architectural character of the community. They are not intended to be all-inclusive or exclusive but rather provide information on what may be considered. The specific objectives of this booklet are:

1. To clarify what property changes are permissible, what changes do and do not require approval and the standards to be met. Everything requires approval except where noted.
2. To serve as a standard for the architectural requirements of the Association Bylaws and Covenants.

3. To describe the organization and procedures involved with the architectural and maintenance standards established by the Declaration of Covenants, Conditions and Restrictions and Association Bylaws.

4. To describe maintenance and design standards which will aid owners and residents in maintaining their property in a manner which promotes the appearance of the community and develops exterior changes that are in harmony with the immediate surrounding homes and the community as a whole.

5. To assist owners in preparing an acceptable application to the ACC/BOD.

6. To provide uniform standards to be used by the ACC/BOD in reviewing applications for changes and enforcing maintenance standards.

B. Protective Covenants: The basic authority for maintaining the quality of design and maintenance in The Townes is contained in the Declaration of Covenants, Conditions and Restrictions, which are a part of the deed to every property in The Townes. The intent of Covenant enforcement is to assure residents that the standards of design quality and maintenance will be maintained. This, in turn, protects property values and enhances the community's overall environment. All property owners should have been provided a copy of the Covenants at settlement. Since these covenants, "run with land" and are part of the deed filed among the land records of Fairfax County, they are binding on all owners whether or not an owner was provided a copy or read them. All owners should periodically review and fully understand the Covenants. The Covenants establish the Association and provide for the ACC/BOD.

The Architectural Restrictions and Standards are based on the Articles, Bylaws and Covenants. These restrictions and standards are intended to inform owners and the ACC/BOD as to what changes to The Townes properties are permissible and the standards to be met. The Articles, Bylaws, Covenants and the Architectural Standards cover the most common situations which arise; however, since no document could reasonably anticipate every situation, there may be situations which are not included in them. The absence of a particular situation from the Articles, Bylaws, Covenants and Standards does not imply that the change would be permissible. In accordance with the Declaration of Covenants, Conditions and Restrictions, ***ALL CHANGES*** must be approved by the ACC or BOD unless specifically provided otherwise.

C. Role of the Association: The role of the Association, of which every owner is a member, is not only to own and maintain the Common Area, but also to conserve and enhance the resources of the total community. The Association accomplishes these functions in a variety of ways, one of which is by ensuring, through the ACC/BOD, the retention of harmonious design qualities and high maintenance standards of the community. Surveys of planned unit development communities such as The Townes show that providing this assurance is reflected in the preservation and enhancement of real estate property values and is of prime importance to owners and residents.

The ACC/BOD performs its task of ensuring aesthetic quality of the homes and their environments by establishing and monitoring the architectural review process and the maintenance inspection program. The ACC/BOD ensures that proposed exterior alterations comply with the objectives set forth in the Covenants and Bylaws. This involves regular and systematic review of all applications for exterior alterations submitted by owners. As part of the Association's commitment to preserving and enhancing the appearance of the community, the ACC/BOD conducts an annual community wide inspection of all properties in The Townes. A request for corrective action is provided to all owners whose property does not conform to the architectural standards of the Covenants and Bylaws. (See Townes of Orange Hunt Due Process Policy)

The Declarations explicitly state that **ALL exterior alterations of a property, permanent or temporary, must be submitted to and approved in writing by the ACC/BOD.** It is important to understand that ACC/BOD approval is not limited to major alterations but includes such items as color, door, window and front light fixture changes. Further, once a plan is approved, it must be followed or a new modification must be approved. Approval is also required **when an existing item is to be permanently replaced. To prevent a financial loss, owners should not assume an application will be approved and commence work before approval.**

HANDICAPPED ACCESS

The Association will permit reasonable variances to the architectural standards to accommodate handicapped residents in the community. However, the plans for such changes to a property still must be submitted to the ACC/BOD for approval. The ACC/BOD must make a judgment on the reasonableness of the change variance, the style, color, material, quality of construction and location of the change.

ARCHITECTURAL CONTROL PROCEDURES

The ACC/BOD evaluates all submissions on the individual merits of the application. **An application is required for all projects except where noted in the specific descriptions.** Besides evaluation of the particular design proposal, it includes consideration of the characteristics of the house style and the individual site, since what may be an acceptable design of an exterior of one home may not be for another. Because of the closeness of townhomes to each other, changes on individual properties are more noticeable and have more of an impact on adjoining properties and the community. Design decisions made by the ACC/BOD in reviewing applications are not based on any individual's personal opinion or taste. Judgments of acceptable design are based on criteria, which represent, in more specific terms, the general standards of the Covenants.

Requests for Exterior Projects: Pursuant to the Declaration of Covenants, Conditions and Restrictions applicable to properties in The Townes, the following procedures shall be followed regarding all exterior changes to The Townes properties:

Prior to commencing an exterior project on the property, the homeowner shall submit the Architectural Control Form including plans for, and the specifications describing, such change to the ACC/BOD in accordance with the following criteria:

A. Complete an Architectural Control Form. Sample in Attachment A.

1. Plans and specifications shall include a description of the nature, kind, shape, dimensions, color, materials to be used, and location of such proposed change.
2. Requests for structural changes or additions must be accompanied by architectural plans and specifications and receive tentative approval by the ACC/BOD prior to being submitted to Fairfax County requesting a building permit. Changes must be in harmony with the external design standards of The Townes. The County must approve structural changes and additions and a building permit issued in conformance with applicable Fairfax County Building Code requirements and Zoning Laws before final approval by the ACC/BOD. Final approval by the ACC/BOD is considered incomplete and disapproved until a copy of the building permit is received by the ACC/BOD.
3. Requests for the installation of manufactured items, such as, but not limited to, windows, doors, shutters, light fixtures, and roof shingles must be accompanied by the manufacturer's brochure containing a picture, and specifications, including color, of the item to be installed.
4. Requests for color changes or plans and specifications which include color descriptions of manufactured objects and material must include the manufacturer's color identification number and color name with a picture or sample.
5. Plans relating to modifications of, or additions to, the Common Area in the immediate area of an owner's property, such as trees, shrubs, flowerbeds or walks, must include a description and drawing of the proposed modification or addition.
6. Requests which affect another owner, such as changes on or adjacent to a property line, or topographic changes, must be accompanied by the signed statement of the affected owners agreeing to the change.
7. Submissions of requests with plans and specifications shall be sent to: The Townes of Orange Hunt Homeowners Association, Architectural Control Committee and or Board of Directors, by means defined in the Architectural Control Application.

