

KINGSBERRY HOMEOWNERS ASSOCIATION

ARCHITECTURAL AND ENVIRONMENTAL GUIDELINES

ORIGINALLY PROMULGATED MAY 1999
UPDATED AND CURRENTLY IN FORCE

Foreword

These guidelines are provided to clarify and develop some of the covenants and restrictions of the Kingsberry Declaration of Covenants, Restrictions, Easements, Charges, and Liens. This Declaration provides a basis for maintenance of the aesthetic integrity of the original concept of Kingsberry, continuation of a well-kept appearance, and protection of property values.

The guidelines are not all encompassing. They are intended to aid the Homeowner in obtaining the required approval of the Architectural & Environmental Review Committee.

Adherence to the provisions of the Kingsberry Declaration is a legal obligation as well as a matter of consideration for your neighbors and maintenance of the overall appearance the community. Every homeowner should be familiar with the Declaration especially, Articles 7, 8, 9, and 10.

Approvals required in the guidelines and approvals for any exceptions must be obtained in writing from the Architectural and Environmental Review Committee before making any changes. Instructions for requesting approval are provided at the end of this document.

Guidelines

Air Conditioners: Window-type air conditioners are not permitted.

Antennae: Exterior television aerials or radio or other antennae are not permitted. Antennae may be installed within a townhouse.

Attic Ventilators: Attic ventilators are permitted on the rear roof of houses, provided that from the front they are not visible above the cone of the roof.

Birdhouses: Birdhouses must be kept within the rear-fenced area. The color and the size must complement the exterior of the house. Fairfax County strongly advises against bird feeders as seed falling on the ground may attract rodents.

Chimney Caps: Chimney caps are permitted.

Clotheslines: Outdoor clotheslines are not permitted.

Decks & Patios: Decks must be constructed of pressure-treated lumber and should conform to styles existing in the neighborhood. Painting of decks is not permitted. Decks may be treated with a clear preservative, or a stain of a color approved by the Architectural & Environmental Review Committee. Patios must be constructed of either concrete, stone, brick or pressure-treated lumber. Deck and/or patio plans must be approved prior to construction.

Fences & Gates: Fences and gates must conform to the style existing in Kingsberry. They cannot be higher than six (6) feet. Maintenance of the fence and gate are the homeowner's responsibility and repairs must be accomplished promptly. Fence posts must be pressure-treated lumber. Replacement boards must be with wood of the same size, shape, and type. Fences and gates may not be painted, but may be stained with a clear preservative. New latches or hinges on gates may be installed, provided they are black and of existing style. Any change to the existing style or material must be approved.

Fireplace Wood: Wood may not be stacked outside a resident's fenced area, on a front porch, in front of the townhouse, or in a common area. Woodpiles attract termites and other insects, and should not be stored in the garage or next to a townhouse.

Flags: The American Flag may be displayed hanging from a suitable pole affixed to a bracket. The traditional rules with respect to its display should be followed.

Flower Boxes, Pots, and Urns: Flower boxes, flowerpots, and urns may be used on front steps, porches or decks. Color and size should complement the exterior of the townhouses.

Garbage/Trash Containers: Garbage and trash containers must be kept within the garage or the rear-fenced area. They should be placed on the curb no earlier than the evening before the scheduled pick-up day, and retrieved as soon as possible after trash collection.

Gutters and Downspouts: Maintenance of gutters and downspouts is the responsibility of individual homeowners. Painting shall be in accordance with the approved exterior color.

Hardware on Doors: Front, rear, and storm door hardware must be antique or polished brass. New/replacement hardware should complement existing hardware. Brass kickplates on the front door are permitted.

House Numbers: (Under revision). Please contact the committee for guidance.

Lighting: Rear area lighting may be installed provided the lights illuminate only the homeowner's property and not the property of adjacent townhouses. Installation of security lighting of a common area at the rear of a townhouse must be approved. Front exterior lighting is limited to original fixture locations on houses. Approved exterior light fixtures for Section 2 are described in the attachment. Installation of any fixture other than one identical to the original or one that is on the attached list, must be approved by the Architectural & Environmental Review Committee.

Outdoor Carpeting: Outdoor carpeting is not permitted on front door landings, outdoor steps, or sidewalks.

