

ACC

PLANNING GUIDELINES
Architectural Control Committee

**STAIN OR
PAINT?**

COLORS

Windows
Doors
Roofs
Skylights
Fences
Additions
And, More

**MID-CENTURY MODERN
AND
COLONIAL STYLES**

Truro Homes
Association
4146 Elizabeth Lane
Annandale, VA 22003

November
2012

PREFACE

The Architectural Control Committee is the only committee set up in the Covenants of the Truro Homes Association. In ARTICLE VI of the Covenants

No building, fence, wall, antenna, swimming pool or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board.

Questions are often asked about what you can and can't do. We hope these questions will be answered by reading the Architectural Planning Guidelines, revised September 2012.

Please note that we have three distinct sections with differing models of homes in the community and therefore some information is specific to certain models of homes.

Truro was built in four general phases.

"**MODERN**" homes, built by Miller and Smith, were the two first phases. These houses are found on

Ann Fitz Hugh Drive	Kenwyn Court	Additional modern homes may be found on:
Aunt Lilly Lane	Mary Lee Lane	
Battailles Court	Necostin Way	Wakefield (4302-4310) and (4504 - 4507)
Burbank Road	Newdale Drive	
Chapel Drive	Old Hickory Road	Papay Way (8709 - 8711)
Charles Hawkins Way	Ossian Hall Lane	
Elizabeth Lane	Rucker Court	
Footstep Court	Stark Road	
Gifford Pinchot Drive	Starr Jordan Drive	
Guinea Road	Turkey Creek Court	
Iva Lane	Yerkes Place	

"**COLONIAL**" homes were added to Truro by Miller and Smith These homes have similar floor plans to the Modern and are on Ordinary Way, and Buffalo Trace and Pappas Way (with the exceptions stated above),

Finally, more "**COLONIAL**" houses that have distinct exteriors and floor plans completed Truro with homes on Appleton Court, Chippendale Court, Hepplewhite Court, Bonnie Drive, Lorene Lane , Ardfour Lane (8534), and Wakefield Drive (exceptions noted above)..

There is useful information in the **APPENDIX**, located after the Architectural Planning Guidelines (2012) on page 10.

PLANNING GUIDELINES OF THE TRURO HOMES ASSOCIATION ARCHITECTURAL CONTROL COMMITTEE

Approved by the Board of Directors November, 2012

INTRODUCTION

Preface

The Architectural Control Committee (ACC) of the Truro Homes Association (THA) is charged with the duty of preserving the architectural character of the community. Article VI - "Architectural Control" and Article VII - "Protective Covenants and Restrictions - of the **Truro Homes Association Declaration of Covenants, Conditions, and Restrictions** define the general scope and nature of the Committee's responsibility in dealing with specific situations and requests and detailing the responsibilities of individual home owners with respect to making exterior addition as well as change or alteration to a home.

The accompanying guidelines have been adopted by the Truro Homes Association Board of Directors to assist homeowners in submitting their proposals for alterations for consideration. These guidelines may be modified or changed from time to time whenever sufficient evidence is presented to the Architectural Control Committee and the Board of Directors to warrant a re-evaluation, or whenever experience gained in dealing with specific requests demonstrates the necessity for reconsidering a previously established position. Appropriate means will be taken to notify homeowners in the event of modification or change in these guidelines.

Background information

To conform to the covenants each request must be specifically approved in writing by the Committee prior to commencement of construction even though the proposal conforms to the guidelines.

The Committee will consider only written requests; oral requests will not be considered.

The Committee may deny a request which would not be in harmony with the community as a whole.

If a request is rejected by the Committee, the Applicant may appeal that decision to the Truro Homes Association Board of Directors.

The Committee will consider written complaints from homeowners concerning violations of covenants. If the Committee determines that a violation has occurred, it will take appropriate action to correct the situation, including possible referral to the Board of Directors.

According to the Truro Homes Association Attorney, architectural controls are generally enforceable in court, by the assessment of monetary charges by the Board of Directors, or identification of non compliance in any disclosure package requested at time of sale by the ACC. Homeowners who proceed with construction or modification without approval of the Architectural Control Committee do so at their own risk.

GUIDELINES

Definitions

Restore: To bring back to original or equal condition.

