

Hayfield View Homeowners Association



ARCHITECTURAL CONTROL GUIDELINES AND PROCEDURES

**Approved by the Board of Directors
February 28, 2018
Updated May 23, 2018**

**HAYFIELD VIEW HOA
ARCHITECTURAL CONTROL COMMITTEE
GUIDELINES AND PROCEDURES**

Introduction

The Hayfield View HOA's Architectural Control Committee (ACC) is responsible for ensuring the community looks good and that each property's exterior is in unison, this work helps to ensure that our community maintains its property values.

To achieve its objectives, the ACC reviews and approves homeowner proposals to update the exterior of their homes, and the committee works with the management company to perform annual property inspections.

Here are a few things you need to know before doing work on the exterior of your home:

- ✓ **SUBMIT AN APPLICATION.** You must apply for permission and gain approval to make changes and improvements to the exterior of your home prior to initiating any changes and improvements. This is done by completing an Architectural Control Committee (ACC) Application (see Attachment 1) that lets the HOA and the property management company know that you are making corrections or have plans for an exterior project or improvement. ACC approval helps avoid both subsequently correcting unapproved projects and the frustration and extra costs associated with fixing unapproved work. Another good tip before submitting your ACC application is to read these ACC Guidelines and see if the project that you are planning is in accordance with ACC guidelines. Also look around the neighborhood and see if your choices for improvements will maintain the harmony of the properties and grounds around your home. Remember, the ACC process seeks to protect you and your investment!
- ✓ **PROVIDE COMPLETE INFORMATION.** Provide the ACC with complete information, including the types of materials, the location, dimensions, detailed descriptions, colors, pictures and diagrams of your project. This will speed up the ACC process which usually takes about 30 calendar days.
- ✓ **ACC APPLICATION STEPS.**

1. Complete the ACC application and send the form to the property management address listed on the application form. The application form provides the mailing address, telephone, FAX number and email address. The ACC email address is acc@hayfieldview.org.

In addition, you may also electronically submit an ACC request via our website: <https://www.hayfieldview.org/architectural-control-committee>

2. Obtain approval via telephone or by mail from the Architectural Control Committee.
3. Once you have received ACC approval you can begin your improvement or project.

✓ **COMMON PROJECTS THAT MUST BE APPROVED.** Note, this is not a comprehensive list:

1. Installation of decks or patios;
2. Installation of replacement siding, shutters, door and window trim to include gutters and downspouts;
3. Installation of replacement windows, entry doors, storm doors;
4. Major changes to landscaping, tree removal and replacement;
5. Installation of retaining walls, flower bed walls more than 4 inches high; and
6. Deck/Patio awnings

**HAYFIELD VIEW HOA
ARCHITECTURAL CONTROL COMMITTEE
GUIDELINES AND PROCEDURES**

I. Authority

A. These guidelines have been reviewed and concurred with by the Hayfield View Homeowners' Association Board of Directors in accordance with the General Covenants and By-Laws of the Association.

B. Residents are reminded that the protective and restrictive covenants of Article VIII are legally enforceable provisions consented to at the time of settlement. The wording which follows in bold print is quoted from the Covenants for your reference.

ARTICLE VIII – PROTECTIVE COVENANTS AND RESTRICTIONS

In order to conserve the natural beauty of the subdivided property, to insure its best use and most appropriate development, and to prevent the erection of poorly designed or constructed improvements, the entire area hereinabove described shall be subject to the following protective covenants and restrictions hereinafter referred to as The General Covenants:

(1) “No building, accessory building, or structure (including play structures), shed, awning, porch or porch covering, garage, trailer, tent, driveway, fence, hedges, screens, barns, driveways, wall or other structures shall be allowed, constructed, or altered upon any lot or house thereon without the plans and specifications of such having been approved by the Architectural Control Committee as to quality of workmanship, design, colors and materials and harmony of same to the project as a whole. The Architectural Control Committee shall have the right, in its discretion, to prohibit the allowance, construction, or alteration of any of the above upon any lot except for the main dwelling unit. No structure built upon any of the said lots shall have the exterior painted without the proposed color thereof having been approved by the said Architectural Control Committee.”

See the Protective Covenants and Restrictions in their entirety.