Painting: Homeowners are responsible for painting trim, shutters, doors, storm doors and any touch up items necessary to maintain the appearance of the house. Original colors must be maintained. Any color change must be approved by the Architectural and Environmental Review Committee. The Committee maintains a chart of approved colors (McCormick Paints). It is suggested that Homeowners contact the Committee to confirm approved colors prior to painting.

Painting of siding, brick, front steps, front porch floor, front door landings, or decks is prohibited.

Black gloss enamel must be used on all exterior iron railings.

Pets: No pets are permitted on the interior common area. Pets are permitted on the perimeter common areas only, provided they are carried or leashed. Pet owners are responsible for the immediate pick-up and disposal of their pet's droppings.

Recreation and Play Equipment: This equipment must be limited to a homeowner's property in the rear of the dwelling; shall not exceed the height of the fence (six feet); and shall not detract nor cause a nuisance to adjacent homeowners.

Retaining Walls: Retaining walls must complement the surrounding property area and shall not have potential adverse effect on adjacent properties.

Satellite Dishes: Satellite dishes, no larger than 18 inches in diameter, are permitted. They must be placed inconspicuously. Wherever possible, the color should reasonably blend with the color of the roof. Requests to install a satellite dish must be approved by the Committee prior to installation.

Sheds: Freestanding, four-walled sheds are not permitted. An exterior storage area will be considered if incorporated as a part of a deck, patio, or existing townhouse. No storage structure will incorporate the rear fence as a wall, nor will the structure exceed the height of a fence.

A prefabricated gray, dark green or tan garden tool closet, no larger than 72" high, 48" wide, and 28" deep (Rubbermaid or equivalent), and situated inconspicuously under a deck, generally will be permitted.

Homeowners must obtain approval to install a shed.

Shutters: Shutters may not be permanently removed from a townhouse. Additional shutters may not be installed. Replacement shutters must match the original style and color.

Signs: Signs shall be limited to Real Estate signs not more than 3 feet x 3 feet and only while a house is for sale or rent. Only one sign may be displayed per unit and it must be on the owner's property. Signs shall be removed promptly upon sale, closing, rent, or removal of the property from the market.

Solar Roof Panels: Solar roof panels are not permitted.

Sound Devices: No outside speaker, horn, whistle, siren, bell, chime, amplifier, or other sound device is permitted, except when it is used exclusively for security purposes.

Storm Windows: Storm doors must be painted the same color as the front doors. Etched glass design or grillwork is not permitted. Storm windows must be painted the same color as the trim on the townhouse.

Sun Control Devices: Permanent sun control devices are not permitted.

Windows: Decoration of front windows (interior shutters, curtains, draperies, window decor, etc.) must be consistent with the overall appearance and design of the community. The original design and appearance of the windows including the window grids (muntins) must be maintained. Replacement grids may be ordered from Olympic Manufacturing (information is attached). The Kingsberry window grids are 5/8" Traditional.

Requests For Approval

Requests for approval and related correspondence should be addressed to:

Kingsberry Homeowners Association

ATTN: Architectural and Environmental Review Committee

P.O. Box 2672

Fairfax, VA 22031

A request should contain, if applicable, the following:

1. Name and address of the homeowner
2. Description of the desired change or improvement
3. Copies of plans or pictures, as necessary, to provide details (If applicable, plans should be in such detail as needed to satisfy Fairfax County code and building permit requirements)
4. Name of contractor
5. Estimated beginning and completion dates
6. Date that Miss Utility was, or will be, called.

The Committee is responsible for answering a request within 60 days, or the request will be deemed approved. If a request is denied, the homeowner may appeal to the Board of Directors.

Prior projects do not set a precedent. Each request will be evaluated on its own merit and, if approved, will not set a precedent for future approvals. Denial or approval by the Committee may be based on any grounds, including aesthetic, which are in compliance with Article 7 of the Declaration.

Kingsberry Homeowners Association
January 2001

Attached is information regarding:

1. Approved exterior light fixtures for Section 2 of Kingsberry. They are available at Home Depot Fairfax Expo Design Center, Fair Lakes Lamp Factory Outlet and Fairfax Colonial Wholesale Electric Corporation.
2. Ordering and selection instructions for the window removable grilles. They are orderable from:

Olympic Manufacturing
Tel. #: 1-336-667-2576
Fax #: 1-800-922-6591

In addition, replacement window screens are available from:

Barber & Ross
110 Catoctin Circle, S.E.
Leesburg, VA
703-777-7421
Open: 7:00 a.m. – 3:30 p.m.