B. Review: Upon proper submission of a proposed change, the ACC or Board shall take the following steps:

1. The ACC or BOD will review all requests in accordance with the design review criteria and the architectural standards contained in the Articles, Bylaws and Covenants. Requests which do not include sufficient information upon which the ACC or BOD may base a decision will be disapproved.

2. The ACC or BOD will make every effort to approve or disapprove a request for change within thirty (30) days after receipt.

3. In the event of disapproval, the ACC or BOD shall notify the owner of the property of its decision, in writing, and shall specify the reasons for disapproval.

4. In the event of approval, the owner shall be notified of the decision of the ACC or BOD in writing.

5. Requests, including plans and specifications, for structural changes or additions which require approval by Fairfax County and a building permit, in conformance with the applicable Fairfax County Building Code and zoning law requirements, should be sent to the ACC/BOD prior to requesting a building permit from the County. Approval by the ACC/BOD is considered incomplete and disapproved until they have received a copy of the building permit. Any change or modification to the plans and/or specifications already submitted to the ACC/BOD, whether by the owner, architect, contractor or County, must be submitted to the ACC/BOD, for approval. Until the plans and specifications, including any changes or modifications, have been approved by the ACC/BOD, the request continues to be considered incomplete and disapproved until a building permit has been issued by the County.

C. Appeals: Decisions of the ACC/BOD may be appealed to the BOD. The appeal shall be heard at the next regularly scheduled meeting of the Board following receipt of the request for appeal. The BOD are the final arbiters of architectural and maintenance decisions within the Association.

MAINTENANCE

The Association will plan to conduct an annual walkthrough of The Townes each year inspecting the exterior of all properties. The inspection program is to identify architectural and maintenance conditions that are visible from the common area around the house. INSPECTORS WILL NOT ENTER THE AREA OF THE PRIVACY FENCE, ON THE LAWN OR SIDEWALK OF ANY PROPERTY. In addition to the annual inspection, periodic follow-up spot checks are made, and maintenance and architectural problems are routinely reported when they are identified throughout the year.

All owners suffer when only one property in The Townes begins to deteriorate. Considering the overall excellent condition of the homes in the Townes, it is obvious most homeowners seek to preserve and protect the investment in their homes and would not

knowingly allow poor maintenance conditions to exist for very long on their property. It is the intent of the inspection to assist them in this effort.

While every effort is made to ensure a home is in compliance prior to sale, new owners are responsible for correcting maintenance and architectural conditions not in conformance with the Articles, Bylaws and Covenants, Rules and Regulations.

ENFORCEMENT PROCEDURES

Upon discovery by the ACC or BOD of any exterior change to a property, either completed or in progress, that has not been previously approved as well as any violations of the standards outlined in this policy will follow the association's Due Process Policy.

ARCHITECTURAL RESTRICTIONS AND STANDARDS

These Standards take effect on _____, and supersede all other Architectural Rule, Guidelines and/or Standards. Projects that were approved prior to this date, or items that were in compliance under the previous Rules, may remain until the item needs repair or replacement. At that time, items must be brought into compliance with these Standards.

Houses and detached structures must be maintained, in good repair, clean, professional looking, and in compliance with the Architectural Standards. Any worn out, rotted, chipped, peeling, faded, broken, missing or damaged areas must be repaired or replaced. All exterior repairs or replacements must be uniform to the existing exterior in color, material and style, including but not limited to siding, brick, gutters, roof shingles, wood trim, windows, and shutters.

The following Architectural Restrictions and Standards apply to The Townes of Orange Hunt residents:

AIR CONDITIONERS:

Central air conditioner units and heat pumps may be installed only at the rear of a home inside the rear property lines. Installation or replacement does not require approval from the ACC or BOD.

Since all homes in The Townes are centrally air conditioned, window air conditioners may not be installed in windows or walls.

ANTENNAS:

Installation of either a dish or antenna should be at the rear of the home, ideally on the roof, flush with the roof line, and located as inconspicuously as possible. Any other locations must be discussed with the ACC/BOD.

The homeowner is required to notify the ACC/BOD of the installation of any new or replacement antenna or satellite dish within 15 calendar days of installation.

Non-functional reception dishes are to be removed from the residence or lot.

All external wiring will be secured to the rear wall in corners or other inconspicuous places with cable anchors or covers.

ATTIC VENTILATORS:

A flat roof mounted attic fan or wind turbine may be installed only on the rear slope of a roof below the ridgepole so as not to be visible from the front of the property. The color of the units may be natural aluminum, gray or Black only. Ridge vents are allowed.

AWNINGS/CANOPIES:

Permanent awnings, canopies, or covers of any type may not be installed over doors, windows, or porches on the front or side of the house. A cover over the patio or deck, including retractable awnings, within the privacy fence, will be considered on a case-by-case basis.

CHIMNEYS:

A brick chimney may be installed on the rear of a house. The chimney brick must match the style and color of the brick already on the house and be compatible with the architecture of the community. Concrete, cinder block or metal flues, either painted or natural finish, are not permitted.

CLOTHESLINES:

Clotheslines, if used, shall not be higher than the height of the rear fence and must be removed when clothes are dry. No approval is needed.

COMMON GROUNDS:

No personal property is allowed on common grounds including, but not limited to, play equipment, furniture, wood piles, trash cans, trash, grills, above ground cables, animal/bird homes, etc. Cords across common sidewalks must be covered (ex. vacuum, electrical) while in use. Electric Vehicle charging lines are prohibited.

DECKS and PATIOS:

Ground Level Deck and Patios: Ground level decks, that is, a deck which does not exceed the height of the doorsill, may be constructed within the privacy fence. Construction of a deck may not adversely affect the drainage of adjacent properties or cause an erosion or run—off problem and must be maintained in good condition. It is important to note that the privacy fence may not be placed on top of the deck. As with all privacy fences in the Townes, a privacy fence must be installed at ground level and may not exceed six (6) feet in height from the ground to the top of the fence. Lattice, or other deck privacy screening, which extends above the top of the privacy fence is not permitted.

Decks need to be a minimum of six inches away from the side property lines to allow for maintenance actions.

Elevated Deck: An elevated or raised deck, that is, a deck which would compromise the privacy of the neighboring units, such as, at the first-floor level of a house over the walkout basement, is not permitted.

