

MARSHALL HEIGHTS HOMEOWNERS ASSOCIATION, INC.

RESOLUTION NO. 08-01

RELATIVE TO ARCHITECTURAL GUIDELINES

WHEREAS, Section 55-513 of the Virginia Property Owners Association Act and Article IX, Section 1(a) and (c) empowers the Board of Directors to establish, adopt and enforce Rules and Regulations with respect to areas of responsibility assigned to the Association by the Declaration; and

WHEREAS, Article V of the Declaration and IX of the Bylaws assign responsibility for architectural control and enforcement of exterior maintenance standards to the Association; and

WHEREAS, the Board of Directors and the Architectural Review Committee recognize that vigilance in the enforcement of the community governing documents is necessary and vital to maintaining the appearance of the community and the value of the homes within the community; and

WHEREAS, the Board of Directors has determined that the Architectural Guidelines, published to supplement the Declaration, should be updated;

NOW, THEREFORE, be it resolved that the following Architectural Guidelines and Procedures are and shall be adopted by the Board of Directors:

THE INTENT OF THESE GUIDELINES IS TO HELP HOMEOWNERS ENJOY THE USE OF THEIR HOMES AND OBTAIN APPROVAL FOR ALTERATIONS TO THEIR PROPERTY.

APPROVAL IS REQUIRED FROM THE ARCHITECTURAL REVIEW COMMITTEE FOR ANY ADDITION, ALTERATION AND/OR IMPROVEMENT TO THE PROPERTY EXTERIOR, PRIOR TO COMMENCEMENT OF ANY WORK.

Automobiles, Motor Vehicles:

All motor vehicles must display current vehicles registration tags. No mechanical maintenance, fluid changes, painting or greasing work may be performed in the community.

Attic Fans

Attic fans must be in good condition and not rusted.

Building Codes and Zoning Regulations:

Homeowners are responsible for compliance with Fairfax County requirements. For more details, please see the [Fairfax County website](#).

Backyard Maintenance/Storage:

Visible storage in backyards is prohibited unless the yard is enclosed by an approved fence. Without a fence, items such as tools, equipment, mulch, toys, bicycles, exercise equipment, and similar items must not be visible.

Chimney Cap:

Annual inspection of your chimney and chimney cap is highly recommended. Many of the chimney caps in our community are beginning to rust and show other signs of damage. Not only does this rust cause unsightly stains down the chimney siding, but it can lead to costly water damage inside your home.

If upon professional inspection it is determined that your chimney cap must be replaced, stainless steel or aluminum should be used. These options will provide for a longer service life than the original galvanized steel. Replacement chimney caps should match the style of the original.

If painting the chimney cap, acceptable colors are silver, a steel wool color (mimicking galvanized steel), or very light grey.

The spark suppressor is the top component of the chimney cap. Fairfax County building code requires that the spark suppressor be present and in good condition.

Color Scheme:

Approved colors for the exterior of houses is documented on the [paint colors](#) page of the website (www.mhha.net). Please consult the paint color page for your street to confirm the correct color of paint to be used for the various elements of your home.

Decks and Patios:

Decks must be built using either pressure treated wood or composite wood material in a natural wood color and designed in harmony with the community architecture. Decks on end units should not extend beyond the width of the structure of the unit. All deck construction must be approved by the ARC before any construction begins. Replacement decks do not require approval; provided that there is no change in size, shape or construction type.

Decks may be stained with transparent, semi-transparent, or opaque wood treatment products designed for outdoor decking as long as the color remains within the range of natural wood colorings. Painted decks are not allowed. While ARC approval is not required for staining decks, homeowners may request ARC approval if they have any doubts about the suitability of the color or finish of their chosen stain.

All patio and hot tub construction must be approved by the ARC before construction begins.