Kingsberry Homeowners Association

In response to numerous inquiries, the light fixtures described below are approved for use on the front exterior of homes in Section 2 of Kingsberry. The Architectural & Environmental Review Committee (A&E) determined that the current fixtures are no longer available. Consideration also was given to dimensions, (height, width, etc.), wattage, durability, and style. Additional information, including catalogue illustrations, is available from the A&E Committee (703-323-7611).

The Baldwin brass fixtures have a guaranteed lifetime warranty on the finish against tarnishing or chipping; and, long-term availability appears likely.

Quorum	762-2	Polished Brass, Height 30" 3-candle bulbs, with long tail	\$75.00	Top (Front Entrance)
Quorum	762-2	Polished Brass, Height 21" 3-candle bulbs, with short tail	\$40.00	Bottom (Garage Door Entrance)
Quorum	733-3-2	Polished Brass, Height 19.5" 3-candle bulbs	\$75.00	Top (Front Entrance)
Quorum	733-2-2	Polished Brass, Height 15" 2-candle bulbs	\$45.00	Bottom (Garage Door Entrance)

Thomas Lighting	SL 9425-62	Solid Brass, Height 21" 2-candle bulbs	\$100.00	Top (Front Entrance)
Thomas Lighting	SL 9424-1	Solid Brass, Height 15.75" 1-candle bulb	\$56.65	Bottom (Garage Entrance)
Baldwin	7324 – Large Exeter	Solid Brass Height 21.125" 1-candle bulb with long tail	\$162.00 - \$300.00 (Contingent on Sales)	Top (Front Entrance)
Baldwin	7322 – Small Exeter	Solid Brass Height 10.375" 1-candle bulb,	\$123.00 - \$230.00 (Contingent on Sales)	Bottom (Garage Entrance)
Baldwin	7330 – Large Bridgewater	Solid Brass Height 24" 1-candle bulb, with long tail	\$243.00 - \$445.00 (Contingent on Sales)	Top (Front Entrance)
Baldwin	7322 – Small Bridgewater	Solid Brass Height 10.375" 1-candle bulb, with short tail	\$123.00 - \$230.00 (Contingent on Sales)	Bottom (Garage Entrance)
Kichler Lighting	K-9785 PB	Solid Brass Height 21" 3-candle bulbs	\$94.50	Top (Front Entrance)
Kichler Lighting	K-9784 PB	Solid Brass Height 14.75" 1-candle bulb	\$52.50	Bottom (Garage Entrance)

These fixtures are available at Home Depot's Fairfax Expo Design Center [(703) 691-2433], Lamp Factory Outlet [13011 Fair Lakes Shopping Ctr., Fairfax, VA, (703) 818-7430], and Colonial Wholesale Electric Corporation [9560 Lee Hwy, Fairfax, VA, (703) 273-3000]. They may not be on display at all stores and prices are approximate.

Available in 21 Days

ELECTRIC CITY PRINTING CO. → 18009226591

(330) 667-2576

Barby + Ross
Windows

NO. 150 004
PHONE: 1-330-667-2576
Fax: 1-922-655



olympic mfg

A **GMS** Company

REMOVABLE GRILLES

ORDERING INFORMATION

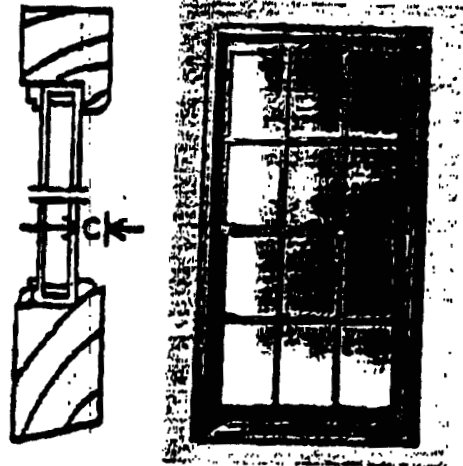
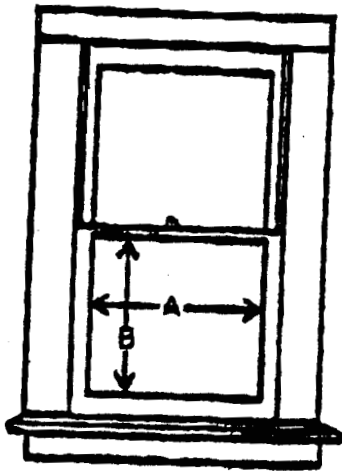
Please provide the following information and fax or mail your order to Olympic.

