

STRATHMEADE SQUARE COMMUNITY ASSOCIATION'S ARCHITECTURAL STANDARDS

INTRODUCTION. In accordance with the Covenants of the Association, the Board of Directors of the Strathmeade Square Community Association (SSCA) has adopted Architectural standards to ensure the continued fine appearance of the community. Please note that in every case where SSCA is mentioned it also encompasses the Board Architecture Committee, which normally has jurisdiction over matters pertaining to the exterior of the community.

OWNER RESPONSIBILITIES. Owners are responsible for their property regardless of whether it is owner occupied or leased. Therefore, they are responsible for all actions of their tenants. These standards are designed to assist owners with staying in conformance with community rules.

MODIFICATIONS. In many cases automatic approval is given for modification, particularly when it is a replacement in kind. However often a modification request to the Board through its Architecture Committee is necessary before any change can be made. To make a request, an Architecture Modification (Appendix A) form must be submitted. This is done by completely filling out the form with necessary supporting information such as sketches, paint chips, etc., and submitting it to the management company who will forward it on for review. The SSCA then has 30 days to respond. If the owner does not receive a response within the 30-day period the request is considered approved.

The SSCA can take three actions on the modification request: they can deny, approve, or approve with conditions. Should a modification be disapproved an owner has the right to appeal directly to the Board for reconsideration.

At no time should an owner make a modification without prior approval if they are at all unclear if prior approval is required. Any unapproved modification found to be in violation of the standards might result in a daily fine and additional cost to have it rectified.

All work on SSCA houses is to be done by the owner or a licensed contractor and in accordance with all Fairfax County regulations and any other applicable regulations or laws.

ARCHITECTURAL COMMITTEE. The Board handles most of the architectural issues of the community through a committee appointed in accordance with the Bylaws. The committee meets regularly, usually once a month, and all residents are invited to attend. They are particularly encouraged to do so if they have a modification request pending in order to provide any amplifying information that might be required for the Committee to make a decision.

PROPERTY INSPECTIONS. Normally, the Management Company and/or members of the Architectural Committee do a walkthrough of the community at least once a year. At that time violations are noted for each property and owner notified. Unless it is an egregious or an obvious health or safety issue, owners are normally given 30 days to correct the violation. Additional time may be granted for rectification if the owner has contacted SSCA and has demonstrated an obvious and substantive effort to bring their property into compliance. Otherwise, the Board has the authority to schedule a hearing on the matter. The result of that hearing may be a daily fine and/or other expenses until the violation is corrected. Additionally, the Board may take a variety of actions to ensure compliance such as, but not limited to, a lien against the property, court order to have the work performed, and/or the arrangement to have the work performed to correct the violation in which case the owner will be charged for expenses incurred, plus substantial penalties. Any change not paid may result in a lien against the property, suit, or some other legal action to ensure payment is made.

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An inspection is also done at the time of a pending sale of a property as required by the Commonwealth of Virginia. Any violations at that time are noted in the Disclosure package, which is required to be provided by the seller to the perspective buyer.

Finally, these standards are designed to help the community retain is property values, uniform appearance and unique character. By all owners abiding by the standards, Strathmeade Square will remain a pleasant place to live for many years to come.

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D. DOOR AND DOOR FRAMES.

In general SSCA houses have a solid door in the front and solid or sliding type in the rear and were originally designed to reflect the general colonial architectural nature of the community.

D.1. Doors are to be properly aligned, unbroken, and adequately painted in a color that reflects the general colonial architectural nature of the community. All door hardware (locks, knobs, handles, knockers, hinges, door bell button, etc.) is to be in good repair. All door changes, including a change in the color, style, type and size of opening or number of windows must have previous approval from SSCA prior to installation.

D.2. Doorframes are to be in good repair and adequately painted in a color that matches the rest of the house trim. Bright white color is preauthorized. All other door frame changes, including a change in the color, style, type, and size of opening or number of windows must have previous approval from SSCA prior to installation. Note that the wood in many doorframes tends to rot at the base of the frame.

D.3. Storm or screen doors, if installed, are to be properly aligned and in good repair and of a color to blend with the main door and trim. Bright white, black, or brass color is preauthorized. All other storm/screen doors must be approved by SSCA prior to installation. They are to be properly closed and latched when not in use.