C. In order to conserve the natural beauty of the subdivided property, to insure its best use and most appropriate development, and to prevent the erection of poorly designed or constructed improvements, these guidelines define the general scope and nature of items that require prior approval of the Architectural Control Committee (ACC). It should be emphasized that these guidelines support, and do not replace, the protective and restrictive covenants of Article VIII.

II. Purpose

A. Establish and enforce standards governing additions and/or modifications to homes and grounds within the community.

B. Prescribe procedures governing applications for the approval of additions and/or modifications to homes and grounds within the community.

C. Establish and enforce standards governing the general repair and appearance of homes and grounds within the community.

III. Requirements and Procedures

Please read and follow the guidelines contained on the following pages. These guidelines provide the requirements and procedures to follow to receive the necessary consideration from the ACC prior to making any additions or modifications to the exterior of your dwelling or property. It is each homeowner's responsibility to submit to the ACC any existing additions or modifications that have been made but have not received approval.

A. All visible alterations and improvements to property, must be approved in advance by the ACC before starting any projects.

B. The ACC will consider only written requests using an ACC application (Attachment 1) for project approval. Verbal requests to the ACC will not be approved.

C. A homeowner is required to submit, in advance, a proposed change with detailed pertinent information on the proposed addition/modification, including street address, lot number and telephone number. No proposed change will be accepted without a drawing, picture, description, etc., attached to your request. The written description of the project should include specific information such as height, width, length, size, shape, color, location and materials. Photographs or sketches of similar completed projects in the community are encouraged.

D. All requests for architectural change must be submitted using the ACC application, which can be obtained from the Association's Website (www.hayfieldview.org). This written application must be submitted via e-mail to acc@hayfieldview.org, or via mail to the current property manager, as listed on the Association's website.

E. Within 30 days of receipt, the ACC should notify the homeowner of its decision or request more information.

F. If a homeowner makes additional modifications to the project after ACC approval, a new application is required.

G. Proposal Rejection -- If a proposal is rejected, the applicant is free to request that the ACC reconsider its position and is encouraged to present new or additional information which might clarify the request or demonstrate its acceptability. A request to present this new and/or additional information to the ACC must be made, in writing, within 15 days after a denial of an application. In the event the ACC and the homeowner cannot come to an agreement regarding an addition or modification, the homeowner may appeal to the Board of Directors. This appeal must be requested, in writing, within 15 days of the second denial by the ACC.

H. Variance -- A variance may be granted in unusual circumstances. A variance is an exception to the guidelines which may be granted because of the unusual shape, exceptional topographic conditions, or other extraordinary situation or conditions about a specific piece of property (i.e., townhouse) when the literal enforcement of these guidelines would involve

practical difficulties and cause undue hardship unnecessary to carry out the spirit and intent of these guidelines. No variance will be given for projects undertaken without prior ACC approval.

I. Notification of Denial -- Should a homeowner proceed with a project after notification of a denial by the ACC (see III.J) enforcement procedures go into effect.

J. Enforcement --

1. When the ACC becomes aware of a violation of these guidelines and/or restrictive covenants, a letter will be sent to the homeowner requesting that the violation be corrected within fifteen (15) calendar days.

2. If thirty (30) calendar days pass without a response, a second letter will be sent to the homeowner requesting correction.

3. If there is no response to the second notice of violation, a certified letter, return receipt requested, will be sent asking that the violation be corrected within ten (10) calendar days.

a. This certified letter shall set forth a time and date and opportunity for the homeowner to be heard before the ACC. The homeowner is required to attend.

b. In the event the homeowner does not appear at the hearing, an adverse decision to the homeowner may be reached and the matter turned over to the Board of Directors.

c. The ACC and the Board of Directors shall have available to it all legal or equitable rights and remedies, as well as any rights set forth in the Declaration of Covenants, Conditions and Restrictions, in effecting enforcement.

K. Appeals Procedure --

1. Should the homeowner wish to appeal the ACC's decision, a request should be made to the Board of Directors within thirty (30) calendar days of notice of a violation, asking for an appeal hearing.

2. Both the homeowner and a representative from the ACC must be present at the hearing. Each will be requested to submit written material concerning the disapproved addition and/or modification for the board members to review one week prior to the appeals hearing.