A. GENERAL

1. Window manufacturer (if known): _____
2. Type of window:

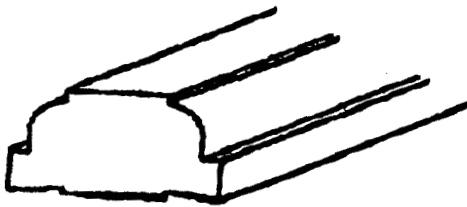
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_____ slider	_____ picture
_____ other	

B. SIZE

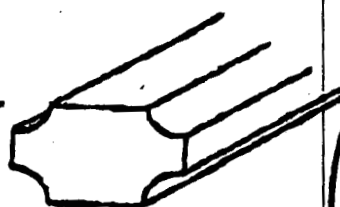


1. Width ("A" dimension, visible glass measurement) _____
2. Height ("B" dimension, visible glass measurement) _____
3. Depth ("C" dimension) _____
4. Manufacturer's unit size (if known) _____

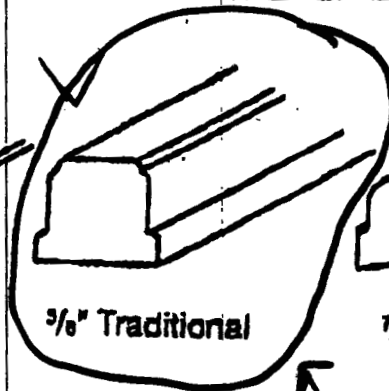
C. MUNTIN PROFILE (circle one) - (Actual Size)



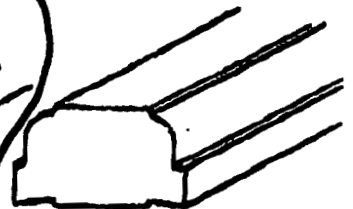
1 1/16" Charleston



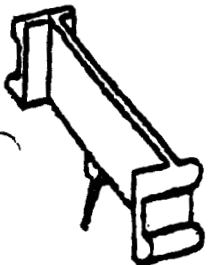
7/8" Double Profile



3/8" Traditional



7/8" Pinehurst



OLY-105



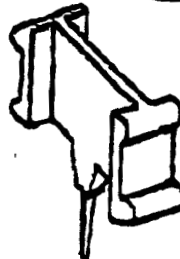
OLY-151



OLY-152



OLY-100



OLY-103



olympic mfg

Kingsberry

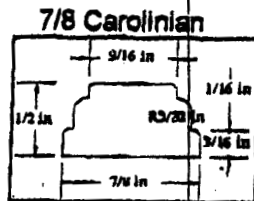
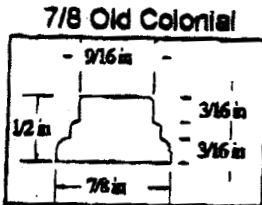
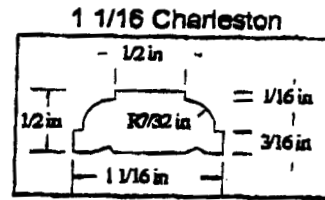
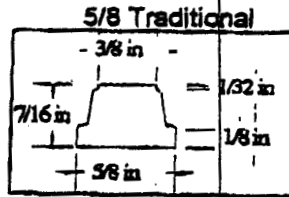
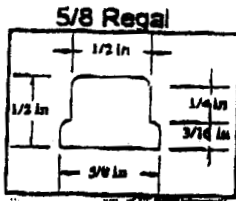
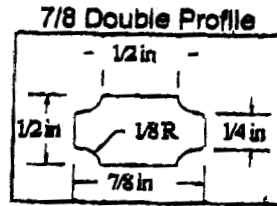
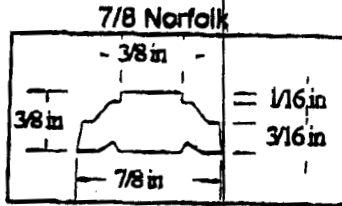
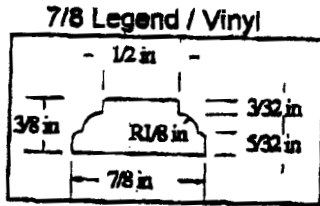
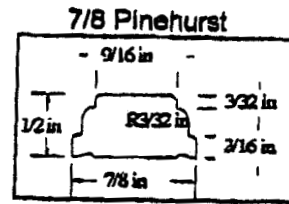
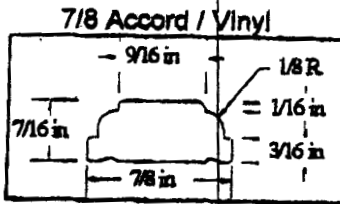
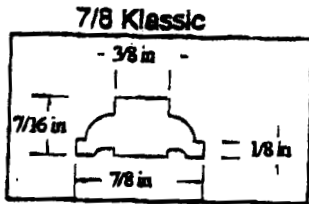
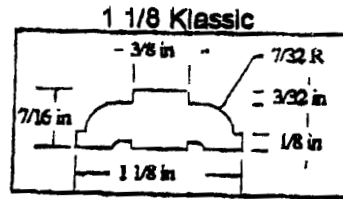
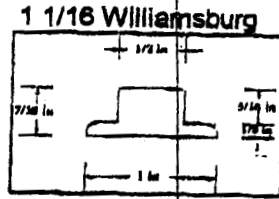
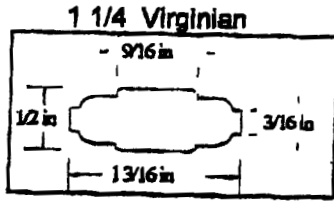
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800 922 6591