Front Door Locks, Kick Plates and Doorknockers:

When replacing a front door lock it must be replaced with a sculpted antique brass or bronze handle that is similar in style to the original lock. The original lock handset was the Kwikset Gibson model in antique brass, and can be found here <http://www.kwikset.com/Products/default.aspx/Details/Gibson/default.aspx>. All other styles require ARC approval before installation. Bright or polished brass hardware will not be approved.

Front Door Kick Plates and Door Knockers may be installed with ARC approval. They are required to match the door hardware in finish, and should match the architectural style of the community.

Fences and Gates:

Fences and gates should only be used to enclose backyards and for no other purpose. Only natural wood fences and gates should be erected. Painted fences are not allowed. Fences may be replaced without the approval of the Architecture Review Committee (ARC) as long as they match the wood and style of the existing fence. The approved fence is "neighbor friendly" board on board with square edges on fence pickets (not dog ear). The ARC must approve any other changes. When fencing areas, homeowners are also encouraged to check with the committee about any questions they may have regarding the possibility of enclosing a common area.

Firewood:

Firewood may only be stored in the backyard. Firewood is not permitted to be stored against fences, decks or homes, as this will allow termites to eat the wood structures in multiple backyards. Firewood may never be stored anywhere in or on the front yard, the entrance way, the driveway, or the front porch.

Front Door Light or Wall Sconce:

The front door or wall light (lantern or carriage light), must match one of the officially-approved styles as documented in the [Light Fixture PDF](#). Sea Gull fixtures are available at www.SeaGullighting.com and also available at Dominion Electric. The CraftMade fixtures are available at www.craftmade.com. All front door light fixture replacements require ARC approval before installation. Bright or polished brass replacements will not be approved.

Garage Doors:

Garage doors must be painted one solid color and adhere to the [paint colors](#) approved for use in our community. Replacement of garage doors requires the prior approval of the ARC.

Gutters and Downspouts:

Gutters and downspouts within the community are white in color. The standard installed gutter is a 4-inch k-style gutter with a 3-inch by 4-inch rectangular shaped downspout. Replacement gutters may be increased in size to a standard 5-inch k-style gutter using the same 3-inch by 4-inch downspout, provided the gutter size is uniform across the front or rear of the home. Partial gutter replacement along the front or rear of the home using different sizes is not allowed. Downspout extensions extending beyond the home and in public view must be buried or camouflaged by landscaping. Downspout extensions may not extend into common areas, or directly flow onto adjacent homeowner property.

House Numbers:

House numbers must be in the same design and placement as listed on the [paint colors](#) approved for use in our community. The house number plaque should be mounted horizontally and should be visible from the street.

Land Contour and Landscaping:

Any addition or alteration that could change the existing contour of the land (Example: replacing backyards in tiered brick) requires ARC approval due to drainage considerations. Bushes and shrubs should not protrude onto the public walkways. Vines are not allowed on the exterior surfaces of the home because they will cause damage to the brick and/or siding of the home. Trees should be trimmed and dead branches removed promptly. Home landscaping should be designed to be in harmony with the community's landscaping.

Lights Poles, Fixtures and Frosted Lamp Cover:

Broken lamp pole fixtures must be replaced with the Marshall Heights Homeowners Association (MHHA) approved fixture. The approved light fixture is Adjusta-Post model 112BK (Black), Colonial style with standard plain plastic lens. It can be purchased at [Dominion Electric Supply Company](#). The list price is approximately \$44.00 + shipping. It is a special order item and will take 2-3 weeks to receive. It is not metal but is made out of Marlex (plastic) and it is black.

There is no eagle on top. If possible salvage your eagle from your old one. If you find another lamppost fixture and want to use it instead, you must first obtain approval from the ARC.

Adjusta-Post also makes the lamp post used in our community in various lengths. Marshall Heights Court and Dominion Way have the tall posts, while Hutchison Grove Court and Dominion Heights Court have the shorter posts. Replacement posts must be of the appropriate height of those along your street and are not to have the post cross-bar installed.

If you need to replace your sensor only, you can find one at Home Depot. Ask for the Outdoor Post Eye Light Control by Westek, price is approximately \$13. It will turn the lamppost light on at dusk and off at dawn. Be sure to use a skilled electrician to complete the wiring.