3. A two-thirds vote of a quorum of the Board of Directors is needed to overturn a decision made by the ACC.

4. The Board of Directors will issue a decision within 15 days of the hearing.

IV. Specific Guidelines

All additions and/or modifications to the exterior of your home or property must have prior approval from the ACC. All changes must conform to Fairfax County regulations, and a

homeowner must have the necessary building permits, zoning verification, etc. In addition, utility lines buried in your yard should be located prior to construction. Please contact the applicable utility company for assistance. Some projects will also require that drainage be considered so that your neighbors' yards are not adversely affected.

It is the homeowner's responsibility to comply with county and state regulations. Approval by the ACC does not relieve the homeowner of this responsibility. The approval of any changes and/or modifications to property in Hayfield View by the ACC or its Board, does not constitute any liability to Hayfield View Homeowners' Association. Notice is hereby given that it shall not be liable for any damages, loss, and destruction to property, claims, mechanic's liens, attorney's fees or monetary awards against the homeowner of any nature whatsoever, and by applying for a proposed change you agree to hold Hayfield View Homeowners' Association, its Board of Directors and Committees harmless from financial loss.

The following is a partial list of some common changes to home exteriors and some basic requirements for each. This list is not all inclusive, but is an example of changes which must be approved by the ACC. Nothing contained in these guidelines shall, by implication or otherwise, obviate the need to first obtain prior ACC approval as set forth previously.

A. Decks --

1. Pressure treated wood for all wood components.
2. There are two pre-approved sealant varieties for wooden decks: (1) Behr #500 Natural Premium Transparent Deck, Fence and Siding Waterproofing Wood Finish, or equivalent; and (2) Behr #501 Cedar Natural Tone Transparent Weatherproofing Wood Finish.
3. Decks, above fence level, may be added only to the backside of the 3-level townhouses that have walk-out basements.
4. Decks, will not be approved for two-level homes or homes with a below ground basement.
5. Composite material is acceptable, but colors are subject to ACC approval. See Attachment 2 for approved Trex colors.

B. Doors --

1. Storm/Screen/Security doors
 - a. Full view or semi-full view designs are recommended.
 - b. Storm/Screen/Security doors must be painted the same color as the existing door or trim.
 - c. Any change in doors (replacement and/or color) needs to be approved by the ACC.

d. See Attachment 3 for recommended security door designs.

2. Entry Doors: Entry doors must be in harmony with the parent structure in design and color and painted in the colors of the homeowner's palette.

a. Entry doors should be of commercially-acceptable rust-proof construction; for example, anodized aluminum with baked-on enamel or vinyl-covered with a wooden core. No wooden doors will be approved.

b. Main entry doors must be painted the same color as the existing door or trim. Bronze/metal doors may be approved for some townhouses based on their color scheme.

c. See Attachment 3 for recommended entry door designs.

C. Storage Sheds, Pet Houses or Other Structures Outside of Residence --

1. Definition. Storage sheds are exterior enclosures for storing equipment, materials or supplies. Sheds must be free standing and may not be located outside existing privacy fence. Sheds and storage units must be adjacent to the fence, preferably in a rear corner of the back yard or under a deck.

a. Placement, Dimension and Drainage Requirements. A shed will be located so that one side of the structure abuts the rear wall of the house or the interior of the unit's privacy fencing. The placement of the shed will not cause drainage of run-off water towards adjacent properties. At no point may shed height exceed that of the adjacent fencing (generally 6 feet in height). The footprint of the shed will not exceed a size that is 6 feet wide by 8 feet long. Gutters and downspouts are not allowed. All sheds will have doors that close and can be secured with locks.

b. Materials and Finish. The exterior walls and doors of sheds abutted to privacy fencing must be constructed of either wood, metal or plastic and match the color, style, and finish of exterior materials of the home. Shed roofs must be similar in color and materials to that of the house's trim, siding or roof.

c. Removable Storage Sheds. Heavy duty rubber or unbreakable plastic or composite storage sheds that are portable and temporary in nature, (i.e., not permanently attached to the house or a fence) may be approved if they are; (1) minimally visible from common areas; (2) minimally visible by neighbors, (3) secured under decks with screening; and (4) aesthetically harmonious with the home in terms of color and texture/finish (e.g., pebbled/muted/dull). If the proposed project could affect a neighboring property, applicants must include signatures of affected neighbors with their application.

d. Application Process. A Homeowner must submit the standard HVHOA ACC application, stating the dimensions/size materials, colors and placement location of the shed. A picture of the proposed shed, or shed identical in size and design, must be included in the application.