DECORATIVE OBJECTS:

No Permanent decorative object may be affixed to the front of the house without the permission of the Association. Temporary seasonal decorations such as wreaths (including straw and patchwork wreaths which are not limited to Christmas time), flower baskets, ears of corn, pumpkins, ghosts, goblins and electric lights may be used to decorate the front of the house without the approval of the ACC/BOD. Decorations may not detract from the overall appearance of the community. Temporary holiday decorations must be installed and removed within 30 days of the holiday.

DOGHOUSE/PET ENCLOSURES:

A doghouse or other small pet enclosure that does not extend above the privacy fencing may be built at the rear of a property within the confines of the privacy fencing. While a small pet enclosure does not require approval from the ACC/BOD, it must be maintained in good condition and in a sanitary manner.

DOORS:

Any doors, door hardware, glass or screens with chipped peeling paint, broken or missing glass or screens must be repaired or replaced.

Front Doors: Replacement front doors may be wooden, fiberglass, or metal; however, they must be architecturally compatible with the colonial style doors installed by the builder. The builder used two door styles in the Townes; the most common is raised panel with small windowpanes, fan or rectangular, across the top. This type of door provides maximum safety and privacy. The second, which is less common, is the six—window design that was used in homes with gambrel style roofs and those with porches. Either style is acceptable.

Front Door Trim: The original front door trim consists of a fluted pilaster with a solid base on each side of the front door. There are two types of capitals, a broken pediment and butt, with two styles of butt, fluted and dentil. This trim, which more than any other single item, defines the colonial style of The Townes, must be retained on all houses. While it is preferred that, when replaced or repaired, the original design remains unchanged, variations, in wood, vinyl, aluminum and other materials, will be considered provided a colonial style is maintained.

Hardware: New door hardware, or replacement of existing hardware, including replacement or addition of security locks and doorknockers, must be brass or Black and compatible with the colonial style. Installation of peepholes is permitted. Association approval is not required for hardware changes. Other metals will be considered including antique brass, pewter and nickel

Patio/Deck Doors: Patio sliding glass doors may be replaced with French, atrium or sliding glass doors. The door may be installed with or without windowpane muntin grids.

Wooden doors must be painted the color of the house trim unless approved otherwise by the Association. Aluminum sliding doors must be mill finished aluminum; vinyl—clad doors may be mill finish white or painted the color of the house trim. The door may be replaced without Association approval.

Storm Doors: Storm doors may be either wood, metal or vinyl-clad. Storm doors should be compatible with the colonial style of the Townes; mill finished aluminum color storm doors, or jalousie style storm doors, are not permitted. Storm doors, which match the color of the door behind it or the trim, are preferred; however, storm doors manufactured in standard white maybe approved if compatible with the other colors of the house. Plain glass is preferred for the storm door; however, glass which has an etched line framing may be approved if compatible. Glass that has wreaths, birds, animals, house numbers and/or other decorations, as part of glass, is not permissible. Security grills and purely decorative ornate grillwork is not permissible. Child and pet protective screen guards may be installed on the inside of the door only.

DOWNSPOUTS:

All houses must have properly installed and maintained downspouts and rain gutters. Gutters must be painted to match the color of the house trim or left white. Downspouts may be painted the color of the trim or the color of the bricks. Downspouts, on homes that the bricks have been painted, must be painted the same color as the bricks. Replacement does not require prior approval of the ACC/BOD. Missing, damaged, clogged or chipped/peeling paint must be repaired or replaced.

Extensions of downspouts, designed to carry water away from the foundation of the house, must not extend more than two (2) feet from the foundation of the house in the front. If the extension is more than two (2) feet, it must be buried with a pop-up drain. Extension pipes across the lawn are not permitted in the front. Water may not be directed on to a neighbor's property. Erosion damage from a resident's downspout will be the responsibility of the homeowner.

FENCES:

Fence Requirements: All fences must be unpainted stockade or grape stake, six (6) feet in height unless granted a waiver due to topography. All fences must be installed at ground level. A fence may not be placed on top of a patio or deck. Fences must be properly maintained meaning no missing, broken or rotted wood, all posts are upright, and fence panels are tightly secured, and gates are properly mounted, intact and latch closed.

Fence Restrictions: Privacy fences may be installed in the rear of a home only. No chain link, wire mesh, storm, basket weave, alternating board-on-board, picket, horizontal or solid fences are permitted on a lot.

Fences may not be painted or stained. Fences may be constructed within the property lines at the rear of the house. Fences are not required but, if constructed, must be wooden stockade

or grape stake. Fences have no space between the slats. Wooden stockade may be dog eared, flat or pointed. Wood slats may be no more than 4 inches in width. This style fence was selected by the builder for the community because it complements the traditional colonial character of the Townes and provides maximum privacy and security. Fences must not exceed a maximum height compatible with adjacent fences, which are in compliance, and consistent with terrain elevation. Fences may not be placed on top of decks or patios; they must be installed at ground level. No fence may exceed six (6) feet measured from the ground to the top of the fence. While fences, which weather naturally, are preferred, wood preservative treatment may be used. Approval by the ACC/BOD is not required for clear preservatives.

Fences between a homeowner's lot and the common area owned by the Association must be installed within the property lines of the lot unless specific permission is granted otherwise by the ACC/BOD. Fences on the property line between two adjacent lots shall be considered a property wall matter between the two owners and the costs of maintenance and replacement should be shared equally or as agreed to by the homeowners involved. However, if agreement is not possible, it is the policy of the Association that installation, replacement and maintenance shall be the responsibility of the lot to which the transverse beams of the fence, including the supporting beams to which the sections are attached, face. Fences, which are entirely within the property line of a lot, are the responsibility of that owner.

Gates are required for utility access. Gates must match fence in height and style. The electric company must have access to the meters. They must be wooden stockade or grape stake and may not be painted or stained. Hardware must be Black or brass in color. House numbers, nameplates and light fixtures may be attached to the gate or gateposts provided they are compatible with the architecture of the community and not offensive in nature. Light fixtures must be Black or brass in color.

Ornaments and flower boxes may not be mounted on the top of the fence. Flower boxes, plant hangers and ornaments that are mounted inside the fence and do not project above the fence top do not require approval of the association.

