

MHHA Architecture Guidelines

Any exterior change to your property (structure or landscape) must be pre-approved by the ARC. To make it easier for homeowners, certain items have been pre-approved and are indicated below.

Building Codes and Zoning Regulations	Homeowners are responsible for compliance with Fairfax County requirements. For more details, please see the Fairfax County website.
Paint Colors	See the Paint Policy for details. Homes already on the new paint scheme (as required by 4/2016) do not require re-approval for painting.
Fences and Gates	<p>Fences and gates should be used only to enclose backyards and for no other purpose. They may be replaced without the approval of the ARC, provided they match the material and style of the existing fence. Approved fences must match neighboring fences in height and are "board on board" with squared edges on fence pickets (not pointed). Use 1x4 inch southern yellow pine with 4x4 inch support posts and 6x6 inch posts at each side of the gate posts. Posts must be capped with plastic or metal caps (gray and black colors are available). The ARC must approve all other changes. Fences must not extend past property lines.</p> <p>General fencing guidelines:</p> <ol style="list-style-type: none"> 1. Fences must match neighboring fences in height. Specifically, neighboring fences must match in height as measured above ground (without regard to the slope on which they are constructed). The height standard, in the absence of neighboring fencing or if a cluster of backyards will be re-fenced at the same time, is 72 inches (top of the fence) and 75 inches (top of the posts) at the highest point above ground. The top of the fence (height) should be maintained when the slope increases; i.e., follow the topography as much as possible. Up to three inches of variation in the height is acceptable due to varied topography between adjacent houses and between back and front of the same house. 2. Approvals will be granted for fences that are not this height if the fencing is matching existing neighboring fences constructed prior to the revision date of this policy. 3. Gates are rounded (scalloped) at the top. 4. Approval for two gates will be granted in some cases (typically end units). 5. Gates must match the fence in material and height and must be 30 inch (minimum) to 42 inch (maximum) in width. 6. Fence Color: Fences may be left unstained, or may be stained using Behr Transparent Natural 500/400 (light) (or match to other brand)
Gutters and Downspouts	Gutters and downspouts must be white in color. The standard installed gutter is a 4-inch k-style gutter with a 3-inch by 4-inch

	<p>rectangular shaped downspout. Replacement gutters may be increased in size to a standard 5-inch k-style gutter, provided the gutter size is uniform across the front or rear of the home. Partial gutter replacement along the front or rear of the home using different sizes is not allowed. The downspout size should match the gutter size.</p> <p>Downspout extensions must not extend beyond the dwelling and must be securely attached. Downspout extensions should not result in erosion of the common areas, and should not cause water to flow onto the property of adjacent owners. Corrugated drainage tubes must be buried or hidden by landscaping during all seasons.</p> <p>Definitions:</p> <p>A <u>downspout extension</u> is rectangular in shape and white in color, and is the same shape, size and material as the primary downspout.</p> <p>A <u>corrugated drainage tube</u> is a tube of varying size and color that is typically larger than the primary downspout. These tubes are meant to carry water below ground.</p>
<p>Lampposts and Lamppost Fixtures</p>	<p>Light poles must match the height standard for your street. Note that there are two standards, depending on street, for the community.</p> <p>Lamps should generally match the community standard for size, color, and glass panes. Available models vary frequently. There is one pre-approved model, which is the Sea Gull Lighting 8258-71 Antique Bronze Traditional Brass & Glass 3 Light Outdoor Lantern Post Light, available at:</p> <p>http://www.lightingdirect.com/sea-gull-lighting-8258-traditional-brass-glass-3-light-outdoor-lantern-post-light/p518870</p> <p>If your lamp is not functioning properly, you may need to simply replace the sensor. Older sensors are mounted on the house. Newer sensors are "eyes" mounted on the lamppost itself, and are widely available at hardware stores and on Amazon. It will turn the lamppost light on at dusk and off at dawn. Be sure to use a skilled electrician for wiring and replacement.</p>
<p>Front Door Lights and or Wall Sconces</p>	<p>Porch lights and lamp sconces should generally match the community standard for size, color, and appearance. Available models vary frequently. There is one pre-approved model, which is the Livex Lighting 2281-01 Antique Brass Westover 2 Light Outdoor Wall Sconce, available at:</p> <p>https://www.lightingdirect.com/livex-lighting-2281-westover-2-light-outdoor-wall-sconce/p1791215?source=crt0_1791215_outdoorlightingwallsconces</p>

