

June 18, 2019

Halstead Glen Cluster Association
P.O. Box 3336
Reston VA 20191

Dear Halstead Glen Cluster Association,

At its meeting of June 11, 2019, the Design Review Board (DRB) took the following action on your submission:

Approved addition to cluster standard for decks in Halstead Glen Cluster, as amended, to include the following:

Material

- Trex composite (addition)
- Cedar (existing)
- Pressure treated wood (wood cannot be stained to match Trex colors) (existing)

Color Palette:

- Trex, color: “Havana Gold” (addition)
- Trex, color: “Island Mist” (addition)
- Trex, color: “Spiced Rum” (addition)
- Trex, color: “Tiki Torch” (addition)
- Trex, color: “Fire Pit” (addition)
- Trex, color: “Gravel Path” (addition)
- Trex, color: “Rope Swing” (addition)
- Trex, color: “Tree House” (addition)
- Trex, color: “Vintage Lantern” (addition)
- Left to weather naturally (existing)
- Treated with a clear, colorless (non-tinted) sealant (existing)
- Painted to match either the house siding or trim (existing)

with the following stipulations:

- a. that the top railing match either the baluster or deck surface;
- b. that the fascia and balusters match each other;
- c. that there be a maximum of two colors per deck;

- d. that the upper and lower decks may be different material as long as they are in conformance with the approved color palette;
- e. that all existing decks be grandfathered in as existing, however when they are replaced, they conform with the current cluster standards for decks;
- f. that if any deck is modified and/or repaired by greater than 50%, it be brought into conformance with the current standard for decks; and
- g. that understory, fascia board and top guard (cap) match either the deck surface or railings.

Please be advised that it is your responsibility to ensure that your project/modification is completed in accordance with the specifications listed with this approval, which may not match the specifications submitted with your application.

Article VI Protective Covenants and Easements of the Reston Deed

Section VI.1.(d)(2) Limitations

(b) Any person or entity obtaining approval of the DRB shall not deviate from the plans and specifications approved without the prior written consent of the DRB. Such person or entity shall notify the DRB when the alterations or improvements are complete. Approval of any particular plans and specifications or design does not waive the right of the DRB to disapprove such plans and specifications, or any elements or features thereof, if such plans and specifications are subsequently submitted for use in any other instance or by any other person or entity.

Sincerely,

Lisa Heath

Lisa Heath
DRB Meeting Manager
Covenants Administration Department
(703) 435-6578, lheath@reston.org

Affected Parties: n/a