Maintenance: The work of keeping something in proper condition.

Repair: To restore to sound condition after damage or injury; to fix, renew or refresh. It is the committee's intent to preserve the design esthetic of the community.

Awnings

Fixed awnings shall not be approved. Retractable awnings on the sides or rear of the house must be submitted for approval.

Building Alterations and Additions

1. General

- a. Additions, exterior alterations, modifications, or replacement of an existing house, shall be approved in writing by the Committee before work is undertaken.
- b. Additions, exterior alterations, modifications, or replacement due to damage to an existing house shall be compatible with the design character of the original building.
- c. Only the exterior materials existing on the parent structure or products of new technology that are compatible with the architectural design character of the specific style area of the community will be approved.
- d. If a house is to be replaced for any reason, the new construction must be consistent with the previous house, in such items as story height from the street, roof pitch, window sizes and styles, and ground coverage. Only modern styles will be approved in Truro I and II, and only colonial styles in Okehampton and Wakefield Chapel Woods.

2. Renovations and Remodeling

Improvements, repair work, and remodeling which change the original materials or appearance, shall be submitted to the Architectural Control Committee for approval.

- a. Roofs and gutters shall not be changed from the original in color, texture or design without approval.
- b. Exterior doors, garage doors, and windows shall not be changed from the original in color, or design without approval.
- c. Siding or brickwork changed because of unavailability of the original materials or improved technology shall be approved before replacing.
- d. Detached structures are not allowed.

Children's Play Equipment

1. Children's play equipment, such as sand boxes, swings, slides and tents, does not require approval of the committee provided such equipment does not exceed 300 square feet in area, is not located forward of the rear of the house, and every reasonable effort has been made to shield such equipment from view of the street. Proposed play equipment exceeding these limits should be submitted to the committee for approval.
2. Tree houses and permanent skateboard ramps will not be approved.

Decks, Deck Screens, and Deck Rails

1. General

- a. Decks, deck screens, and deck rails shall be approved in writing by the Committee before installation.
- b. Decks, deck screens, and deck rails shall be harmonious with the architectural character of the parent structure.
- c. Wood (Wood, wood composition or products that appear similar to wood) shall be the predominant visual factor of decks, deck screens and deck rails.

2. Height and Length Restrictions

- a. Decks and deck rails must be constructed in accordance with County regulations.
- b. Deck rails shall not exceed four feet in height above the level of the deck.
- c. Deck screens shall not exceed six feet in height above the level of the deck and shall not exceed sixteen feet in length.

Driveways, Patios, and Paving

1. Extensions, widening, or re-routing of existing driveways shall be approved in writing by the Committee before work is undertaken.
2. No large expanse of paving on a lot will be approved if the area is visible from the street, community property, or neighboring lots.
3. The County ordinances also limit extent of paving on property.

Exterior Lighting

Exterior lighting shall not be directed in such a manner as to create an annoyance to the neighbors. Replacement fixtures should be compatible with the design of the home and submitted to the Committee for approval.

Exterior Signs

Except for temporary real estate signs no larger than four square feet in area, no sign of any kind larger than two square feet in area shall be displayed to public view on any lot. Illuminated signs are not permitted.

Fences and Screens above Grade

1. General

- a. Fences and screens above grade shall be approved in writing by the Committee before undertaking installation.
- b. Front yard boundary fencing is prohibited.
- c. Fences and screens will not be approved if installation will obstruct sight lines for vehicular traffic.
- d. Fences and screens shall be harmonious with the architectural character of the community.

2. Height and Length Restrictions

- a. Property fencing shall not exceed four feet above grade, and shall be at least fifty percent open.
- b. Ground level free-standing screens shall not exceed six feet in height and sixteen feet in length. Excessive use of screening is discouraged.