2. Van Metre (Legacy) Sheds. Van Metre-installed sheds are grandfathered until applications are submitted for major repair or replacement. The above current ACC guidelines must then be followed.

E. Hot Tubs, Saunas, Jacuzzis, Pools --

1. Fairfax County permits are required for the following:

- a. (Building permit) for pools with a surface area greater than 150 square feet;
- b. (Mechanical or plumbing permit) for fuel fired heaters;
- c. (Electrical permit) for lighting, outlets and filter/circulating equipment;
- d. (Electrical permit) for A portable, self-contained spa or hot tub on a slab.

2. Pools must be no larger than 12 x 20 feet and installed within the homeowner's rear fenced lot. Precautions must be taken for proper water drainage that will not adversely impact your neighbors' or common ground property.

F. Fences --

1. Must be the same style as the existing fence (pressure treated pine posts, pressure treated pine horizontal runners (2 X 4's), western red cedar cap boards and western red cedar vertical boards).

2. Fence extension sections must be 6-feet high and follow the contour of the land.

3. There are two pre-approved sealant varieties for fences: (1) Behr #500 Natural Premium Transparent Deck, Fence and Siding Waterproofing Wood Finish, or equivalent; and (2) Behr #501 Cedar Natural tone Transparent Weatherproofing Wood Finish.

4. Gates must use the same design and materials as installed by builder (western red cedar vertical boards; spruce, pine, fir framing boards (2 X 4's)).

G. Trees, Shrubs, Lawns, Hedges, Vines, Ground Cover --

1. All the above should be planted so that they will not protrude in any manner on neighbors' property.

2. Front yards shall be kept with uniform ground cover of grass.

3. Back yards may not be fully covered by a structure.

4. Dead shrubs, weeds and trees in the front and back yards must be removed. Dead shrubs and trees in front yards must be replaced with shrubs or trees approved by the ACC.

5. Major landscaping work and plantings in the front yard require the approval of the ACC. Major landscaping is anything that would change the character of the yard from its original form (e.g., increasing mulched area, adding or removing shrubs or trees).

6. Landscaping in the back yard does not require ACC approval, but be advised that if a homeowner plants something that may adversely impact his neighbor's property, the homeowner is responsible.

7. Homeowners are responsible for maintaining an ornamental tree in their front yard. Trimming, pruning, spraying, mulching, feeding and replacing a front yard tree are solely the homeowner's responsibility. Replacement of trees must be approved by the ACC. Exceptions to this policy must be approved by the HOA ACC.

a. The following are some recommended ornamental trees for residential front yards: Grape Myrtle, Japanese Red Maple, Japanese Flowering Cherry (Yoshino Cherry), Kanzan Cherry, Red Buckeye, Kousa Dogwood, Golden Raintree, Eastern Redbud.

b. Some of the trees that will not be approved for planting in front yards include: Bradford Pear or any Oak or Maple that typically grow higher than 40 feet. From the date of approval of these Guidelines, any tree that typically grows higher than 40 feet tall will not be approved for planting in a front yard.

c. Any tree that typically grows over 40 feet in height or is listed in paragraph b that had been planted in the front yard of a Hayfield View residence prior to the date of approval of these guidelines is grandfathered.

H. Roof exhaust units, skylights. --

1. May be installed only on the rear roof, below the crown, so they are not visible from the front of the house.

I. Exterior Paint --

1. Painting or repainting must conform to the existing color scheme recorded for the house.

2. Painting must be done in a professional manner.

3. Siding must be replaced if damaged.

4. Only those areas that are painted may be repainted. Unpainted and unstained areas, such as brick or concrete, shall remain unpainted and unstained.

5. Homeowners of end units which have a large area of concrete wall exposed may request ACC approval to paint the wall

6. See Attachment 5 for the original McCormick Colonial Collection exterior color chart. Color charts are also available on the ACC website. Each home must be painted its

original exterior color unless the ACC has approved a variance (emphasis added). Members must contact the ACC or the property manager before changing the exterior color of a home.