W. WINDOWS

In general windows in SSCA are double hung or bay, have mullions, are white in color, and were originally designed to reflect the general colonial architectural nature of the community. This means that each window has two movable sashes, which slide up and down within the window frame. The sashes are divided into sections by mullions; most are divided into six sections. A few are divided into four sections. For the purpose of SSCA, mullions are defined as vertical and horizontal strips that divide each sash into sections, and normally support and secure individual pieces of glass. Specifics are given for frames, trim and stashes. However, it is important to note that any change in the color (other than to bright white), style, type, and size of opening or number of windows must have previous approval from SSCA.

W.1. Window frames and trim is to be in good repair and adequately painted. The frames and trim shall not be broken or deteriorating from rot, and the paint shall not be cracked or peeling. Replacement of window frames with metal or vinyl construction is allowed without prior authorization as long as they match the existing frame and are bright white in color. All other installations and colors must be approved by SSCA.

W.2. Sashes are to be in good repair and adequately painted. Replacement of window sashes with metal or vinyl construction is allowed without prior authorization as long as they match the existing sashes in style and are bright white in color. All other installations and colors must be approved by SSCA.

W.3. Windowpanes are to be transparent glass and free of paint or other obstruction. They are not to be cracked or broken.

W.4. Mullions are required to maintain architectural consistency within the community, i.e., they are not to contain large panes of glass, which are not visually subdivided by mullions, even if the mullions are

only decorative. Where a window is not required to have mullions as a structural element, such as a modern insulated glass replacement window, they must contain decorative mullions to give a similar appearance. The mullion requirement applies equally to both standard double hung windows and any other type of installation such as a garden or bay window. Mullions must be painted to match the sash of the window.

W.5. Storm windows, if installed, are to be in good repair, and if not of natural aluminum color, adequately painted in a color that matches the window sash. The sashes are to be square to the frame, of transparent glass, and free of paint or other obstruction.

W.6. Shutters may be of wood, vinyl or metal construction but must reflect the general colonial architectural nature of the community. They are to be in good repair, securely attached to the house and adequately painted. All color choices must be approved by SSCA.

W.7. Bay windows and surrounding structures under and around the windows are highly susceptible to water damage and wood rot. They are to be in good repair and adequately painted, including the connecting siding and other trim. Bright white color is preauthorized. All other color choices must be approved by SSCA. The wood or other covering shall not be deteriorating from rot, and the paint shall not be cracked or peeling. Metal flashing around or above these structures is to be firmly attached and adequately painted to match either the structure or the surrounding siding so that it is not noticeable.

Bay windows and/or their surrounding structure may be replaced without prior authorization by a metal or vinyl type if they match exactly the existing unit, do not hide any of the original architectural features of previously noted. Any deviation from this must be approved by SSCA.

S. SIDING

S.1. Brick exteriors are to be free of stains, such as algae, mildew, and other materials like gutter debris, not damaged missing or broken, and all mortared joints are to be properly filled. Some SSCA house have bricks to which paint has been applied to the outside surface. Other houses have bricks in which color is impregnated. Paint on bricks is not to be cracked or peeling and must be of a uniform color throughout. Any choice in color must be approve by SSCA.

S.2. Siding other than brick may be of wood, vinyl, or metal construction but must reflect the general colonial architectural nature of the community. Replacement siding cannot cover the original architectural features of the home without prior approval from SSCA. Siding materials are to be in good repair and adequately painted. Bright white color is preauthorized. All other color choices must be approved by SSSCA.

R. ROOFS AND ATTACHED STRUCTURES. (See Appendix B for diagram)

R.1. Dormers are structures, which project from a roof. They typically contain a window, e.g., a dormer window. Within SSCA there are two types of dormers, both of which are found on houses with gambrel style roofs. (A gambrel roof has a steep lower slope and a flatter upper slope on each side of the main ridge.) The first type of dormer has a triangular top and is called a gable dormer. The second type has a flat top and is called a shed dormer. Both have windows and both project slightly from the lower slope of the gambrel type roofs.