3. Materials and Finish

- a. Fences or screens may be constructed of natural stone, masonry or timber.
- b. Wood fences or screens will be approved if the design is in general conformity with the architectural design of the community.
- c. The Committee will not approve an application for chain link metal as property fencing.
- d. If only one side of a fence or screen has finished material, that side must face the public side of the individual lot.
- e. Fences or screens, if painted or stained, must match the parent structure or be in harmony with the rest of the community.
- f. Designs for open property fencing containing woven wire mesh will be considered for approval by the Committee only if:
 - ii. Wood (wood, wood composition or products that appear similar to wood) is the predominant visual factor.
 - iii. Wire mesh is an integral part of the design.
 - iv. The wire is a welded steel fabric, no larger than 16 gauge, 1-inch square or 2-5/8 by 2-inch rectangular mesh.
 - v. The welded steel fabric is installed with the wires running horizontally/vertically.
 - vi. The wire is nonreflecting (Rubbing with vinegar may dull brightness).

Hot Tubs

Hot tubs shall be approved in writing by the Committee before installation. Use of wood¹ skirts to conceal the hot tub and related equipment is encouraged.

Landscaping and Planting

1. Landscape work and planting in general do not require approval of the Committee.
2. Vegetable gardens are not allowed in the front yard.
3. Trees over four inches in diameter measured two feet above the ground may not be removed without prior written approval of the Committee.
4. Trees, hedges, and shrubs which restrict sight lines for vehicular traffic or impede foot traffic on the sidewalk shall be cut back or removed.
5. Front yard garden ornaments and sculpture shall not be over two (2) feet tall unless approved by the Committee.

Laundry

Clothing, laundry, and wash shall be aired or dried in the rear yards of the lots where it is not visible from the street.

Rain Barrels

Rain Barrels shall be compatible with the house color and placed at the sides or rear of the house.

Replacement Windows, Entry Doors, and Garage Doors

Replacement windows, entry doors, or garage doors must be approved by the Committee. Replacements shall be compatible in size, shape, color, and style of the original house and its trim.

Re-staining and Repainting

1. No person shall paint the exterior of a building a color different than the original color of said building without the proposed color having been approved by the Architectural Control Committee.
2. **Materials and Color:** In general, only those areas that are painted may be repainted. Only those areas that are stained may be re-stained. Unpainted surfaces and unstained areas such as brick shall remain unpainted and unstained

No Color Change

If your house is in the original color or colors previously approved for your house by the Architectural Control Committee, no approval is needed to repaint using the same colors. If you are in doubt, check with the Architectural Control Committee.

Color Change

Exterior color changes will be approved only if the proposed color is similar to the colors originally employed in the community. Selected compatible colors are in the appendix of this document.

Retaining Walls and Exterior Stairs

1. General

- a. Retaining walls over 18" tall shall be approved in writing by the Committee before installation.
- b. Retaining walls that divert ground water on to adjoining properties or which otherwise substantially change existing drainage patterns will not be approved.
- c. Before approving retaining walls more than three feet in height, the Committee may require the applicant to provide the Committee with professional assurances as to the stability and structural integrity of the wall.

2. Materials

Retaining walls and exterior stairs shall be constructed of natural stone, masonry or timber. Concrete or cinderblock retaining walls will not be approved.

Rooftop Attachments

Exterior Antennae

1. Antennae are defined as, devices used for the receipt of video programming service, or internet services, including direct broadcast satellite dish (DBS), television broadcast antennae, and multipoint distribution service antennae (MDS).

Types of antennae that transmit signals that disrupt the reception of radios and television set of neighbors are prohibited. Types of antennae not specifically recognized by the FCC rule are prohibited.

a. Application/Notification

Applications for the location of exterior antennae shall be submitted to the ACC.

b. Size

DBS and MDS dishes may not exceed one meter (39.39 inches) in diameter.

c. Location

- i. Preferred placement sites are (a) at the rear of the lot, (b) on the rear deck of a home, and (c) at the side yard of a home, providing that the antenna is no more than six inches above the height of the roof or deck railing or fence. Antennae shall be permanently grounded.
- ii. Other alternate locations will be considered only with (a) written certification from the owner that installation of the antenna in the approved locations would not afford sufficient signal strength or adequate reception and (b) a precise statement describing the alternative location where sufficient signal strength would be adequate for reception. The Committee reserves the right to verify that adequate signal strength is unavailable at the preferred location and may require the Owner to move the antenna.
- iii. Owners are prohibited from installing antennae on the common areas of the Association.

2. Solar Panels and Equipment

Solar Panels shall be approved in writing by the Committee before installation. The panels shall not be visible from the street. (The ACC reserves the right to require relocation of panels to a feasible location less visible or intrusive).