J. Exterior Maintenance with Minimum Appearance Standards --

It is the responsibility of each homeowner to maintain the exterior of his home and lot.

1. Paint on the home wooden trim and railings must be uniformly maintained and kept in good repair (no peeling, chipping, cracking or stains).

2. No baby carriages, bicycles, or other articles of personal property will be permitted to remain/stored in front yards. Such items must be kept in the homeowner's enclosed rear yard. Articles left outside the enclosed rear yard may be impounded by the Association. The homeowner will be charged for the return of impounded articles.

3. Front or back yards will not be used as open storage areas.

4. Fences and gates must be maintained in good repair (e.g., no gates off their hinges, no broken or warped boards, no leaning fences or posts). If vines are permitted to grow on fences, they should be trimmed so that they do not protrude outside fencing.

5. Properties will be kept free of debris, trash, weeds and volunteer vegetation.

6. Sprinklers and hoses used for watering front lawns, washing cars, etc. may be left in the front area of units if stored neatly and unobtrusively (e.g., hidden behind shrubbery if possible). Use of hose storage racks and retractable hoses is encouraged.

K. Windows -- See Attachment 6 for replacement specifications.

L. Antennas and Satellite Dishes -- See Policy Resolution No. 99-1.

M. Exterior Clothesline or Hanging Devices --

1. Permanent clotheslines are not permitted.

2. The only clothes-hanging device permitted is that described in the restrictive covenants (umbrella-type nature with a diameter not exceeding seven feet), and it should be a height even with or below the fence line (typically 6 feet in height).

N. Playground Equipment --

1. Exterior playground equipment may only be placed in the rear yard and may not extend above the fence or onto common property.

O. Trash --

1. No property shall be used or maintained as a dumping ground for rubbish.

2. Prior to the night before trash collection, garbage or other waste must be kept in covered containers or heavy-duty trash bags within rear yards.

3. Garbage containers should be placed at front curb after dark. Containers should be removed the same day as pick-up.

4. If the owner of garbage/recyclables placed out early can be identified, it will be returned to the owner's back yard.

P. Vehicle Maintenance --

1. As stated in the covenants, no portion of Hayfield View can be used for repair of automobiles. There is a difference between vehicle repair and vehicle maintenance. Please refer to Policy Resolution No. 17-01 (Regulations and Procedures to Parking Facilities) to see what maintenance work is allowed.

2. The area where maintenance work takes place, must not be soiled or damaged by the work. Homeowners will be billed for clean-up or repair costs resulting from the maintenance work.

Q. Miscellaneous --

1. Awnings in the front of a home are not allowed. Retractable patio awnings in the rear of a home may be allowed, subject to ACC approval. All retractable awnings must be: (1) motorized; (2) of solid, earth tone colors; and (3) retracted when not in use." [18-5R-03]

2. Prior approval is required for: ornamentals, hanging planters, flower boxes or other decorative functional additions located in the front of the house. Approval for these items may be granted if they are determined to conform to the overall architectural harmony and appearance of the community.

3. Exterior lighting shall not be directed in such a manner as to create annoyance to neighboring units. No additional exterior lighting in the front yard is allowed without ACC approval. Additional lighting in backyard requires approval if it is visible above the fence.

4. Exterior home security cameras must be placed in the least visible location. Such cameras should only be focused and record on areas of a homeowner's property. Homeowners with cameras must do their due diligence to ensure they are not violating the privacy of others.

5. Commercial trucks, commercial buses, taxis, or other commercial vehicles of any kind may not remain parked overnight on any portion of the properties. Parking of vehicles must comply with current HOA Parking Regulations.

6. Trailers, campers, house trailers, boats, or other recreational vehicles/ structure of a temporary nature may not be parked in Association parking spaces for a period exceeding four (4) calendar days without special written permission from the Traffic and Safety Committee.

7. Vehicles or snow sleds with runners are not allowed on grassy common areas. Sleds without runners are permitted.

8. Building materials or wood for fireplaces, as well as all other private property, must be stored within the fenced enclosure of each homeowner's lot and stacked neatly in an area not visible from public streets or sidewalks. Chopping of wood should only be done within the homeowner's enclosed backyard.

