

ARCHITECTURAL POLICY

1. All structural improvements, additions, modifications or alterations within or to the exterior of a Family Unit, patio, porch, window or exterior door must be sent to the Board for approval regardless of the guidelines stated below.
2. No skylights, attic vents or fans are permitted on the roofs.
3. Permanent additions or structures attached to the buildings are not permitted.
4. No awnings are allowed over windows or doors.
5. Sheds and other storage structures must be constructed so as not to be seen from outside the fence.
6. Replacement doors and windows must be the same size, color and appearance as existing doors and windows. Windows must be six over six, double hung.
7. Rear entrance doors may be changed, if necessary, to swing out, but front doors may not be changed in such manner.
8. Double French doors are permitted only in dining rooms opening onto the patio, with a maximum width of 36 inches with a total rough opening of no more than 76 inches. No side lights or header lights are permitted. No sliding doors are permitted. All such plans must be submitted to the Board for approval.
9. Satellite dishes are not permitted on the common elements. Satellite dishes shall not be permitted on the exterior of the Family Units, including the patios and porches, except as required by federal law. All requests for installation of satellite dishes on the exterior of a Family Unit must be approved by the Board.
10. Family Unit windows may be placed in the gable area at the end of a building, 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 Family Unit. All such plans must be submitted to the Board for approval.

11. Fences and gates may not be altered in any way by Unit Owners.

12. No gas or wood fired fireplaces are permitted anywhere in Fairlington Arbor including, but not limited to, inside a Family Unit or on the exterior of a Family Unit, patio or porch.

13. Brick, concrete and stone patios must be constructed far enough from the existing fence so that fence repairs and replacements may be completed as needed. All patio plans must be submitted to the Board for approval.

14. No grill work or metal bars are permitted on exterior doors or windows.

15. Signage or plaques of any kind are not permitted on the exterior of any Family Unit.

From a Fairlington Arbor Meeting Sept. 23, 2019. Signed by William Jenkins, Board President