3. Skylights

Skylights shall be approved in writing by the Committee before installation. Skylights shall be installed parallel to the existing roof with less than a 12-inch projection above the roof.

4. Other Attachments

Attachments, including "sun tunnels" or solar fans, but not limited to, shall not project more than 12 inches above the roof and be placed so as not to be visible from the street.

Swimming Pools

Swimming pools will not be approved.

Trailers, Boats, Campers, and Related Equipment

On Your Property

1. Storage of boats and boating equipment, campers, trailers and related equipment outside the house or garage on a lot requires prior approval by the Committee. Storage locations will be assessed as to the effect on neighboring lots and the view from the street.
2. The Committee will not consider an application for permanent storage of such equipment unless the application is accompanied by an application for a screen design meeting these guidelines. Such a screen shall be designed so as to shield the view of this equipment from the street and neighboring lots.
3. Permanent storage of camping and boating equipment within view of the street will not be permitted.
4. The storage of unlicensed vehicles on your property is prohibited.
5. Temporary portable storage containers, such as "PODS" shall be limited to 30 days unless approved by the ACC for a longer period.

On the Street

The storage of unlicensed vehicles and various types of commercial vehicles on the street are subject to County/State laws and regulations.

PROJECT REQUIREMENTS

General Requirements

1. ACC approval of a project does not eliminate the necessity of obtaining the required county building permits or other governmental approvals.
2. Obtaining a county building or work permit does not relieve the applicant of the responsibility of obtaining approval of the Committee.
3. Approval of a project by the Committee does not negate the applicant's responsibility to execute the project in a workman-like manner in accordance with the approved plan.
4. Complex major projects, such as additions or replacements, not following strict Submittal Procedure may be rejected by the Committee and thereby delay the start of the project.
5. Storage of materials prior to, during, and after construction should, if possible, be in an area not visible from the street.
6. Committee approval includes the right to inspect the completed project to assure the execution of the approved plan.
7. Projects should be completed as expeditiously as possible so as not to create a nuisance or annoyance to the neighborhood. The project should be completed within 6 months unless extended by the Committee.

Submittal Procedures

1. Submit requests for changes required by the Covenants and Guidelines of the Truro Architectural Control Committee. Address requests to the Chairman, Truro Architectural Control Committee, at the address listed in the current edition of Truro Trails.
2. Requests for architectural changes must include the following information, as appropriate:
 - a. All requests require submission of a completed "Application for External Changes to a Residence". (Form may be found at www.trurohomes.org.)
 - b. Drawings, including plans, elevations, and details, as necessary to completely describe the location of the project on the site, and the nature, kind, color, shape, height, length, and width of the project. Applications shall include a copy of the lot survey or a similar drawing indicating the approximate location of neighboring houses.
 - c. Specifications describing the specific nature and kind of materials to be used, and workmanship are required in sufficient detail for the Committee to make a decision. For fences, screens and similar projects, the specifications shall be included in the letter of request.
 - d. Written evidence that abutting neighbors, or those to whom the project will be visible (e.g. across the street) are aware of the proposed project.
 - e. Samples or photographs of similar completed projects may be included and are encouraged, if they help explain the project.
 - f. For major additions or modifications to existing houses complete detailed drawings and specifications are required.
3. Submittals to the ACC for review must be received no sooner than 15 days prior to the next scheduled meeting (generally the second Tuesday of each month). Other submissions shall be considered untimely and improvidently filed, unless the Committee waives this requirement.
4. If a request is incomplete or insufficient for the Committee to render a decision, the Committee will notify the applicant that the application is rejected. Complete applications will be reviewed by the Committee at the next scheduled meeting.
5. Work shall not start until approval by the Committee.

Committee Procedures

1. Requests will be considered at a regular meeting of the Committee. The Committee will hold regular meetings on the second Tuesday of each month. A minimum of three committee members shall constitute a quorum. Open meetings of the Committee will be held in the Community Center.
2. The Committee will generally approve projects that are in full compliance with the current Planning Guidelines of the Truro Homes Association Architectural Control Committee, as published by the Board.
3. The Committee will respond to the request in writing whether approved or denied within 30 days of receipt by the Committee of a timely request or a revised timely request meeting requirements of these guidelines. If the Committee fails to respond to a submittal within 30 days of receipt of a complete and adequate request, approval by the Committee will not be necessary.
4. In the event a request is denied, the Committee response will include rationale for the decision in writing.
5. The Committee will report requests for significant external modifications in Truro Trails, including the Committee's decision to approve or deny a request, as appropriate.