FLAGPOLES:

A permanent, freestanding flagpole may not be installed on any building, lot or common area of the Townes. A temporary flagpole staff, which does not exceed six (6) feet in length and is held by a bracket attached to the house, may be installed without prior approval of the ACC/BOD. The rules of respect and proper display must be observed when displaying the U.S., state, county, city, similar historic flag, or other ornamental flags.

GREENHOUSES:

A greenhouse is permitted inside the privacy fence provided it does not protrude above the top of the fence. Greenhouses may not cover a window or door of a house.

Greenhouses attached to a house, which may be used as a solarium or extension of the living space, are not permitted.

GUTTERS:

All houses must have properly installed and maintained rain gutters and downspouts. Gutters must be painted to match the color of the house trim or left white. Replacement does not require the prior approval of the ACC/BOD. (Also see downspouts). Missing, damaged, clogged or chipped/peeling paint must be repaired or replaced.

HOUSE NUMBERS:

House numbers are required for both convenience and safety in assisting the police, rescue squad or firemen reach a residence in an emergency. They should be easily visible from the street and prominently displayed. The house number facing the street must be in numerals, not script. They may be brass, Black or white and should be on a contrasting background. They may be mounted on the door, over the door, on the door pillar or on a plaque attached to the wall facing the street. House numbers, numbers or script, may be placed on the rear gate or gatepost but are not required. Stick-on numbers printed on a metallic colored background are not permitted. Prior approval by the ACC/BOD for house numbers, which meet these criteria, is not required. If a plaque is used, size may not exceed 6"x12".

LAWN AND LANDSCAPING:

All yards are expected to be well maintained. Trees, plants and shrubs should be regularly pruned and free of dead areas. Ground should be free of weeds or trash. Eroded areas should be restored. Some landscape guidelines/suggestions can be found in Attachment B.

Outdoor Furniture: For all homes, outdoor benches and outdoor chairs are authorized. Furniture such as plastic or camping style chairs, fold-up furniture, or canopies are not permitted to be permanently placed on the front or side lawns or any part of the common area.

Typical garden statuary is permitted in the front yard, provided it is no higher than 18 inches tall. All other statuary must be placed in the back yard and may not exceed the height of the fence.

Ivy/Other Vines: Ivy and other well-kept vines are permitted on houses but are not recommended. While ivy and vines on a house may be attractive and in keeping with colonial architecture, they are destructive to the structure. Ivy and other vines may penetrate the mortar between bricks, which may cause the bricks to come loose from the house, cause water damage or both. Wisteria is particularly destructive. Owners who take the risk of growing vines on their houses must ensure that the vines are well maintained and do not grow onto neighboring property, the roof, gutters or porch, or cause damage to other property.

Planting ivy and vines does not require prior approval of the Association; however, dead vines must be removed, and owners are required to repair any damage and restore the appearance of the property when the vines are removed.

Hardscaping: Installation of brick, stone or garden landscape timbers which are less than eighteen (18) inches high, parallel to the front or side of a house and used to frame foundation hedges or a flowerbed is permitted without approval of the ACC/BOD. However, installation of brick, stone or landscape garden timbers at right angles to the front or side of a house, which would form a wall across the property, requires written consent of the adjacent property owners and approval by the ACC/BOD. Generally, approval will depend on the topography of the lawn. Landscaping may not adversely affect the drainage of adjacent property or cause erosion run off. Landscape timbers must be natural wood or natural wood stain finish; brick and stone should not be painted.

Lawns: The selection of shrubs, trees and ground covers (including grass) about a house, which makes up the landscape scheme of the private property, is the personal choice of the owner. Although approval by the ACC/BOD is not required for landscaping, it must be maintained in an attractive and safe condition (for example no bald patches, unkempt trees, fallen tree limbs, and weeds), and not cause a problem for adjacent properties and the common area. Lawn maintenance of grass is the responsibility of the homeowners. The height of the grass should always be less than six (6) inches. If the grass gets beyond twelve (12) inches in height, the Association may make arrangements to have it cut at the homeowner's expense. In addition, it is the responsibility of the homeowners to maintain bare spots that are greater than six (6) inches in diameter on the lawn in a timely manner. The landscape guidelines offer important considerations in developing and maintaining any landscape scheme which ultimately benefits the owner as well as others in the community.

Topographic alterations may not be made without the prior approval of the Association. Changes may not adversely affect drainage, water run-off, soil erosion etc. Changes that may or will affect adjacent property owners must have the written consent of the adjacent property owners prior to the approval by the Association.

Planting: Vegetable gardens may not be grown on the front or side lawns nor on any part of the common area owned by the Association. The selection of bushes, shrubs, flowers and trees for a lawn is the choice of the owner and does not require prior approval by the ACC/BOD; however, the Association requires that they be maintained in an attractive and safe condition. Bushes, shrubs and trees may not obstruct passage on the common area sidewalks or access areas, cause damage to the common area sidewalks or cause damage or intrude on adjacent property. Bamboo, wisteria, Virginia creeper, and kudzu may not be planted anywhere.

Fire Pits: Fire pits may be used in the back yard only and per Fairfax County regulations.

LIGHT FIXTURES:

Replacement light fixtures must be lantern style. They may be brass or Black. Low walkway lights of a style that direct the light down to the walk may be added with the approval of the ACC/BOD. Flood/spotlights and lampposts are not permitted on the front or side of the house. At the back door, within the privacy fence, a colonial style light is preferred

but not required. Light fixtures added to the gate or gatepost must be Black or brass and compatible with the architecture of the community. If a flood or spotlight is installed within the privacy fence, it must be directed so that only the area within the fence is illuminated. Such lights must be redirected or removed if they shine on other property or homes. Any flood or spotlight that is directed to light the common area must have the approval of the ACC/BOD. Lights must be securely attached to the house; no broken glass, uncovered bulbs or missing parts.

PAINT:

All exterior painting must be well maintained.

When the community was built, 12 colors of McCormick exterior paint were used. See Attachment D. Each house was painted two colors. The trim was one color, the front door and shutters the second color. In those homes where the exterior brick walls are painted, the bricks and trim were painted the same color. Four additional McCormick colors -- 225 Colonial Red, 216 Hearthstone, 220 Georgetown Green, and 223 Old Carriage Brown Bag – are also approved colors. Since it is important to maintain color and color combinations that are compatible with the colonial style of The Townes, the ACC/BOD will use the original color scheme as a standard. However, it should be noted that, while the original colors will be used as a standard, painting your home an original color is optional, not mandatory.