OLYMPIC

Susan Aker

OLYMPIC PROFILES 3 pages



Available in 21 Days



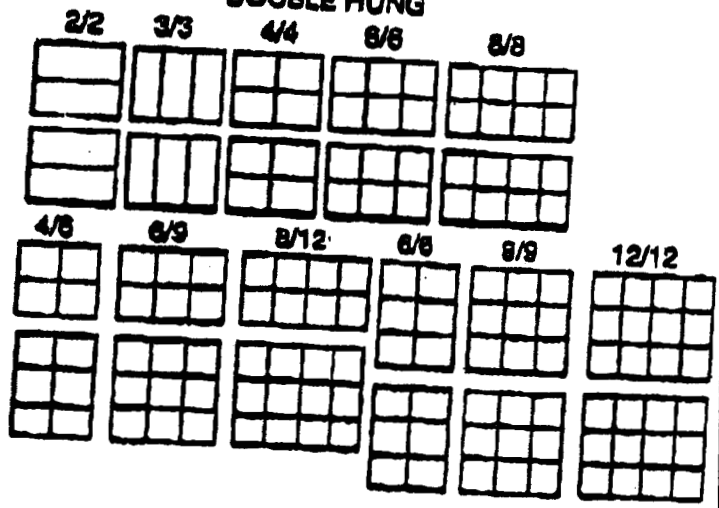
olympic mfg

A GMS Company

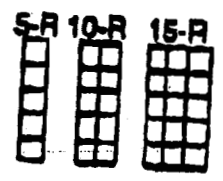
REMOVABLE GRILLS (KD - Not Assembled)