ENFORCEMENT

Background

The architectural covenants are enforceable as written against a landowner for noncompliance. The Truro Homes Association or an aggrieved landowner has the right under the document to enforce compliance. Non-enforcement of the covenants by the Homes Association may ultimately result in litigation.

Under the Property Owner's Association Act, Virginia law, the Truro Homes Association must provide the prospective purchaser of a home with a statement as to whether the home is in compliance with the Covenants. A violation of the covenants not specifically identified in this statement to the purchaser is deemed waived.

As a result of these changes in Virginia law, the following enforcement guidelines have been adopted by the Truro Homes Association.

Board Enforcement Policy

1. Board policy is to pursue enforcement.
2. Board policy requires the Architectural Control Committee to provide timely responses to requests for variances from the architectural covenants in accordance with the covenants and these guidelines.
3. Board policy requires the Architectural Control Committee to provide timely notice, in accordance with the procedures established by Virginia law, to prospective purchasers of violations of the architectural covenants. Noncompliance will be identified by the committee and the purchaser so notified. Waivers of noncompliance and variances to the covenants may be requested by the Owner at the time of sale, but will only be considered in accordance with procedures and standards of the covenants and guidelines.

4. Accurate record keeping is required. Records will be established for each lot.
5. A regular biennial review will be made of properties.
6. Overview - There are enforcement mechanisms available to the Board of Directors. The most important tool is negotiation. Where there is a violation of the covenants or guidelines, every effort will be made to negotiate a reasoned and viable solution.
 - a. If negotiations fail, the Board will turn to mediation. Every reasonable effort will be made to persuade the homeowner to engage in mediation, particularly using the procedures and offices of Fairfax County.
 - b. If these efforts fail, the Board will pursue more rigorous remedies. Under the recent changes to Virginia law the Board may (1) suspend membership rights in the TCC, or (2) levy monetary charges in the amount of \$50 for a single violation or monetary charges in the amount of \$10 per day for each violation of a continuing nature. These daily charges may accrue for up to 90 days for each continuing violation. This process requires notice, a hearing, and other procedural safeguards, which are outlined in the Association's Due Process Procedures Policy. If the accrued monetary charges are not paid a lien can be placed on the property.
 - c. Or, the Board may ask the Fairfax County Circuit court for a court order enjoining the violation. In these circumstances the matter will be referred to the THA attorneys for appropriate action.
7. One of the most effective tools for achieving compliance is the resale disclosure package notice that each owner of a lot within Truro is required to provide to any to new purchaser under Virginia law. This notice advises the buyer and seller of ACC guideline and covenant violations. This notice, in effect, restarts the obligation. At the time of a proposed sale of a home reasonable effort will be made to achieve compliance over the long run, rather than cause immediate economic hardship to the landowner.

Records

Reasonable enforcement efforts require that statements of compliance to new purchasers be timely and accurately provided. This means the Association records on each home will identify compliance or noncompliance, permissions and denials granted by the Architectural Control Committee, and notices of noncompliance previously provided to the Owner. Records will be kept for each home in order to assure that the notices to prospective purchasers are accurate. These records are generally available to each homeowner to inspect unless excluded from review under provisions of Section 55-510 of the Virginia Property Owners Association Act. In fact, review of these records is encouraged.

Homeowners are encouraged before the sale of their home to have the buildings reviewed for compliance and urged to save permissions and authorizations granted by the Architectural Control Committee.

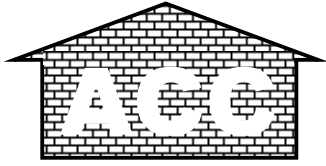
Grandfathering

The Board also recognizes that there needs to be a process for grandfathering nonconforming uses - uses that are at variance with the guidelines but have been in existence for over 5 years. The Board reserves the power in certain cases to provide homeowners advance notice in writing that at the time of sale the association will notify the prospective purchaser that the variance will be considered waived conditionally or completely.