The original colors for the 155 homes, in address order, are in Attachment D.

Color Combinations: All exterior paint must be in conformity with the traditional color design chosen to complement the brick colors of the Townes and in harmony with neighboring homes judged to be in compliance. Color combinations must be compatible with the colonial style of the Townes. Homes that are next to each other may not be painted the same color. Homes with painted bricks require a minimum of two (2) colors and maximum of three (3). The trim, which includes the area around the roof, the windows, the area framing the front door and the storm/screen door, may either be a second color or match the brick color. The shutters and front door are either the second color or third color. Rain gutters must be the color of the trim. Downspouts may be the color of the trim or the color of the bricks. If the bricks are painted, the downspouts will be the same color as the bricks.

Door Colors: Front doors must be painted a solid color. The door and shutters must be the same color. Storm/Screen doors, which match the color of the door behind it, or the trim, are preferred; however, manufactured standard white may also be approved if compatible with the other colors of the house.

Exterior Wall: Since painted brick has a big visual effect on the community it has been carefully coordinated throughout the Townes to make it as pleasing as possible.

The color of the trim, doors and shutters must be carefully coordinated with the wall color and should be submitted at the same time. A few painted brick houses provide a pleasing visual accent to the community, but a large number would be overpowering; therefore, approval will not be given to paint a house that is not already painted.

Trim and Window Colors: Exterior trim and window colors must be consistent throughout the house. The color of the roof trim which overhangs a party wall shall match the trim color of the house to which it is attached as a contiguous and integral part and shall be the responsibility of the owner of that house. Window sashes, muntin grids and storm windows must be the same color as the trim. The copper roofs on bay windows have achieved a degree of patina common in colonial design. They may be cleaned or painted. The paint color must match the color of the front door and the shutters and must be maintained regularly.

PORCHES/STOOPS/SOLARIUMS: (Also see Awnings/Canopies)

No roofed porches, stoops or solariums may be added to the front, back or sides of a house. Front stoops may not be enlarged, enclosed or roofed. Porches and stoops may not be painted or carpeted. Porches, as part of the original design of the house, may not be enclosed with glass or screen; however, a railing, wrought iron or wood, may be constructed along the edge of the porch provided it is compatible with the colonial style of the community.

RAILINGS:

Hand railings may be erected on steps, private walks and stoops. They must be black wrought iron design. Railings may not be erected on Association sidewalks. Railings must be free of rust, pitting, missing or damaged sections and properly secured.

RECREATION/PLAY EQUIPMENT/TOYS:

Recreation and play equipment may be installed within the privacy fence only. A playhouse, platform or other play items may not extend more than 18 inches above the privacy fence. A basketball backboard may not be permanently installed. When not in use the backboard must be lowered below the top of the privacy fence. Toys must be stored within the privacy fence. All damaged, rusted, or peeling equipment must be repaired or replaced.

ROOFS:

Only shingle styles and colors compatible with the colonial architecture of the community are permitted. Only Class A fire retardant material may be used on the roofs. Wooden shingles are not permitted since they do not blend well with the existing shingles and present a fire safety and insurance problem to the community.

Shingles that are warped, cracked, broken, missing or worn bare must be replaced. Vents (rear only), skylights, solar panels (rear only) etc., installed on the roof must be intact and not visibly damaged.

The style and color of the shingles on the top and side portions of gambrel style roofs must be the same.

SCREEN HOUSES:

Permanent and temporary screened structures will be considered on a case-by-case basis. ARC Application will need supporting documents with adjoining neighbors' consents.

SECURITY BAR/EQUIPMENT:

Security bars and ornamental grillwork may not be installed on exterior windows. Security bars may be installed on Patio/Deck doors or if part of a storm door. Security bars, which are part of a storm door, must be painted the color of the door or Black. Purely decorative ornate grillwork is not permissible. Child and pet protective screen guards may be installed on the inside of the door only.

Security cameras may be installed on the exterior of a home provided the cameras are discretely mounted. Requests for approval require quantity, size and Virginia type of camera prior to installation.

SHEDS:

Sheds must not exceed 8 feet in height from ground level. Other sizes will be considered on a case-by-case basis but applications will need supporting documents with adjoining neighbors' consents. unless granted a waiver due to topography. Only one is allowed per lot. Sheds may be erected only in the rear yard and level.

The rain runoff must be directed away from the house and not into the neighbor's yard.

All sheds must be of a color so as not to attract undue attention. Dimensions and color are subject to approval. The paint color of sheds must be compatible with the colonial colors used in the community. The preferred color would match the color of the trim or the same color of the brick wall if painted. Sheds may also be stained light gray to match the color of the fence. Metal sheds, manufactured standard white, are also acceptable.

Sheds in disrepair must be removed, replaced, or repaired.

SHUTTERS:

Shutters must be louvered not solid panel. They must be architecturally compatible with the colonial style shutters installed by the builder, an appropriate size for the window, and match shutters on similar windows. All front and side windows, except the second story windows of gambrel style roofs and bay windows, must have shutters. Shutters on the same floor level and the same window size must be of the same size, style and color. Shutters may not be permanently removed from the windows and must be kept in good repair including, but not limited to, intact with no missing louvers or otherwise visible damage, completely attached to the house, and no obvious fading, cracking or peeling. Shutters may be wood or a synthetic material. The front door and shutters must be the same color.

SIDING:

Covering the trim, soffit fascia, rake, and eaves with aluminum, even if it matches the color of the existing trim, requires the approval of the Association. Color information must accompany the request.

SIGNS:

See Article IX, Section 8 of the Association's Declaration of Covenants, Conditions, and Restrictions.

SKYLIGHTS:

Skylights may be installed. Approval is dependent on location, style, color and size. The trim color must be compatible with the roof color.

SOLAR DEVICES:

Solar devices that lay flat on the roof may be installed on the rear slope of a roof only.

Associated pipes and wires must be installed under the solar panel so as not to be visible. Exposed wires must be secured. Approval is dependent on location, style, color and size.

STEPS AND WALKS: Also see Porches/Stoops/Solariums.

Front steps, stoops, porches and walks must be concrete construction. Steps must meet Fairfax County Building Code. Any other materials will be considered on a case-by-case basis. Uneven steps and/or poorly finished concrete work can be a danger, for which the homeowner is liable, and must be replaced at the request of the ACC/BOD. The dimensions of the original steps/stoops/porches and walks may not be changed, painted or carpeted. Uneven or sunken steps, gaps at the porch or stoop, cracked, deteriorated or broken concrete, or sidewalks not on a level plane must be repaired or replaced.