9. Occupants may not install newspaper or mailboxes. Only mailboxes installed by the U.S. Post Office are acceptable.

10. Damage to common areas caused by homeowners will be repaired at that homeowner's expense.

11. Holiday decorations and lights must be removed within two (2) calendar weeks after the holiday.

12. Polar windows (similar style as existing windows) and atrium doors may be approved as upgrades to existing windows and patio doors.

13. No sign of any kind larger than one foot square shall be displayed to the public view on any lot, except temporary signs advertising the lot for sale or rent. The latter should be removed immediately upon sale or rental of the advertised townhouse.

14. Electronic insect traps will be regulated based on the same criteria as for exterior lighting. No device shall be installed or maintained in such a way as to cause discomfort to adjacent owners from noise, and may only be operated during those times when the immediate area protected by the trap is occupied by the owner or his guests.

These guidelines may be amended from time to time as necessary. Homeowners must submit requests for additions or changes to these guidelines to ACC via email.

Attachments

HAYFIELD VIEW HOA ARCHITECTURAL CONTROL COMMITTEE APPLICATION

Date Submitted: _____ Proposed Project Completion Date: _____
Applicant Name: _____ Lot #: _____
Property Address: _____
Mailing Address of Owner (if different): _____
Work Phone: _____ Home Phone: _____ Mobile Phone _____
Email: _____

PROPOSED CHANGE:

- | | | | |
|--|--|---------------------------------------|--|
| <input type="checkbox"/> Deck (attached) | <input type="checkbox"/> Deck (detached) | <input type="checkbox"/> Shed | <input type="checkbox"/> Shutters |
| <input type="checkbox"/> Exterior Painting | <input type="checkbox"/> Fence | <input type="checkbox"/> Storm Door | <input type="checkbox"/> Security Door |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Windows | <input type="checkbox"/> Other: _____ | |

REQUIRED ATTACHMENTS:

- | | | |
|-------------------------------------|------------------------------------|---|
| <input type="checkbox"/> Brochure | <input type="checkbox"/> Diagram | <input type="checkbox"/> Lot Survey Plan with Changes |
| <input type="checkbox"/> Paint Chip | <input type="checkbox"/> Wood Chip | <input type="checkbox"/> Pictures |

DESCRIPTION OF PROJECT OR IMPROVEMENT:

If more space is required, please provide in separate attachment.

-----ACC Use Only-----

Date Received: _____ Date Approved: _____
Date Returned to Mgmt Firm: _____ Date Denied: _____
Date Returned to Owner: _____
Signature of ACC Chair: _____ Date: _____

ACC Comments: _____

RETURN FORM TO:

Capitol Property Management
3914 Centreville Rd., Ste. 300
Chantilly, Virginia 20151
703-707-6404
703-707-6401 (FAX)
acc@hayfieldview.org

TREX DECK COLORS

Belleza de 18 tonos que no se decolora
paleta de colores de terrazas

Grises

 Gravel Path Transcend - tonos tierra clásicos	 Pebble Grey Select*
 Island Mist Transcend - colores tropicales de primera calidad	 Clam Shell Enhance*
 Winchester Grey Select	DISPONIBLE EN TIENDAS SELECTAS

Rojos

 Madeira Select	 Lava Rock Transcend - colores tropicales de primera calidad
 Fire Pit Transcend - tonos tierra clásicos	

Marrones

 Rope Swing Transcend - tonos tierra clásicos	 Beach Dune Enhance
 Saddle Enhance	 Saddle Select
 Tiki Torch Transcend - colores tropicales de primera calidad	 Tree House Transcend - tonos tierra clásicos
 Havana Gold Transcend - colores tropicales de primera calidad	 Spiced Rum Transcend - colores tropicales de primera calidad
 Woodland Brown Select	 Vintage Lantern Transcend - tonos tierra clásicos