If you need to replace the glass chimney that covers the light bulb in your lamppost, you can order one from Dominion Electric Co. in Arlington. They cost approximately \$4.50 plus shipping. Please remember that all exterior modifications must be approved by the ARC using an Architectural Improvement Application and Review Form unless otherwise provided.

Motorcycles:

Motorcycles may only be parked in a valid owner parking space. Any motorcycle parked in the community must have a load-bearing pad under the stand to prevent damage to street surface.

Rear Lights:

Rear lights - must be in good condition (i.e., not rusted and globes not missing).

Recreational Buses and Vehicles:

No recreational vehicle, boats, trailers, construction vehicles, or vehicles used in commercial trade may be parked or stored in the community. Violators will be towed at the owner's expense.

Roofs:

Roof replacements may be done without ARC approval. However, roofs must be replaced with the same color brown or black shingle as the original roof. The colors are standard, so the roofers should have no problem with this. The roof should be free of any "non-roof" elements when viewed from the street.

Screens and/or Storm Doors:

All doors must be painted one solid color and adhere to the paint colors approved for use in our community. This color scheme is designed to be in harmony with the community architecture. Only a "full view" style door with no decorative glass dividing bars or bulky frames will be approved. A full screen insert is acceptable in lieu of a glass panel.

Sheds and Gazebos:

Sheds and gazebos are only permitted in backyards enclosed by fencing and may not be attached to the home. Colors need to match or be in harmony with the fencing and siding of the home. Sheds and gazebos require the prior approval of the ARC.

Shutters:

Shutters must match exactly the existing shutter. Replacement shutters may be purchased at Home Depot. All shutters must be painted in one solid color, matching the house paint scheme. Shutter must match the front door color.

Trash Cans/Recycling Containers:

Garbage or recycling bins may not be left out on the curb before 8 p.m. on Mondays and Thursdays nights. All garbage must be tied up in plastic bags, or sealed in a trash can (black trash bags do help deter birds that pick apart trash bags). All trash cans and recycling containers must be kept inside the home or in the back yard. Storing trash cans or recycling containers on the front porch, front yard or side of the house is prohibited.

Tree Replacement Policy:

If a homeowner wishes to remove the tree in their front yard and not replace it, ARC approval is required. The ARC does not intend to make every homeowner replace the tree in their front yard since some of the planting areas are so small. The ARC does, however, intend to maintain as many trees as possible to improve the overall appearance of the community. Generally, Colchester (garage) townhouse owners will need to replace their tree. Homes with a front veranda may not be required to do so. The ARC, on a case-by-case basis, will consider whether trees need to be replaced for other townhouses designs.

Window Grids:

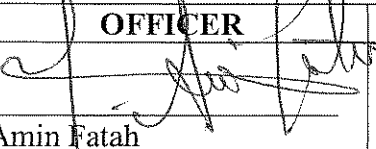

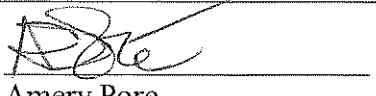
Deteriorated window grids (dividers) must be fixed or replaced by replacing the entire window or just the glass portion. The replacement window must have the same grid pattern as the original window. Torn or damaged window screens should be repaired, replaced, or removed.

These guidelines are subject to periodic review by the Board of Directors, and supplement the Association's covenants.

RESOLUTION ACTION RECORD

Duly adopted at a meeting of the Board of Directors held July 8, 2008.

Motion by: Amin Fatah Seconded by: Amery Pore

OFFICER	TITLE	YES	NO	ABSTAIN
 Amin Fatah	President	✓		
 Quin "Sonny" Barber	Vice President	✓		
 Amery Pore	Treasurer	✓		
 Julie Nielsen	Secretary			
	Member-At-Large			

ATTEST:


Secretary

7/8/2008
Date

Resolution effective: August 16, 2008.