STORAGE:

Trash cans, toys, bikes, scooters, step stools, ladders, kiddie pools, snow shovels, tools, grills, firewood, boxes, garden equipment, lawn mowers, auto parts, old appliances, etc., may not be stored by the front door, on the front or side lawn, common area or outside the area of the privacy fence. Nothing may be stored on shed roofs. The rear yards, patios, and decks may not be used for storing commercial or business equipment, supplies, materials, etc. The exception may be made for water hoses and sprinklers that are neatly stored in the front yard.

WINDOWS:

Greenhouse Windows: Manufactured greenhouse windows approved by the Association may be installed on rear windows only.

Replacement Windows: Replacement windows, except for the fixed bay windows, must be double hung windows with pane muntin grids which match the original colonial style windowpanes in the community. Replacement window frames shall be white and must match all other windows in style and color. Fixed bay windows must have windowpane muntin grids of the same number, size and shape as the original bay windows in the community. Any area of trim wood, metal or vinyl replacement windows must be painted to match the house trim. Manufactured pane muntin grids may be white but should approximate the color of the exterior house trim when possible.

Window screens: When window screens are used on openable windows, all windows on that side of the home must be screened. Screens should match to size of window and to each other to the extent possible.

Storm Windows: Storm windows may be installed. However, the trim must be the same color as the house trim or painted to match the color of the house trim. Mill finish aluminum color is not permitted.

Window Fans: Permanently installed window fans are not permitted. Portable window fans, which are placed inside the window on a temporary basis and do not protrude beyond the window frame, are permitted.

ATTACHMENT A



TOWNES OF ORANGE HUNT HOA

C/O Summit Management Services

8405 A Richmond Highway, Alexandria, Va. 22309 Office:

703-360-0904 Fax: 703-746-8585 Text: 703-945-1425

lori.randall@summitmanage.com

Architectural Control Form

Name: _____ Date: _____

Address: _____

Telephone Home: _____ Cell: _____ Email: _____

Please provide a brief description of the architectural improvements and changes requested. Give full details of location, materials, color, style, etc. Please attach any information that may be helpful to the committee (or Board) such as drawings/sketches, plats, plans, photos, product brochures. Please provide store paint brand, name and color. You may not use the same color scheme as your next door neighbor.

Colors: _____

Size: _____ Style: _____

Materials: _____

Location on property of project: _____

Estimated Start Date: _____ Estimated Completion Date: _____

Consult Townes of Orange Hunt's Architectural Standards for existing policies. Applicant is solely responsible for obtaining Fairfax County building permits and adhering to Fairfax County codes. Any variance from the original application must be resubmitted for approval.

Owner's Signature: _____

Please mail this request to the above address. Requests may also be sent electronically (pdf attachment) to email address above. The association has up to **30 days** of receiving this form to make a final decision. Please wait for a reply before buying materials or starting any project.

----- office use only -----

Date Received: _____

Date Returned: _____

#1: _____ ☐ Approve ☐ Disapprove

Comments: _____

#2: _____ ☐ Approve ☐ Disapprove

Comments: _____

#3: _____ ☐ Approve ☐ Disapprove

Comments: _____

ATTACHMENT B

Fence Styles in Townes of Orange Hunt HOA:



ATTACHMENT C

LANDSCAPE GUIDELINES

The selection of shrubs, trees and ground cover which makes up the landscape scheme of the private property must be maintained in an attractive and safe condition and not cause a problem for adjacent properties and the common area. An important consideration in developing and maintaining any landscape scheme is the impact it will have on your neighbors. Ask yourself how you would feel if your neighbor implemented your landscape scheme on their lawn.

Generally, the list of suggested plantings in these guidelines represents plants that are native to this area and present an attractive appearance year-round. There are many plants, shrubs and trees that do well in this area; however, check with a nursery whether your selection is appropriate for its intended purpose, location and climate. Further information may also be obtained from the library, Fairfax County, State and the U.S. Agriculture Service. The information is generally provided at no cost.

Proper maintenance of landscaping is necessary to have the initial investment of time and money appreciate. Important considerations are watering, fertilizing, mulching, pest control and pruning. Pruning is not only necessary to keep plants at the desired height, but also to prevent infringing on a neighbor's property. The maintenance of the landscaping also must conform to the Architectural Guidelines. Bushes, shrubs and trees may not obstruct passage on the Common Area sidewalks or access areas, or cause damage to adjacent property.

A. General Considerations:

Underground utility lines and drains are factors in determining the location and type of plants. Your electric, telephone, TV cable, water and sewer lines are all buried in your yard, call MISS UTILITY before you dig. Since the available planting areas of The Townes lawns are small, consider using only a few different kinds of shrubs to keep from having a cluttered effect.

Care should be taken to select shrubs and trees that will be in proportion to the small lawn areas. Mature size, both in height and diameter, should always be considered especially when planting close to walkways and houses. Select plants that are suited to Northern Virginia's growing conditions (soil, temperature extremes, rainfall, etc.). Also, consider the location (drainage, shade, available space etc.)

Consider ground cover of ivy, vinca minor, or juniper for areas of poor soil or slopes or shaded areas where grass will not grow.

Ensure that all topographic changes that may affect drainage, water run—off, soil erosion, adjacent property, etc., are approved in advance.

Lawns: An important consideration when choosing grass seed is the amount of sun the area receives. A grass which generally does well in an extremely sunny area is tall fescue (Kentucky 31), a wide blade, which is extremely hardy. If a finer textured lawn is desired, a combination of tall fescue and a variety of Kentucky bluegrass can be planted. This lawn will be particularly attractive in the spring and fall, but Kentucky bluegrass may turn brown in hot summer. Varieties of Red fescue, narrow bladed grasses, are more tolerant of shade than either tall fescue or Kentucky bluegrass varieties.

Lawns should be seeded in early spring (February - March) or in early fall (September — October). The earlier the seed is sown; the more likely grass will become established before weed competition becomes excessive. To assure the seed reaches the dirt, prior to seeding, rake all the dead matter from the lawn. You may also want to spread a thin layer of topsoil on the area you are seeding. Since seeds must remain damp to germinate, cover the seed area with hay to help slow evaporation. Watering both morning and night for the first week to ten days will be necessary. A light misting rather than a heavy watering or using a sprinkler is more beneficial.