PIDA UNA MUESTRA DE LA TABLA DE TERRAZA
visite.trex.com/shop

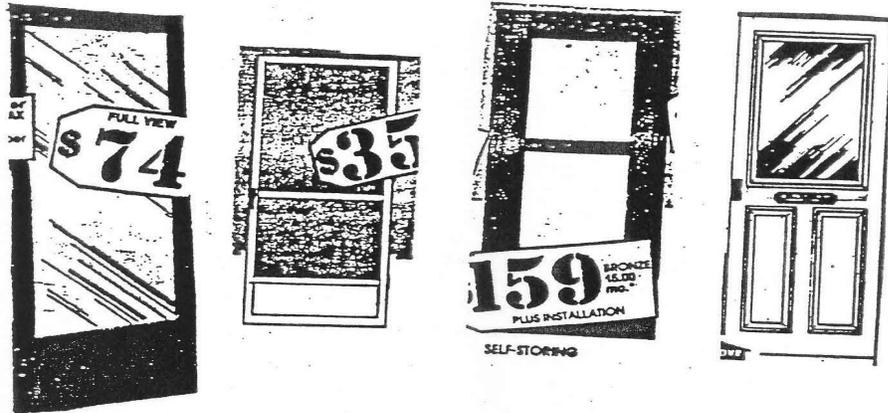
8 9

ACC Approved Trex Colors:

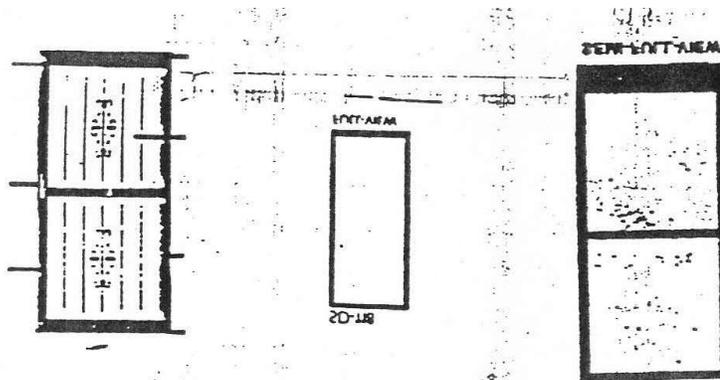
Madeira Select, Lava Rock, Fire Pit, Beach Dune, Saddle Enhance, Saddle Select, Tiki Torch, Tree House, Havana Gold, Spiced Rum

ACCEPTABLE EXAMPLES OF DOORS (BY TYPE)