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** All of these documents may also be found on www.trurohomes.org*



APPLICATION FOR EXTERNAL CHANGES TO A RESIDENCE

DATE _____

To: Architectural Control Committee
Truro Homes Association
4146 Elizabeth Lane
Annandale, VA 22003

From: _____ Home Phone _____

Address: _____ Work/cell phone _____

Mailing address (if different) _____ e-mail _____

The Covenants require that "No building, fence, wall, antenna, swimming pool or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within the thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with. "

For further information, the current Planning Guidelines may be found on the trurohomes.org website. To be considered by the committee the application must be in writing. Requests for architectural changes must include the following information, as appropriate:

1. Brief description of the project.
2. Drawings, including plans, elevations, and details, as necessary to completely describe the location of the project on the site, and the nature, kind, color, shape, height, length, and width of the project. Applications shall include a copy of the lot survey or a similar drawing indication the approximate location of neighboring houses.
3. Specifications describing the specific nature and kind of materials to be used, and workmanship are required in sufficient detail for the Committee to make a decision. For fences, screens and similar projects, the specifications should all be included in the letter of request.
4. Written evidence that abutting neighbors, or those to whom the project will be visible (e.g. across the street) are aware of the proposed project.
5. Samples or photographs of similar completed projects may be included and encouraged, if they help explain the project.
6. For major additions or modifications to existing houses complete detailed drawing and specifications are required.

Submittals to the ACC for review must be received no sooner than 15 days and no later than 5 days before the ACC meets (generally the second Tuesday of each month). Other submissions shall be considered untimely and improvidently filed, unless the Committee waives this requirement.

Description of Proposed Change (Please type or print)

.....

.....

.....

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.....

.....

.....

Purpose of Improvement:
.....
.....

Estimated starting Date (After approval): _____ Estimated Completion Date _____

List of Neighbors aware of project:

Name _____ Address _____
Name _____ Address _____
Name _____ Address _____
Name _____ Address _____

Owners' Acknowledgments: I/we understand and agree:

1. ACC approval of a project does not eliminate the necessity of obtaining the required building permits or other governmental approvals.
2. Obtaining a county building or work permit does not relieve the applicant of the responsibility of obtaining approval of the Committee.
3. Approval of a project by the committee does not negate the applicant's responsibility to execute the project in a workman-like manner.
4. Storage of materials prior to, during and after construction should, if possible, be in an area not visible from the street.
5. Committee approval includes the right to inspect the completed project to assure the execution of the approved plan.
6. Project should be completed as expeditiously as possible so as not to create a nuisance or annoyance to the neighborhood. The project should be completed within 6 months unless extended by the committee.
7. No work on the proposed change shall begin until written approval of the ACC has been received. If work is done prior to approval, I may be required to return the property to its former condition at my own expense if this application is disapproved wholly or in part; and I may be required to pay all legal expenses incurred.
8. There shall be no deviations from the plans, specifications, and location approved by the ACC without prior written consent of the ACC. Any variation from the original application must be resubmitted for approval.
9. My signature below represents that I have read the above conditions and agree with them.

Owner Signature _____ Date _____

Co-Owner Signature _____ Date _____

Required Attachments: Descriptive information (typically plans and specification, including sketches, photos, catalog illustrations, etc. showing the nature, kind, shape, color, dimensions, materials and a copy of the survey with the location marked.

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(11-11-11) revised

THINKING OF STAINING/PAINTING?

<p>The Truro Homes Association covenants state in Article VII, Item 9:</p> <p style="padding-left: 40px;">No person shall paint the exterior of any building a color different than the original color of said building without the proposed color having been approved by the Board of Directors of the Association or an Architectural Control Committee appointed by the Board.</p> <p>In addition, the Planning Guidelines of the Truro Homes Association Architectural Control Committee, Revised July 2004 , page 2, Re-staining and Repainting states:</p> <p style="padding-left: 40px;">Exterior color changes will be approved only if the proposed color is similar to the colors originally employed in the community.</p>	<p>1. No Change in Color:</p> <p>If your house is in the original colors or colors previously approved for your house by the Architectural Control Committee, then no approval is needed to repaint using these same colors. If you are in doubt, please check with the Architectural Control Committee.</p> <p>2. Color Change:</p> <p>Submit proposed changes to the Architectural Control Committee which meets the second Tuesday of each month at 8 PM, in the clubhouse.</p>
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Garage Doors

Garage doors should usually be painted to match or blend with the surrounding surface. Flush (no raised panels) replacement garage doors for MODERN homes are now made by several manufacturers. You may have to special order "flush" doors.