Dormers, including their windows are to be in good repair and adequately painted. Flashing found around dormers is to also be adequately painted. Bright white color is preauthorized. All other color choices must be approved by SSCA.

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R.2. Gable trip. Boards (rake board) exist in some fashion on all SSCA houses. See Appendix B. A gable of a house is the vertical triangular portion formed by the ends of a roof that slope downward at angles from a central ridge. Within SSCA only end unit house have full gables. Most interior unit houses have partial gables where their roof is offset somewhat from an adjacent unit's roof.

A few interior units have no gables; this occurs when their rooflines exactly match the rooflines of adjacent units. In this situation there is often a firewall cap between the houses (see firewall cap).

Trim board called rake boards frame both full and partial gables. The boards are fully exposed to the elements, which often cause the paint to weather, chip, or peel.

Gable rake boards are to be in good repair and adequately painted or covered by a colored product such as vinyl or metal. Such a covering must be done so that it does not disguise any of the original architectural features of the house. Bright white color is preauthorized. All other color choices must be approved by SSCA.

R.3. Roof flashing is sheet metal strips or specifically formed metal shapes used to seal joints and direct water away from joints between differing materials on roofs and elsewhere on buildings. Besides being installed between roof shingles and gables, flashing is also typically found around roof vent pipes, roof fans, exhaust pipes, around bay window structures, and around dormers. It may also be found in other locations .

Most SSCA houses have "stair step type" roof flashing between their roof and the gable of the neighboring property(s). This visible vertical portion of a property's flashing will thus be attached to the adjacent house. The horizontal portion of the flashing should not be visible; it should properly be installed beneath roof shingles. Although the flashing is only visible on the adjacent property, the flashing is the responsibility of the party benefiting from it, e.g., the owner of the property, which it is protecting and on which it is not visible. This includes all maintenance, painting, etc.

The vertical portion of the flashing is to be properly coated, and or painted, and is to be firmly attached to the adjacent gable. Bright white color is preauthorized. All other color choices must be approved SSCA.

R.4. Roof vents and exhaust pipes are to be constructed of metal or plastic. While painting of the vent or exhaust pipe bright white is encouraged for community uniformity, it is not required. However, the vent or exhaust pipe must show no signs of rust or other deterioration. If previously painted the pipe or vent must either be kept properly painted or stripped of all existing paint coat so that it presents the same appearance from all vantage points.

R.5. Roof shingles are to be properly aligned. A roof is not to have missing or damaged shingles. Shingles are to be of a uniform color throughout and reflect the general colonial architectural nature of the community. Change of shingle color, style, or material requires prior approval from SSCA.

R,6, Firewall caps are on some SSCA houses where a house's rooflines match the rooflines of its adjacent house(s) there will not be a gable but there may be a firewall, which extend a few inches above the roofs. Sheet metal caps cover the firewalls.

Firewall caps are to be in good repair and adequately painted. Bright white color is preauthorized. All other color choices must be approved by SSCA. Since firewall caps are extensions of the common wall between properties, both properties are responsible for the correction of any deficiency.

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R.7. Soffits are the underside surface of the roof's eaves. (Eaves are those portions of the roof, which overhang the house's exterior walls.)

Soffits are to be in good repair and adequately painted or covered to match the rest of the trim. Bright white color is preauthorized. All other color choices must be approved by SSCA.

R.9. Frieze boards, sometimes also called fascia boards, are long flat boards attached to the exterior of houses directly beneath the soffits.

Frieze boards are to be in good repair and adequately painted or covered to match the rest of the trim. Bright white color is preauthorized. All other color choices must be approved by SSCA.

R.10. Gutters are to be securely attached and in alignment with the roofline. They are to be free of mildew and dirt, be adequately painted, and as far as practical, empty of leaves and debris. In all cases bright white gutters are authorized. All other color choices must be approved by SSCA.

R.11. Downspouts are to be securely attached to buildings. They are to be in good repair, free of mildew and dirt, and adequately painted. Normally, the color of the downspout should match that of the gutter. Any deviation from this policy must have prior approval from SSCA.

Downspouts should drain so as not to impinge on another property or cause erosion. Normally, this would be such that water can freely flow to the storm drainage system.