SCREEN DOORS

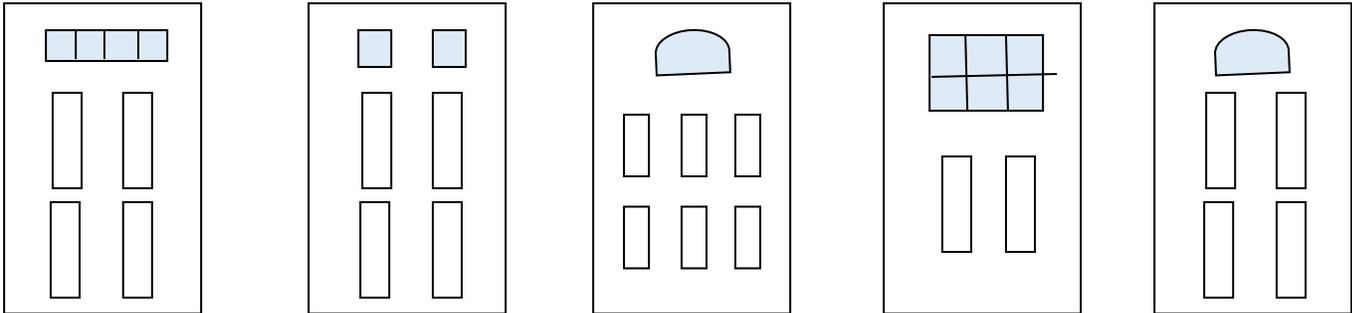


SECURITY DOORS

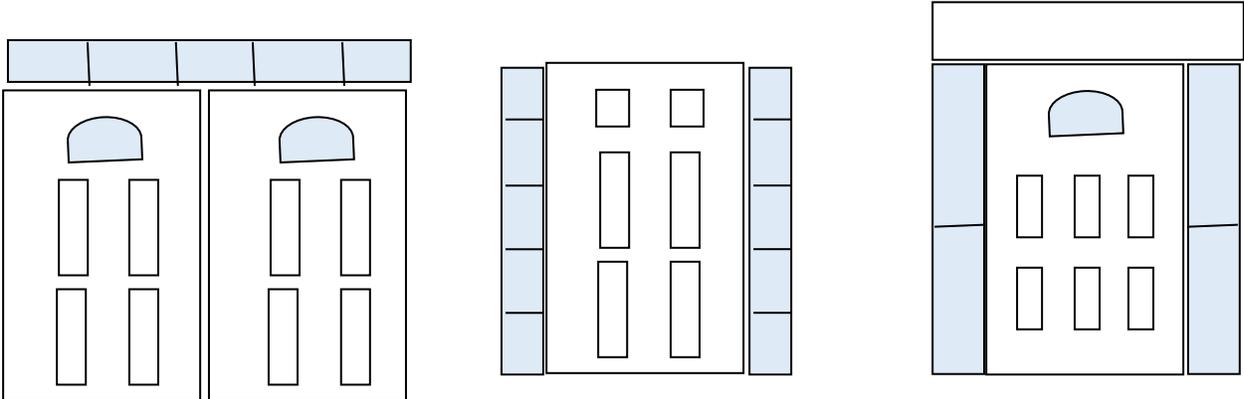


ENTRY DOORS

For Interior Units



For End Units



STORAGE SHEDS



Sheds may be wooden, steel, or plastic. At no point may shed height exceed that of adjacent fencing (generally 6 feet in height). The footprint of the shed will not exceed a size that is 6 feet wide by 8 feet long.

ORIGINAL McCORMICK COLONIAL EXTERIOR COLORS

Reference official McCormick color number, not necessarily the color on this attachment as colors change based on computer and printer settings.

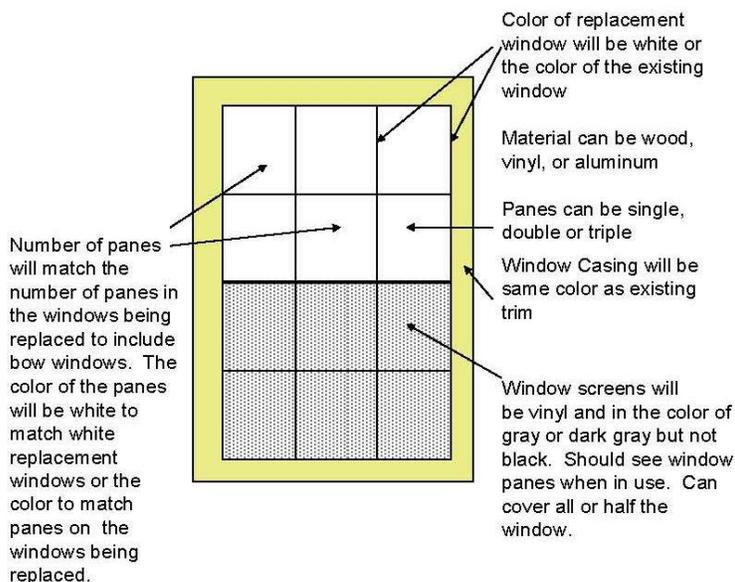


REPLACEMENT WINDOW SPECIFICATIONS

When applying to replace your existing windows your application **will** need to address **all** of the following areas:

- 1. Window Color:** Can be the color of white or that to match existing color of the window of the home.
- 2. Window Material:** Vinyl, aluminum or wood, and with glass window panes. Replacement windows can be single, double, triple paned glass.
- 3. Window panes:** Must match the number of panes that are being replaced. Generally, most windows in the neighborhood are colonial style, which have six panes in the upper window and six panes in the lower portion of the window. For bow windows, the number of panes will match the existing number of panes in the windows. The color of the panes must be white to match white replacement windows or the color to match the existing color of the windows replaced.
- 4. Window casings:** When replacing windows most contractors will offer to encase the old wooden casings (brick molds) by wrapping them in sheet vinyl. The color used must match the existing color of the window casing or brick mold surrounding the windows. Window casings replaced around bow windows will match the existing trim color.
- 5. Window Screens:** Replacement windows can cover all or one half of the window and be the color of gray, dark grey but never black. Screen should permit one to see window below and its panes once installed.

For a better idea of replacement window features, see diagram below:



Please contact acc@hayfieldview.org with any questions.