Special Considerations for "MODERN" homes.

The MODERN houses should use stain instead of paint, since stain preserves the texture of the wood.

Approved proprietary colors for Contemporary Houses

The stain color selections on the next two pages of this document are for your convenience. You may also submit other colors (stain chips) for approval by the Committee.

Optical color matching of solid colors is available with most brands.

COLORS FOR CONTEMPORARY HOUSES

GENERIC COLOR	OLYMPIC Premium 596XX		BENJAMIN MOORE Exterior Stains	
	SIDING COLOR	ACCENT COLORS*	SIDING COLOR	ACCENT COLORS*
		*Select only one		*Select only one
Dark Brown	Oxford Brown	Sandstone, Beige Gray, Fawn, Amaretto	Oxford Brown	Bradstreet Beige, Natural Cedartone, Briarwood
Medium-dark Brown	Cocoa	Sandstone, Monterey Gray, Beachwood, Beige Gray	Fairview Taupe	Briarwood, Mystic Gold, Bradstreet Beige
Warm medium Brown	Butternut	Sandstone, Beige Gray, Monterey Gray	Smoked Oyster	Platinum Gray, Maritime White, Stonehedge
Warm light Brown	Fawn	Sandstone, Beige Gray, Monterey Gray	Cougar Brown	Oxford Brown, Platinum Gray, Bradstreet Beige
Light Brown	Taupe	Sandstone, Cocoa, Beige Gray, Heritage Blue	Briarwood	Fairview Taupe, Platinum Gray, Mountain Moss
Dark Gray	Pewter	Beige Gray, Monterey Gray, Deep Charcoal	Georgetown Gray	Beige Gray, Hidden Valley, Norwich Brown
Medium Gray	Heritage Gray	Sandstone, Beige Gray, Heritage Blue	Chelsea Gray	Richmond Bisque, Mystic Gold, Platinum Gray
Medium Gray- Green	Bronze	Sandstone, Beige Gray, Deep Charcoal, Amaretto	Rosepine	Imperial Gray, Dakota Shadow, Ferndale Green
Light Gray Green	Beachwood	Sandstone, Beige Gray, Deep Charcoal	Creekside Green	Dunmore Cream, Bennington Gray, Ashland Slate

COLORS FOR CONTEMPORARY HOUSES

GENERIC COLOR	BEHR Premium Solid or semi-transparent		Sherwin Williams "Woodscapes" (DURON)	
	SIDING COLOR	ACCENT COLORS*	SIDING COLOR	ACCENT COLORS*
		*Select only one		*Select only one
Dark Brown	Cordovan Brown	Chatham Fog, Cappuccino, Castle Gray	Shagbark	Smoke Tree, Almond Tree, Russet Brown
Medium-dark Brown	Coffee	Wrangler Brown, Sandal, Drift Gray	Buckthorn	Jasper, Belvedere Tan, Yosemite Gold
Warm medium Brown	Wood-chip	Desert Sand, Adobe Brown, Harbor Gray	Woodbrier	Eggwhite, Russet Brown, Weather Vane
Warm light Brown	Tugboat	Padre Brown, Cappuccino, Antique Brass	Sand Castle	Cobble Brown, Shade Tree, Navajo White
Light Brown	Taupe	Pewter, Coffee, Drift Gray	Belvedere Tan	Cardboard, Caribou, Navajo White
Dark Gray	Pewter	Chatham Fog, Sandal, Cappuccino	Woodland	Smoke Tree, Almond Tree, Leather Bound
Medium Gray	Drift Gray	Navajo White, Slate, Wrangler Brown	Gray Birch	Cardboard, Weather Vane, Navajo White
Medium Gray-Green	Sagebrush Green	Desert Sand, Harbor Gray, Forest	Cypress Moss	Palmento, Greenbriar, Navajo White
Light Gray Green	Gray Seas	Navajo White, Sandal, Adobe Brown	Palmento	Desert Wood, Navajo White, Greenbrier

Painting by the Numbers for Truro's Modern homes

We have color charts that may be found pages 16 and 17 of the Guidelines (November 2012 and on-line at trurohomes.org. In them we consider just two colors; the **SIDING** color for grooved wood panels, gutters, downspouts, window trim, and fascia and the **ACCENT** color for doors and plain wood panels (above and/or under windows and doors.) The wood panels should be stained while the doors may be painted. The Committee will consider an additional color for the entrance doors only.