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Storm Doors and Front Door Locks	<p>Storm doors must be "full view" style with no decorative glass or dividing bar. "Full view" means glass from top to bottom, with a narrow (few inch) metal frame around the sides. Storm doors must match the core color or be black. (See paint policy.)</p> <p>Front door handles and locks must be sculpted antique brass or bronze, and similar to the original handle set. It is long with a thumb latch. Kwikset was the original brand, which may be beneficial in matching the original "footprint" of the handle; however, other brands may be approved as well.</p> <p>Kwikset and Schlage models are available at Home Depot and other retailers.</p> <p>All other replacements require prior approval of the Architecture Review Committee.</p> <p>Bright or polished brass door hardware is not approved.</p> <p>Front Door "Kick plates" may be installed upon approval from the ARC. Generally, they are required to match the door hardware in finish. Bright or polish brass kick plates will not be approved.</p> <p>Door knockers (if used) should be harmonious with the door hardware and the architectural style of the community. Door knockers may not be bright or polished brass.</p> <p>Note that doors are easily patched. Installing hardware with a different footprint does <u>not</u> require that the door be replaced.</p>
Garage Doors	<p>Garage doors must be painted the approved core color of the home. Garage door replacements must match the original door in the number and arrangement of panes, with no glass.</p> <p>Replacement of garage doors requires prior ARC approval.</p>
Roofs	<p>Roof replacements may be done without ARC approval provided they match the original color or are replaced with black shingles. Any variation requires ARC approval. The roof should be free of any "non-roof" elements when viewed from the street.</p>
Chimney Caps	<p>Annual inspection of your chimney and chase covers (chimney caps) by qualified personnel is highly recommended. Original chase covers in our community are rusting and show signs of damage. Rusting of the chimney cap causes unsightly rust stains down the chimney siding and will lead to water damage inside the home. Painting them is acceptable, but could mask a bigger problem.</p> <p>The chimney cap top component, the spark suppressor, must be</p>

	<p>present and in good condition. This is a safety issue and required by Fairfax County building code.</p> <p>Replacement chimney caps should match the style and material of the original. If painted, the caps should be painted a very light grey or steel wool color (galvanized steel color) or silver. Stainless steel or aluminum is the preferred substitute for galvanized steel and will provide a longer life.</p>
Shutters	<p>Replacement shutters must match the existing shutters. Replacement shutters are available at Home Depot and other retailers., and must match the approved paint scheme.</p>
Decks	<p>Deck replacement requires HOA approval <u>unless</u> the deck construction and footprint are identical to the previous deck. Decks may not extend past the house structure; i.e., end units may not extend decks into side yards. (Note: Three homes in the community have extended decks which are grandfathered until the time of sale.)</p> <p>Decks may be left untreated (unstained) or may be stained. Two stains are pre-approved:</p> <ul style="list-style-type: none"> • Behr Transparent Natural 500/400 (light) (or match to different brand); • Behr Transparent Cordovan Brown T-104 (dark) (or match to different brand) <p>Owners can request approval for different colors, provided that they are close to the above two hues</p>
Sheds, Gazebos	<p>Sheds and gazebos are permitted only in backyards enclosed by fencing. Colors need to match or be in harmony with the fencing and siding of the home. Sheds should not extend above the fence line, and may not be attached to the home. Sheds and gazebos require ARC approval.</p>
House Numbers	<p>The initial metal plaque must be purchased from ProCAM, as they were purchased in advance for the entire community.</p> <p>Follow-up plaques may be purchased from Whitehall Products. The type is Richmond Tall Mini Horizontal Plaque. It is 13x6, with 4" characters. The color is gold on black. The original SKU was WHP-1375. Should this product not be available, ARC approval is required for any other model.</p>
Windows	<p>Replacement windows must have the same grid pattern and size as the original window. Torn or damaged window screens should be repaired or replaced. Damaged grids require window replacement.</p>
Land Contour and Landscaping	<p>Any additions or alterations which change the existing contour of the land (such as replacing backyards in tiered brick) require ARC approval. Bushes and shrubs should not protrude onto the public walkways. Vines are not allowed on the exterior surfaces of the home because they will cause damage to the brick and/or siding of the</p>

	home. Trees should be trimmed and dead branches removed promptly. Home landscaping should be designed to be in harmony with the community's landscaping.
Recreational/Business Vehicles	No recreational vehicles, boats, trailers, construction vehicles, or vehicles used in commercial trade may be parked or stored in the community. Violators will be towed at the owner's expense.
Automobiles, Motor Vehicles	All motor vehicles must display current vehicles registration tags. No mechanical maintenance, fluid changes, painting or greasing work may be performed in the community.
Motorcycles	Motorcycles may be parked only in owner parking spaces. Motorcycles parked in the community must have a load-bearing pad under the stand to prevent damage to street surface.
Trash Cans/Recycling Containers	Garbage or recycling bins may not be left at the curb before 6 p.m. on Monday and Thursday nights. Garbage must be in plastic bags, or trash cans. (Note that black trash bags help deter birds that pick apart trash bags). Trash cans and recycling bins must be stored in backyards or garages, away from public view.
Firewood	Firewood may be stored only backyards. Firewood is not permitted to be stored against fences, decks or homes, as this will encourage termites in multiple backyards.
Tree Replacement Policy	Removing and replacing trees at the fronts of homes is pre-approved. If a homeowner wishes to remove a tree in his/her front yard and not replace it, ARC approval is required. The ARC does not intend to make every homeowner replace front yard trees since some of the planting areas are small. The ARC does, however, intend to maintain as many trees as possible to improve the overall appearance of the community.