

ARCHITECTURAL POLICY & GUIDELINES FAIRLINGTON ARBOR

Over the past several years, the following architectural policies have been adopted by the Fairlington Arbor Council of Home Owners and approved by the Board of Directors. Please refer to this list when considering home improvements, whether internal or external, in your unit.

Any exterior changes or interior modifications or renovations you wish to make, are to be submitted in writing to the Board of Directors c/o the Fairlington Arbor Office and must be approved by the current Board of Directors prior to the start of construction. If you have any questions regarding this procedure or these approved policies, or would like to submit a variance request, please contact the Fairlington Arbor On-site Manager at 703-671-1575 or via email at fairarbor@verizon.net.

APPROVED POLICIES:

1. No skylights, attic vents or fans permitted on roofs.
Permanent additions or structures attached to the building are not permitted, including but not limited to mail boxes, hose holders, plaques or signage.
2. No awnings are allowed over windows or doors.
3. Replacement doors and windows should be same size, color and appearance as existing windows. Windows should be six over six double hung - no single panes. **Variance request for replacement required.**
4. Rear entrance doors may be changed to swing out, but front doors may not be changed.
5. Double French doors are permitted in dining rooms opening onto the patio only, with a maximum width up to 36" wide with a total rough opening of no more than 76". No side lights or header lights are permitted. No sliding doors are permitted. **Variance request for installation required.**
6. [Satellite Dish Policy](#) is in effect as of 1997. Policy is available in Fairlington Arbor On-site Manager's office and should be reviewed prior to any installation.
7. [Storm Door Policy](#) is in effect as of 7/1/1996. (Front entrance only).
8. Unit windows may be placed in the gable area at the end of the building, only so long as they do not overlook a roof of an attached building and are the same in size and appearance as the existing windows in that unit. **Variance request for installation required.**
9. Fences and gates may not be altered by homeowners nor may items be hung on interior or exterior of fences.
10. No gas or wood fired fireplaces are permitted in the Arbor Village.
11. Brick, concrete and stone patios must be far enough distance from the existing fence so that fence work (repairs and replacements) may be completed as needed and gate functions are unimpeded. **Variance request for replacement required.**
12. No personal items or lawn/flower bed ornaments are allowed in the front or rear common areas including exterior planting beds in front of units.
13. Interior modifications, including but not limited to, removal and/or changing of walls, size of space, conversion of attic space, kitchens, bathrooms, etc. **must have prior approval** via the variance request process before the start of construction.
14. Sheds and other storage structures should be constructed so as not to be seen from outside the fence.