In general, siding colors are natural colors that may be found in the winter woods. They will be "grayed." That is to say that the complement (color opposite on the color wheel) will be added to the basic hue color, effectively toning it down.

The committee will not approve WHITE on the exterior of windows, window trim, eaves, down-spouts, gutters, garage doors, or railings. Off-whites are limited to ACCENT color as noted on the color charts.

In many of the Truro Modern homes, we need to consider the brick color as well.

The roof should be harmonious with the brick tone and siding color. Because working with color is not easy, we ask that you get approval for your choices from the ACC prior to re-staining and/or re-painting.

Replacement windows will retain the original proportions of the windows. Hopper, awning, fixed or casement styles may be substituted for sliders or fixed. Double hung windows are not acceptable on Truro's modern homes.

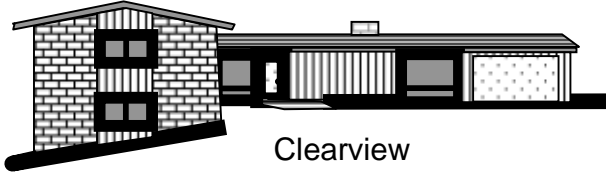
Replacement garage doors should be flush, with no panels and approved by the ACC.

The original interior and exterior hardware is stainless steel. Keep it consistent by using white metals. Details count.

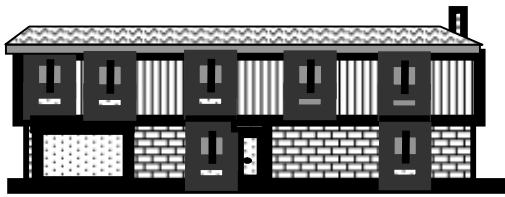
If you are planning to replace exterior light fixtures, select simple geometric shapes (sphere, cylinder, prism, or cone) and stainless steel or black trim.

To read your model's *particular information*, click on the chart (facsimile follows) on www.trurohomes.org.

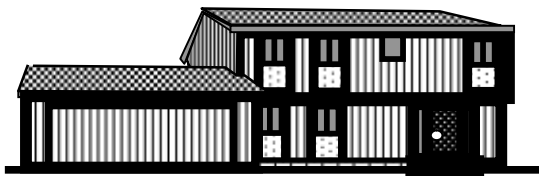
Select your model for hints about colors and staining.



Clearview



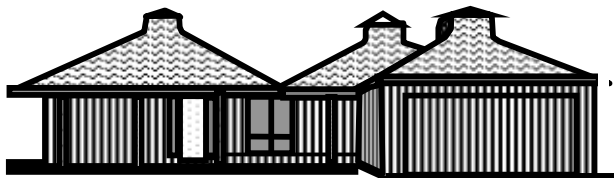
Forestview



Glenview



Hillview



Skyview



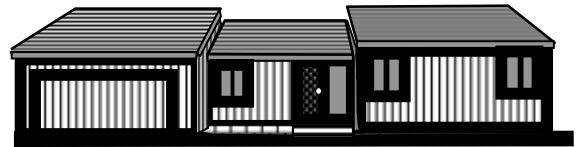
Crestview



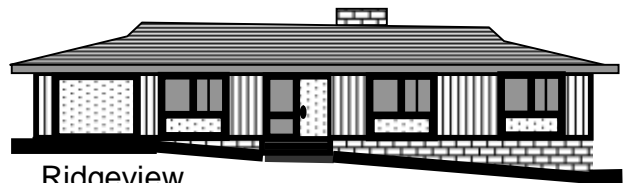
Gardenview



Grandview



Meadowview



Ridgeview

Summitview

