

## **ACC CODE OF STANDARDS, Continued.**

approval. TV antenna lead-in wires must be tacked along trim, downspout or corner in the rear. No external CB antenna are allowed (DCCR, Article VIII).

### **Criteria for Violation**

Non-compliance with standards.

### **SECTION 15: REAR SIDING**

Homeowners, upon approval of their request by the ACC, may replace their rear shingles -- in toto -- with vinyl, aluminum, or "super steel" siding, which gives the appearance of textured clapboard siding. Homeowners should be aware that their rear walls are NOT insulated and therefore any contractor they retain should be able to remedy this situation when siding is installed. The siding may ONLY be installed horizontally. Colors of both shingles and siding should comply with the approved rear elevation colors in the Paint Standards Appendix. Siding should be warranted against manufacturing defects for a minimum of 26 years. Prior approval by the ACC is required.

### **SECTION 16: OTHER DCCR RESTRICTIONS APPLICABLE TO ACC**

- a. Article VIII - Nothing over four (4) feet shall be erected or planted on lots located at the intersection of two streets where the view might be obstructed.
- b. Article X - Nothing shall be done which may be or become a nuisance to the neighborhood.
- c. One professional sign of not more than one (1) square foot and one "FOR SALE" or "FOR RENT" sign of not more than five (5) square feet are the only signs allowed. No individual water supply system shall be permitted.
- d. Article XI - Nothing shall be constructed or planted to interfere with access to utility easements or to other lots, or which might damage utility installations.

### **SECTION 17: PAINT STANDARDS**

STANDARDS: All horizontal construction (houses, fences, decks, and sheds) must be painted an approved ACC color that is consistent with the traditional Federalist style of architecture that characterizes Pinewood Lake. A book of approved colors with color chips is maintained in the PLHA office and may be inspected from 12:00 to 3:00 PM, Monday through Friday, and 9:00 AM to noon, Saturday, or by appointment with the ACC Chair or ACC Administrator.

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a. Colors selected for each house shall harmonize with the block and street, to prevent over-duplication and conflict of colors. The ACC tries to ensure that there will be no adjacent houses of the same color, and no three adjacent houses of similar colors.

b. Paint shall be a flat finish. The one exception is for the wrought iron fences where a semi-gloss paint may also be used. A gloss or high-gloss finish may not be used, regardless of the paint type. All of the paint colors referred to in this standard are from the Benjamin Moore and Company, Color Preview Line or Classic Line. Other paint manufacturers may be used; however, the homeowner is responsible for matching the Benjamin Moore and Company color, **which will be subject to a sample painted on the house for final ACC approval.** The layout of the colors has been greatly simplified and the terminology for painted surfaces has been changed. The following list describes each category of painted surface. Please see the Paint Standards Appendix for a listing of the approved colors for each area.

**Brick:** Most of the brick façades in Pinewood Lake are unpainted and shall remain so. Façades that were painted before April 2008 may continue to be painted one of the approved colors for brick listed in the Paint Standards Appendix. There shall be no contrast painting of individual brick elements, such as protruding brick string courses: all brick on any one home shall be painted the same color.

**Woodwork Trim:** This is all stationary woodwork on the façade (if it is raised, it is woodwork trim). This will be painted in one color, without contrasting panels or moldings. The previous surfaces called major and minor trim shall all be painted the same approved color, except for the shutters and the recessed planes as explained below. All fascia board, rake boards, soffits, gutters, and the like are all stationary (non-moving) trim and thus are all painted the same color. Window sashes are the moving parts of the window and will be white, beige, or a match to the other approved woodwork trim colors as designed by the manufacturer and approved by the ACC for consistency with the rest of the community's window sash colors. Refer to examples of the façades for labeling of the woodwork trim parts of your home.

**Recessed Plane:** Refer to Illustration of Elevation 3 for an example. These recessed planes shall be painted one of the approved colors for Recessed Planes listed in the Paint Standards Appendix and designated to complement each of the Woodwork Trim colors.