D. LITE ARRANGEMENTS (circle one)

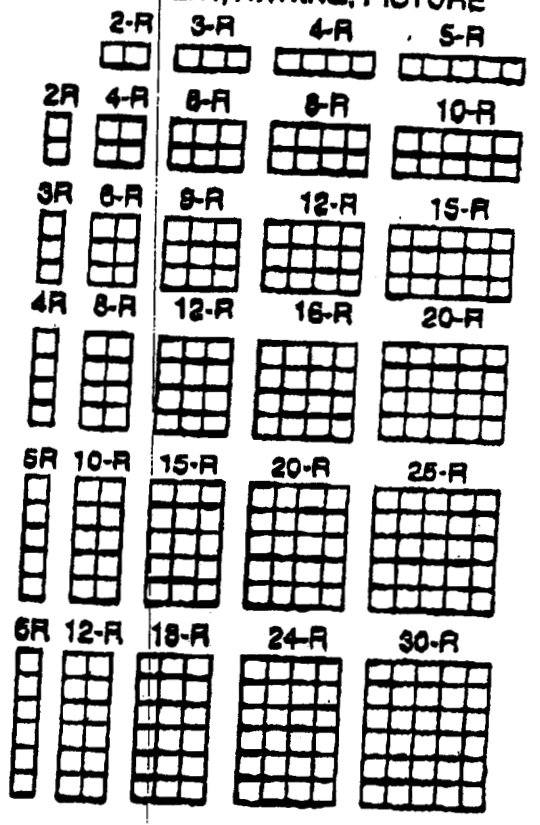
DOUBLE HUNG



DOOR AND SIDELITE



CASEMENT, AWNING, PICTURE



Acker, Ronald L

From: Ron Acker [racker@cox.net]
Sent: Tuesday, July 02, 2002 4:16 AM
To: [Office] Ack
Subject: Satellite Dish Addendum.doc

KINGSBERRY HOMEOWNERS ASSOCIATION

ARCHITECTURAL AND ENVIRONMENTAL GUIDELINES

ADDENDUM JUNE 2002

Satellite Dishes: Satellite dishes no larger than 1 meter (39.37") in diameter are permitted. All satellite dish installations must be submitted to the Architectural and Environmental Review Committee. If installed in an unsuitable location, the Committee or Kingsberry Board of Directors will request that it be relocated.

Pre-approved installation locations are:

- On the back (rear) roof of the townhouse unit and not visible from the front of the home.
- Attached to the chimney
- Below the fence line or on the lower/ground level deck.

Satellite dishes may not be mounted on upper decks or fences. Whenever possible, the color should reasonably blend with the installation location (e.g., the roof or the chimney).

Wiring must be installed unobtrusively. Wiring may not hang off the side of the townhouse, be draped across the roof or be visible from the street.

Acker, Ronald L

From: Ron Acker [racker@cox.net]
Sent: Tuesday, July 02, 2002 4:16 AM
To: [Office] Ack
Subject: Draft Guideline reminder memo July 2002.doc

Kingsberry Homeowners Association
P.O. Box 2672
Fairfax, VA 22031

July _____

Dear Kingsberry Homeowner:

The Architectural & Environmental Review Committee recently conducted a walkthrough of the community. Certain violations of the Kingsberry Homeowners Association Bylaws and the Architectural and Environmental Guidelines (dated May 1999) were found and letters sent to homeowners seeking their cooperation in correcting them.

In addition, as a result of this walkthrough, the committee thought a reminder of some of the Guidelines might be helpful to Kingsberry residents.

Decks & Patios: Deck and/or patio plans must be approved by the Architectural & Environmental Review Committee **prior** to construction. Decks must be constructed of pressure treated lumber and should conform to styles existing in the neighborhood. Painting of decks is not permitted. Decks may be treated with a clear preservative, or a semi-transparent stain of a color approved by the Architectural & Environmental Review Committee. Paint and opaque stains on decks are not permitted.

Fences & Gates: Fences and gates must conform to the style existing in Kingsberry. Maintenance of the fence and gate are the homeowner's responsibility and repairs must be accomplished promptly. Replacement boards must be with wood of the same size, shape and type. Fences and gates may not be painted, but may be stained with a clear preservative.

Fireplace Wood: Wood may not be stacked outside a resident's fenced area, on the front porch, in front of the townhouse, or in a common area. Woodpiles attract termites and other insects and should not be stored in the garage or next to a townhouse.

Garbage/Trash/Recycle Containers: Garbage, trash and recycle containers must be kept within the garage or rear-fenced area, as applicable. They should be placed on the curb no earlier than the evening before the scheduled pick-up day, and retrieved as soon as possible after trash collection. The current trash collection schedule is:

Trash – Tuesday and Friday
Recyclables – Tuesday

Hazardous items (paint, paint thinners, gasoline, etc.) must be disposed of at one of the County's hazardous waste disposal centers. For locations and drop off times, check the

recycling information in the White Pages of the phone book or call 703-324-5052.

Painting: Homeowners are responsible for painting trim, shutters, doors, storm doors and any touch up items necessary to maintain the appearance of the house. "Maintenance" caulking and painting not only maintains appearance and property values, it can prevent wood rot and the need for more extensive repairs.

Original Kingsberry colors must be maintained. The Architectural and Environmental Review Committee must pre-approve any color change. Although some of the Kingsberry approved colors may not appear on McCormick's current paint chart, McCormick can mix any color when you provide the McCormick name and number. Should you decide to use a brand of paint other than McCormick, any paint store can match these McCormick Paint colors when provided the name and number.