Fertilizing is necessary for the clay soil common in The Townes. When fertilizing, it is important to apply only the recommended amount, in this case more is not better. Over fertilizing will kill the grass. It is generally recommended that the lawn be fertilized in late fall. However, if necessary, a light application, usually half the normal application, can be applied in the spring. Lime is also very beneficial for soil improvement. A soil test can be a wise investment, it will provide you with the proper lime and fertilizer requirements for your lawn.

Flowers:

Suggestions for flowers which do well in containers or beds:

- ❖ geraniums - full sun
- ❖ ferns - shade
- ❖ begonias - shade
- ❖ impatiens - shade
- ❖ marigolds - full sun
- ❖ ivy begonias - sun

The following do well in beds:

- ❖ daffodils — sun
- ❖ iris — sun
- ❖ chrysanthemum — full sun
- ❖ crocus – shade

Crocus and daffodils bloom in early spring, iris in early summer and chrysanthemum in late summer. Geraniums, marigolds, begonias and impatiens bloom from spring to fall. A mixture of the various type flowers in a bed would keep the bed blooming

most of the year. There are many other flowers that also thrive in this climate and any nursery will be happy to advise you.

Trees: Generally, adding a tree to your yard is not recommended because of our small yards and the possibility that root systems may damage utility lines and drains. However, if a tree is in your future, there are dwarf ornamental and flowering trees that do well in Northern Virginia as well as fruit trees; however, some fruit trees, such as crabapple and some cherry, produce an abundance of fruit which may be an annoyance. Maple trees should be avoided because they have spreading root systems that grow close to the surface and are destructive to lawns, walks and foundations.

Shrubs: Shrubs should be selected based on color, amount of sun or shade required, and year-round appearance. Be sure to consult a nursery before spending time and money on shrubs that may be inappropriate for the climate, location or intended use. All shrubs must be properly trimmed in accordance with the style of the species. Most require regular trimming to keep them in scale with the lawn and house size and to maintain a good appearance and not become overgrown. Some shrubs and bushes, such as forsythia and lilac should be avoided because they grow too large for our small yards.

ATTACHMENT D

Address	Trim	Door and Shutters	Address	Trim	Door and Shutters
6801 Brian Michael	Woodland 112	Fawn 117	6826 Brian Michael	Tavern Beige 111	Deep Forest Brown 224
6802 Brian Michael	Greystone 110	Sage Green 115	6827 Brian Michael	Greystone 110	Sage Green 115
6803 Brian Michael	Greystone 110	Sage Green 115	6828 Brian Michael	Greystone 110	Sage Green 115
6800 Brian Michael	Woodspice 107	Fawn 117	6829 Brian Michael	Woodspice 107	Fawn 117
6804 Brian Michael	Amber White 101	Black 200	6830 Brian Michael	Woodland 112	Fawn 117
6805 Brian Michael	Tavern Beige 111	Dark Olive 213	6831 Brian Michael	Amber White 101	Black 200
6806 Brian Michael	Woodland 112	Fawn 117 Fawn	6832 Brian Michael	Amber White 101	Sage Green 115
6807 Brian Michael	Woodland 112	Smokey Pewter 470	6833 Brian Michael	Woodland 112	Smokey Pewter 470
6809 Brian Michael	Greystone 110	Gold Harvest	6834 Brian Michael	Greystone 110	Gold Harvest
6811 Brian Michael	Woodspice 107	Fawn 117	6835 Brian Michael	Greystone 110	Gold Harvest
6813 Brian Michael	Greystone 110	Sage Green 115	6837 Brian Michael	Tavern Beige 111	Dark Olive 213
6815 Brian Michael	Woodland 112	Fawn 117	6839 Brian Michael	Greystone 110	Sage Green 115
6817 Brian Michael	Amber White 101	Sage Green 115	6841 Brian Michael	Greystone 110	Sage Green 115
6819 Brian Michael	Woodland 112	Smokey Pewter 470	6843 Brian Michael	Woodland 112	Fawn 117
6820 Brian Michael	Woodspice 107	Sage Green 115	6844 Brian Michael	Greystone 110	Gold Harvest
6821 Brian Michael	Greystone 110	Gold Harvest	6845 Brian Michael	Greystone 110	Gold Harvest
6822 Brian Michael	Greystone 110	Gold Harvest	6846 Brian Michael	Woodspice 107	Fawn 117
6823 Brian Michael	Tavern Beige 111	Deep Forest Brown 224	6847 Brian Michael	Woodland 112	Fawn 117
6824 Brian Michael	Woodland 112	Fawn 117	6848 Brian Michael	Greystone 110	Sage Green 115
6825 Brian Michael	Woodspice 107	Fawn 117	6849 Brian Michael	Amber White 101	Sage Green 115

Address	Trim	Door and Shutters	Address	Trim	Door and Shutters
6850 Brian Michael	Woodland 112	Smokey Pewter 470	6870 Brian Michael	Woodland 112	Sage Green 115
6851 Brian Michael	Woodspice 107	Sage Green 115	6871 Brian Michael	Woodspice 107	Fawn 117
6852 Brian Michael	Greystone 110	Gold Harvest	6872 Brian Michael	Amber White 101	Black 200
6853 Brian Michael	Woodland 112	Fawn 117	6873 Brian Michael	Greystone 110	Gold Harvest
6854 Brian Michael	Woodland 112	Fawn 117	6874 Brian Michael	Woodland 112	Smokey Pewter 470
6855 Brian Michael	Tavern Beige 111	Deep Forest Brown 224	6875 Brian Michael	Woodland 112	Smokey Pewter 470
6856 Brian Michael	Woodspice 107	Sage Green 115	6876 Brian Michael	Greystone 110	Sage Green 115
6857 Brian Michael	Woodspice 107	Sage Green 115	6877 Brian Michael	Greystone 110	Sage Green 115
6858 Brian Michael	Tavern Beige 111	Dark Olive 213	6878 Brian Michael	Woodspice 107	Fawn 117
5859 Brian Michael	Greystone 110	Gold Harvest	6879 Brian Michael	Woodland 112	Fawn 117
6860 Brian Michael	Greystone 110	Sage Green 115	6880 Brian Michael	Greystone 110	Gold Harvest
6861 Brian Michael	Woodland 112	Sage Green 115	6881 Brian Michael	Tavern Beige 111	Dark Olive 213
6862 Brian Michael	Woodspice 107	Fawn 117	6882 Brian Michael	Woodspice 107	Sage Green 115
6863 Brian Michael	Amber White 101	Black 200	6883 Brian Michael	Greystone 110	Sage Green 115
6864 Brian Michael	Greystone 110	Sage Green 115	6884 Brian Michael	Tavern Beige 111	Deep Forest Brown 224
6865 Brian Michael	Woodspice 107	Fawn 117	6885 Brian Michael	Woodspice 107	Fawn 117
6866 Brian Michael	Woodspice 107	Fawn 117	6886 Brian Michael	Woodland 112	Sage Green 115
6867 Brian Michael	Greystone 110	Sage Green 115	6887 Brian Michael	Woodland 112	Sage Green 115
6868 Brian Michael	Greystone 110	Gold Harvest	6888 Brian Michael	Greystone 110	Gold Harvest
6869 Brian Michael	Woodland 112	Fawn 117	6889 Brian Michael	Amber White 101	Sage Green 115