**Shutters:** The shutters shall be painted entirely in one color. Four greens, a red, a gray, and a blue color are provided for natural brick façade houses. In addition, two brownish red colors are provided for additional selection for houses with painted façades. These brown-reds are to be used on shutters only where the façades are painted. If the homeowner chooses to use vinyl shutters, color names and numbers are provided from a specific manufacturer: Manufacturer – Mid America; Suppliers – Smitty's and Mid-South at 7940 Woodruff Ct., Springfield, VA 22601.

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**Painted flashing and metal roofing:** One of the indicated colors in the Paint Standards Appendix shall be used for these elements.

**Doors:** Doors shall be painted entirely in one color. Twelve colors are provided for selection. A wider variety of color is deliberate here, so that the front door becomes a focal point. These colors apply to the front and back doors.

**Wrought Iron, Iron Posts, and Lanterns:** All wrought iron, iron posts, and lanterns shall be painted the same color in a flat or semi-gloss paint. This replaces conditions where the wrought iron is painted the same color as the trim in one location and black in another location. Wrought iron railings are the iron fences or railings located in the front, side or rear of the home. These may be on the ground or located on the house.

**Rear elevations:** Colors for the rear elevations, which are wood or vinyl siding, are indicated in the Paint Standards Appendix. Matching vinyl siding colors from Home Depot's selection are provided for the vinyl alternative. Vinyl siding must match these colors. The siding color is for the siding only, that is, the horizontal boards. The trim (vertical edging boards, window frames, door frames, soffits, etc.) of the rear of the building shall be the same trim color as for the Woodwork Trim on the front of the building. Rear doors may be the same color as the front door, or another of the indicated door colors.

**Sheds:** Sheds shall be painted with Benjamin Moore Louisburg Green or an ACC-approved rear elevation paint or stained with Olympic Maximum Waterproofing Sealant with Honey Gold Tint.

**Front garden fencing, Parking Pad Fencing, Arbors, and Side Fencing (All wooden fences and posts in Sections A, B, C, D, and E of Fence Location Diagram on Page III-14):** The front garden fencing, both posts and panels, shall be painted one color. The arbors shall also be painted the same color as the front garden fencing. All of the above fencing components will be painted the single community color listed in the Paint Standards Appendix. There is no longer any variation of the front fence or side fence colors from property to property. End units with a fence in section E will have the side fencing color going up to and including the rear corner fence post between Sections E and G.

**Rear Fencing (All wooden fences and posts in Sections F, G, and H of Fence Location Diagram on Page III-14):** The rear garden fencing (all portions) shall be painted to match a single ACC-approved color as listed in the Paint Standards Appendix, sealed with the same tinted sealant (Olympic Maximum Waterproofing Sealant with Honey Gold toner) on pressure treated lumber that the community currently uses on its perimeter fence, or stained a clear stain on cedar lumber. Homeowners with stained natural fences shall paint top rails (sides of top rails shall be stained natural) and posts with a single ACC-approved color when one side of a shared fence is stained and the other side of the shared fence is painted. If both fences are stained, homeowners shall stain top rails and posts.

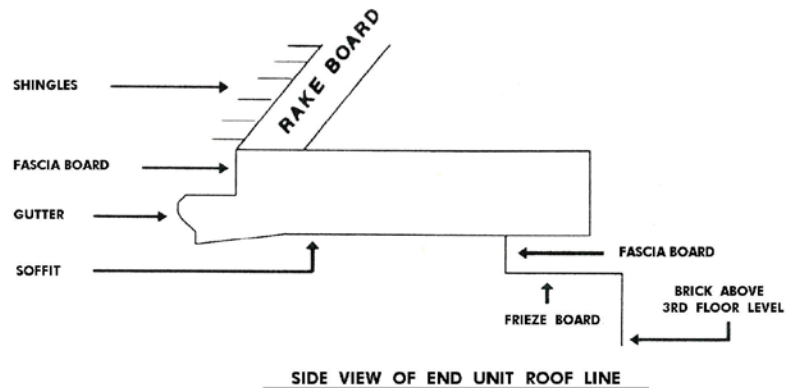
**Wood Decks:** All wooden decks shall be painted to match the rear elevation color, stained with a single ACC-approved stain, or left natural. Wooden decks are the

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rear porches/decks of townhouses on Saint Annes Court and other locations as individually approved by the ACC.