The Committee maintains a chart of existing and approved colors (McCormick Paints) for Kingsberry. To insure you are using the correct colors on your home, contact a member of the Committee prior to painting your home.

Painting of siding, brick, front steps, front porch floor, front door landings or decks is prohibited.

Black gloss enamel must be used on all exterior iron railings.

Satellite Dishes: Numerous satellite dishes have been installed without submitting a request to the Architectural and Environmental Review Committee. Attached is an addendum to the current Kingsberry Architectural and Environmental Guidelines that provides more specific information regarding the installation of a satellite dish. Again, all requests for satellite dish installations must be submitted to the Committee.

Storm Doors: The addition of a storm door is a request that needs to be submitted to the Architectural & Environmental Review Committee. Storm doors must be painted the same color as the approved color of the front door. Alternatively, the storm door can match the approved color of trim surrounding the front door. Etched glass design or grillwork is not permitted.

Trees: Homeowners are responsible for pruning trees in the front and back yards. Trees easily become overgrown and should be trimmed back to the property line if they overhang the common ground or a neighbor's property. Many trees on individual property require substantial pruning and reshaping.

Windows: The original design and appearance of the windows including the window grilles (grids or mullions) must be maintained. Replacement grids may be ordered from Olympic Manufacturing (Tel. # 1-336-667-2576). The Kingsberry window grids are the 5/8" Traditional Profile. Ordering information is attached to the Guidelines or are available from the Architectural & Environmental Review Committee.

Window Air Conditioners or Fans: Window-type air conditioners or fans are not permitted.

Yard Maintenance: Property owners are responsible for maintaining their individual property. This includes pruning trees and trimming plantings so they do not become overgrown, as well as keeping the back yard mowed and free of trash. Many trees, bushes and plantings are badly in need of trimming and pruning. Plantings can easily become overgrown and trees need to be trimmed back if they overhang common grounds or encroach on a neighbor's property. Back yards need to be maintained by mowing and keeping the areas under decks free of debris. Your neighbors can see your yard and some yards are visible from the common grounds. Please be considerate by maintaining your yards and removing any debris. If you are unable to do the pruning yourself, please contact a landscape company such as J&M of Northern Virginia (703-553-9825) to do it for you.

If you are planning to do any work to the exterior of your home, please remember you must obtain approval from the Architectural and Environmental Review Committee before making any changes. Some examples of changes requiring approval include: painting (as mentioned above), building and/or staining a deck, installing a new roof, installing a satellite dish, and installing a storm door or new windows. Please consult the Guidelines or contact the A&E Review Committee for additional information.

The Architectural and Environmental Guidelines dated May 1999 were designed to provide residents with guidelines for maintaining the aesthetic integrity of the original concept of Kingsberry, the continuation of a well-kept appearance and protection of property values. If you have misplaced your copy of these Guidelines, please contact the Committee to obtain a new copy.

We hope this summary is helpful to Kingsberry residents. Please consult the Association Bylaws and/or the Architectural and Environmental Guidelines for more complete information.

Thank you for your cooperation.

The Architectural and Environmental Review Committee

Susan Acker	703-978-3306
Alison Lipson	703-323-7611
Neil Mark	703-978-9127
Eliza McBride	703-425-7742

KINGSBERRY HOMEOWNERS ASSOCIATION

ARCHITECTURAL AND ENVIRONMENTAL GUIDELINES

ADDENDUM JUNE 2002

Satellite Dishes: Satellite dishes no larger than 1 meter (39.37") in diameter are permitted. All satellite dish installation requests must be submitted to the Architectural and Environmental Review Committee for approval. If a satellite dish is installed without approval and it is in a location that the Committee or Kingsberry Board of Directors determines is not in compliance with these guidelines, the homeowner will be required to relocate the satellite dish to an approved location and correct any violations.

Pre-approved installation locations are:

- On the back (rear) roof of the townhouse unit and not visible from the front of the home.
- Attached to the chimney
- Below the fence line or on the lower/ground level deck.

Satellite dishes may not be mounted on upper decks or fences. Whenever possible, the color should reasonably blend with the installation location (e.g., the roof or the chimney).

Wiring must be installed unobtrusively. Wiring may not hang off the side of the townhouse, be draped across the roof or be visible from the street.