E. EXTERIOR ATTACHMENTS

E.1. Railings for most front yard and entrance areas within SSCA are constructed of metal member, which are welded together and mounted in or to concrete or masonry. Railing members are to be securely welded together and free of rust. They are to be painted so that bare metal, rust and previous coats of paint are not visible. They are to be securely mounted to masonry or concrete walks or walls, or mounted in concrete supports. Black color is preauthorized. All other color choices must be approved by SSCA.

E.2. Sidewalks are the responsibility of owners for the sidewalk area that runs from their door or other parts of their property to where it joins the community pavement. The width of the sidewalk is to be approximately level. The sections are to meet evenly so that they do not pose a tripping hazard. They are not to be severely cracked or broken.

Sidewalks are normally constructed of concrete. However, brick is allowed. Paver bricks must be set on concrete base, mortared together, and must be level with the common sidewalk across the front of the property. Thresholds must be brick as well as the steps adjoining these two areas and of one color throughout. Design and color of bricks is subject to approval by SSCA.

E.3. Steps must match the width of the sidewalk, and be approximately level. The risers are to be of approximately equal dimensions including the first rise, with no separation between the steps and the sidewalk. They are not to be severely cracked or broken. Normally steps are to be left their natural color. Painting or other covering of any kind must be approved by SSCA.

E.4. Address mounts are to be approximately 6"x18"x1/2" in size, securely mounted to the building, adequately painted, and in good repair. The house numbers are to be firmly attached to the address mounts and of a contrasting color to the mounting surface. House numbers attached directly to the house in lieu of address mounts are acceptable. All numbers are to be uniform and of the same color.

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E.5. Mailboxes are to be securely attached to the building. They are to be in good repair and adequately painted.

E.7. Antenna and cable TV wires are to be securely and unobtrusively attached to the house and where possible be of a matching or blending color. Wires normally are to be on the rear of the house. All other installations must first be approved by SSCA.

E.8. Satellite Dish Installatin. See Appendix C.

F. FENCES

Fences are required between each property and the outer boundary of a property of an end unit. Fences are not required on the rear. In that case the dividers between properties must come to a finished end. Fences may extend to the furthest boundary of a home's footprint but may not impinge on community property. With the exception of hardware and post caps, all fences are to be of wood construction and painted with an approved fence paint color.

F.1. Fence construction is to be of 4"x4", 6"x6", or 4"x6" support posts, 2"x4" rails, and 1"x6" boards. Capping of the tops of the board with capping board is encouraged.

F.2. House address numbers are to be attached to the rear fence, preferably the gate and be at a height 4-6 feet off the ground. The numbers are to be unobtrusive and uniform in appearance and color. Where there is no rear fence or gate the numbers shall be placed on the right side of the existing fence.

F.3. Cross-bars connecting posts, usually found over gates, are not permitted.

F.4. Wooden parts are to be free of green or black mildew and must be painted in accordance with SSCA. However, since it is recognized that new treated lumber takes time to cure, a grace period of 6 months is allowed before new or replaced wooden parts must be painted.

F.%. Colors. Approved for SSCA fences are Sherwin Williams - Chateau Brown (latex) (alternate manufactured matching color approved by ARCOM Committee) or sealed natural. *(This section amended March 2022.)*

Colorant (Gallon) OZ 48 96

B - Lamp Black 3 16 0

C - Yellow Oxide 0 40 0

F-Red Oxide 1 0 0

L-Raw Umber 0 6 0

F.6. Fence posts are to be vertical, firmly anchored in the ground, in good repair, and capped with a metal or plastic cap. Posts must be adequately painted with an approved fence paint color. Posts are not to extend more than 2" above the boards. Crossbars are not permitted.

F.7. Fence post caps are required on the top of each fence post. They are to be constructed of metal or plastic. While painting of the cap is encouraged for uniformity, it is not required. However, the cap must show no signs of rust or other deterioration.

F.8. Fence rails are the horizontal structural members of the fence. There are to be three in each fence section and they are to be parallel to each other. They are to be firmly attached to the posts, in good repair, and adequately painted with an approved fence paint color.