### Criteria for Violation

- a. Any house trim, gutter, downspout, shutter, wrought iron, fence panel, post, arbor, shed, deck, lawn lamp that has evidence of peeling, cracking, chipped or defaced paint; rust; or exposed metal.
- b. Painted brick if brick has chipped or paint has faded, exposing natural brick through the paint.
- c. Natural wood decks with discoloration, mold, split or rotting boards, or other evidence that the wood deck has not been properly stained, treated with a wood preservative, or recently power washed.
- d. Failure to receive prior, written ACC approval to paint.
- e. Failure to paint an area according to ACC standards and with approved ACC colors.



## SECTION 18: WINDOW DESIGN

**STANDARD:** To preserve the Pinewood Lake's Federalist period styling, only windows matching the original design will be used. Replacement windows will have panes and duplicate the original design (see below). Window construction may be multi-layer with pane grid built-in, or the window grid may be removable for ease of cleaning or painting. Plain glass windows without the original pane grid design feature are not permitted. Rear top level windows must be the original design of eight (8) grids per pane. Front bay windows may be replaced with three (3) double hung windows with the center window having six (6) grids per pane and the two side windows having four (4) grids per pane. Rear picture window may be five (5) or six (6) grids horizontally and must be four (4) grids vertically. Homeowners have the option to replace the rear picture window with two (2) double hung windows with the same grid pattern or to replace the picture window and two double hung windows (one either side) with three (3) equal-sized double hung windows each with four (4) grids horizontally and four (4) grids vertically so as to maintain the same exterior grid appearance. **EXCEPTION TO THIS POLICY ARE THE REAR WINDOWS FOR HOMES ON SAINT ANNES COURT.**

### Criteria For Violation

Non-compliance with above.

## **REVISED Paint Standards Appendix**

Following is the list of approved paint colors for the stated areas as of August 12, 2010. All of the paint colors referred to in this standard are from the Benjamin Moore and Company, Color Preview Line or Classic Line, unless otherwise noted. Other paint manufacturers may be used; however, the homeowner is responsible for matching the Benjamin Moore and Company color, which will be subject to a sample painted on the house for final ACC approval. If the homeowner chooses to use vinyl shutters, color names and numbers are provided from a specific manufacturer: Manufacturer – Mid America; Suppliers – Smitty’s and Mid-South at 7940 Woodruff Ct., Springfield, VA 22601. If the homeowner chooses to use vinyl siding for the rear elevation, matching vinyl siding colors from Home Depot’s selection are provided for the vinyl alternative. Vinyl siding must match these colors.

Please view the ACC Standards, Section 17: Paint Standards for a description of each area and for the full standard.

### ❖ Brick façades:

- Misted Green (2138-50)
- Gray Horse (2140-50)
- Putnam Ivory (HC-39)
- Grant Beige (HC-83)
- Edgecomb Gray (HC-173)
- Stonington Gray (HC-170)

### ❖ Woodwork Trim:

- Winds Breath (OC-24)
- Ashwood (OC-47)
- November Rain (OC-50)
- Brilliant White (EXT RM)
- Navajo White (OC-95)

### ❖ Recessed Plane:

- Abalone (2108-60) (suggested with Woodwork Trim’s Winds Breath (OC-24) or Brilliant White (EXT RM))
- Collingwood (OC-28) (suggested with Woodwork Trim’s Ashwood (OC-47) or Navajo White (OC-95) or Brilliant White (EXT RM))
- Sea Haze (2137-50) (suggested with Woodwork Trim’s November Rain (OC-50) or Brilliant White (EXT RM))
- Garrison Red (HC-66)
- Stonington Gray (HC-170)
- Philipsburg Blue (HC-159)
- Black Forest Green (E-46)