Address	Trim	Door and Shutters	Address	Trim	Door and Shutters
6890 Brian Michael	Woodspice 107	Fawn 117	9134 Conservation	Woodland 112	Fawn 117
6891 Brian Michael	Woodspice 107	Sage Green 115	9136 Conservation	Greystone 110	Gold Harvest
6892 Brian Michael	Greystone 110	Sage Green 115	9138 Conservation	Woodspice 107	Fawn 117
6894 Brian Michael	Woodland 112	Smokey Pewter 470	9140 Conservation	Tavern Beige 111	Dark Olive 213
9100 Conservation	Woodland 112	Smokey Pewter 470	9142 Conservation	Woodland 112	Fawn 117
9102 Conservation	Greystone 110	Sage Green 115	9144 Conservation	Greystone 110	Sage Green 115
9104 Conservation	Woodspice 107	Fawn 117	6800 Dina Leigh	Greystone 110	Gold Harvest
9106 Conservation	Tavern Beige 111	Dark Olive 213	6802 Dina Leigh	Tavern Beige 111	Dark Olive 213
9108 Conservation	Woodland 112	Sage Green 115	6804 Dina Leigh	Woodland 112	Fawn 117
9110 Conservation	Woodspice 107	Sage Green 115	6806 Dina Leigh	Greystone 110	Gold Harvest
9112 Conservation	Amber White 101	Sage Green 115	6808 Dina Leigh	Greystone 110	Sage Green 115
9114 Conservation	Woodspice 107	Fawn 117	6810 Dina Leigh	Woodspice 107	Fawn 117
9116 Conservation	Greystone 110	Gold Harvest	6812 Dina Leigh	Greystone 110	Gold Harvest
9118 Conservation	Woodland 112	Smokey Pewter 470	6814 Dina Leigh	Woodspice 107	Sage Green 115
9120 Conservation	Tavern Beige 111	Deep Forest Brown 224	6816 Dina Leigh	Amber White 101	Black 200
9124 Conservation	Woodspice 107	Sage Green 115	6818 Dina Leigh	Woodspice 107	Fawn 117
9126 Conservation	Greystone 110	Gold Harvest	6820 Dina Leigh	Woodland 112	Smokey Pewter 470
9128 Conservation	Greystone 110	Sage Green 115	6822 Dina Leigh	Greystone 110	Sage Green 115
9130 Conservation Way	Woodland 112	Fawn 117	6823 Dina Leigh	Greystone 110	Sage Green 115
9132 Conservation	Amber White 101	Black 200	6824 Dina Leigh	Woodspice 107	Fawn 117

Address	Trim	Door and Shutters	Address	Trim	Door and Shutters
6825 Dina Leigh	Woodspice 107	Fawn 117	6848 Dina Leigh	Woodland 112	Sage Green 115
6826 Dina Leigh	Greystone 110	Sage Green 115	6849 Dina Leigh	Woodspice 107	Fawn 117
6827 Dina Leigh	Grey stone	Gold Harvest	6850 Dina Leigh	Greystone 110	Gold Harvest
6828 Dina Leigh	Woodland 112	Smokey Pewter 470	6851 Dina Leigh	Greystone 110	Sage Green 115
6829 Dina Leigh	Woodland 112	Fawn 117	6852 Dina Leigh	Woodspice 107	Sage Green 115
6830 Dina Leigh	Tavern Beige 111	Deep Forest Brown 224	6853 Dina Leigh	Woodland 112	Smokey Pewter 470
6831 Dina Leigh	Amber White 101	Sage Green 115	6854 Dina Leigh	Woodland 112	Fawn 117
6832 Dina Leigh	Woodland 112	Sage Green 115	6855 Dina Leigh	Amber White 101	Black 200
6833 Dina Leigh	Greystone 110	Sage Green 115	6856 Dina Leigh	Greystone 110	Sage Green 115
6834 Dina Leigh	Greystone 110	Gold Harvest	6857 Dina Leigh	Greystone 110	Sage Green 115
6835 Dina Leigh	Woodland 112	Fawn 117	6858 Dina Leigh	Woodland 112	Smokey Pewter 470
6836 Dina Leigh	Woodland 112	Fawn 117	6859 Dina Leigh	Woodspice 107	Fawn 117
6837 Dina Leigh	Greystone 110	Gold Harvest	6860 Dina Leigh	Tavern Beige 111	Dark Olive 213
6839 Dina Leigh	Woodspice 107	Sage Green 115	6861 Dina Leigh	Greystone 110	Gold Harvest
6840 Dina Leigh	Greystone 110	Sage Green 115	6862 Dina Leigh	Woodspice 107	Fawn 117
6842 Dina Leigh	Woodland 112	Smokey Pewter 470	6848 Dina Leigh	Woodland 112	Sage Green 115
6844 Dina Leigh	Woodspice 107	Fawn 117	6849 Dina Leigh	Woodspice 107	Fawn 117
6845 Dina Leigh	Woodland 112	Sage Green 115	6850 Dina Leigh	Greystone 110	Gold Harvest
6846 Dina Leigh	Amber White 101	Sage Green 115	6851 Dina Leigh	Greystone 110	Sage Green 115
6847 Dina Leigh	Tavern Beige 111	Deep Forest Brown 224	6852 Dina Leigh	Woodspice 107	Sage Green 115