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F.9. Fence boards are to be attached to both sides of the rails. There is to be a gap of approximately 3.5” between each board. The boards on the opposite side of the fence are to be staggered at approximately ½ again the distance of the other side. The boards are to be firmly attached to the rails, in good repair, and the exterior surfaces adequately painted with an approved fence paint color. The tops of the boards are to be straight, e.g., they are not to be ragged or rotted from long exposure to the elements.

F.10. Fence board caps are long flat wooded strips, which cover the tops of the boards. They are not required but are encouraged because they deter the deterioration of the top of the boards caused by weather elements. When caps are present they are to be firmly attached, and painted with an approved fence paint color.

F.11. Fence gates must be properly hinged, and have an operating and effective latch. The wood should be solid and adequately painted with an approved fence paint color. A gate is to be properly latched when closed.

F.12. Fence hardware consists of hinges, latches and locking devices. All hardware is to be firmly attached and adequately painted or constructed to be dark in color so that it blends with the color of the fence and shows no rust or other wear.

Y. YARD STRUCTURES AND APPEARANCE

Y.1. Attached Structures to SSCA houses are normally not allowed other than that required for handicapped access, or in the case of a shed as referenced. This includes, but is not limited to decks 24” or more above the ground level plane, breezeways, porches, etc. Therefore, before any such structure should be contemplated, discussion should be initiated with SSCA.

Y.2. Patios, decks, and other such rear yard covering do not require prior approval as long as it does not extend more than 24” above the ground plane and the house has a rear fence and gate such that all sight into the yard from a level of 6 feet or less is blocked. Therefore, patios, ground decks, and other permanent structures that can be seen from the 6-foot level must be pre-approved. An example is where rear fence and/or gate do not exist.

Y.3. Sheds are allowed on an owner’s property without prior approval from SSCA if it does not extend more than 12” above the fence line, except if built as an integral part of the divider between two properties. In that case the shed shall be no higher than 8 feet and of wooden construction painted to match the attached fence. The roofs of wooden sheds are to be properly shingled in a manner and color that matches as closely as possible that of the main house. Metal shed may have metal roofs. Vinyl sheds are not allowed unless they have a roof that matches that of the house and do not extend above the fence line. If paint is required, the sides, doors, and any other area showing must be painted in accordance with the SSCA fence standards. If obtaining a metal or vinyl shed and it is impractical to paint it with one of the approved fence colors, it should be dark brown. All other colors must be approved by SSCA.

Y.4. Playground, hot tubs, or any other type of installations for recreation may be installed in a rear yard if it is not visible above the fence line. This applies to both portable and permanent installations. However, for safety reasons no such installation is allowed unless the yard is completely enclosed by a fence meeting the standards such that entry into the area can be controlled. In order to avoid any problems, approval for such an installation should first be obtained from SSCA and must meet all Fairfax County and other municipal laws and regulations.

Y.5. Area neatness outside of the fence line or home rear and side exterior is the responsibility of the owner. No objects are to be stored outside of the fence line. It is acceptable to place trash container

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outside the fence line as described in the Trash and Garbage Resolutions (Policy Resolution No. 2021-01) Visible portions of the rear yard area are to be kept in a neat condition and free of debris. If there is no rear fence then this applies to the entire backyard area. *(This section amended March 2022 to be consistent with Policy Resolution No. 2021-01.)*

Y.6. Front exteriors of a home must be landscaped with a covering of vegetation at least 75% of the total area up to a point where it joins the common SSCA and neighboring properties. This may be ground cover, grass, or flowers. All other configurations of the front exterior area must be approved by SSCA.

A border may be placed around the yard area. If it is constructed of wood, stone, rock, pavers, or other such outdoor material designed for such use, it may protrude above the ground level a maximum of 12 inches. If it is constructed of plastic and intended to be used as an exterior border, it may protrude above the ground level no more than 2 inches. Materials commonly sold for interior use, such as tiles, interior lumber, etc. are not appropriate to be used as an exterior border. Any other configuration must be approved by SSCA.

Z. OTHER. Anything not covered in these standards is the purview of the SSCA. Therefore, if standards are not present, pre-approval must be obtained from SSCA.