- Yorktowne Green (HC-133)
  - Silver Pine (AC-21)
  - New London Burgundy (HC-61) (Homes with Painted Brick Façades only)
  - Hodley Red (HC-65) (Homes with Painted Brick Façades only)
  - Black (Mid-South # 02) (Homes with Black Vinyl Shutters only)
  - Midnite Green (Mid-South # 122) (Homes with Midnite Green Vinyl Shutters only)
  - Forest Green (Mid-South # 28) (Homes with Forest Green Vinyl Shutters only)
  - Burgundy Red (Mid-South # 27) (Homes with Burgundy Red Vinyl Shutters only)
  - Light Gray (Mid-South # 16) (Homes with Light Gray Vinyl Shutters only)
  - Wedgewood Blue (Mid-South # 04) (Homes with Wedgewood Blue Vinyl Shutters only)
- ❖ Shutters (Homes with Natural Brick Façade):
- Black Forest Green (RME-46)
  - Essex Green (RME-43)
  - Yorktowne Green (HC-133)
  - Silver Pine (AC-21)
  - Garrison Red (HC-66)
  - Stonington Gray (HC-170)
  - Philipsburg Blue (HC-159)
- ❖ Shutters (Homes with Painted Brick Façade):
- Black Forest Green (RME-46)
  - Essex Green (RME-43)
  - Yorktowne Green (HC-133)
  - Silver Pine (AC-21)
  - New London Burgundy (HC-61)
  - Hodley Red (HC-65)
  - Garrison Red (HC-66)
  - Stonington Gray (HC-170)
  - Philipsburg Blue (HC-159)
- ❖ Vinyl Shutters
- Black (Mid-South # 02)
  - Midnite Green (Mid-South # 122)
  - Forest Green (Mid-South # 28)
  - Burgundy Red (Mid-South # 27)
  - Light Gray (Mid-South # 16)

- Wedgewood Blue (Mid-South # 04)
  
- ❖ Painted Flashing & Metal Roofing:
  - Avon Green (HC-126)
  - Sea Pine (AC-17)
  - Garrison Red (HC-66)
  - Stonington Gray (HC-170)
  - Philipsburg Blue (HC-159)
  - Abalone (2108-60)
  - Collingwood (OC-28)
  - Sea Haze (2137-50)
  
- ❖ Doors (front and back doors):
  - Black Forest Green (RME-46)
  - Essex Green (RME-43)
  - Yorktowne Green (HC-133)
  - New London Burgundy (HC-61)
  - Hodley Red (HC-65)
  - Garrison Red (HC-66)
  - Audubon Russet (HC-51)
  - Classic Burgundy (E-26)
  - Country Redwood
  - Buckland Blue (HC-151)
  - Philipsburg Blue (HC-159)
  - Silver Pine (AC-21)
  - Dorset Gold (HC-8)
  - Natural Wood
  
- ❖ Wrought Iron, Iron Posts, and Lanterns:
  - Black (2132-10)
  
- ❖ Rear Elevations Paint Colors (Rear Siding/Shingles):
  - Annapolis Gray (EXT RM)
  - Misted Green (2138-50)
  - Gray Horse (2140-50)
  - Putnam Ivory (HC-39)
  - Grant Beige (HC-83)
  - Edgecomb Gray (HC-173)
  
- ❖ Rear Elevations Vinyl Colors (Rear Siding) – Home Depot color names
  - Ivy

- Sand
  - Cactus
  - Almond
  - Tan
  - Wheat
- ❖ The single community fence color for front garden fencing, parking pad fencing and arbors, and side fencing (Sections A-E as shown on Page III-14 of the Rules and Standards Book):
- Navajo White (OC-95)
- ❖ Rear fencing (Sections F, G, and H as shown on Page III-14 of the Rules and Standards Book):
- Louisburg Green (HC-113)
  - Olympic Maximum Waterproofing Sealant with Honey Gold Toner
- ❖ Sheds
- Louisburg Green (HC-113)
  - Olympic Maximum Waterproofing Sealant with Honey Gold Toner
  - Annapolis Gray (EXT RM)
  - Misted Green (2138-50)
  - Gray Horse (2140-50)
  - Putnam Ivory (HC-39)
  - Grant Beige (HC-83)
  - Edgecomb Gray (HC-173)
  - Ivy (vinyl color)
  - Sand (vinyl color)
  - Cactus (vinyl color)
  - Almond (vinyl color)
  - Tan (vinyl color)
  - Wheat (vinyl color)