

COUNSELOR'S CLOSE COMMUNITY COMPANY (THE CLOSE) ARCHITECTURAL GUIDELINES

To maintain visual harmony, enhance and preserve property values, these Architectural Guidelines control all proposed changes to the exterior appearance of every dwelling and structure in The Close.

New materials and products will be considered for use in The Close if they do not change The Close's established exterior architectural appearance.

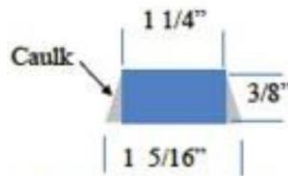
1) Windows

Original windows are true divided light wood windows containing individual panes with the following measurements:

- 1st Floor - Brick Opening – 71" high x 36.25" wide nominal
 - Standard 2" molding
 - 6 panes over 9 panes
- 2nd Floor - Brick Opening – 58" high x 36.25" wide nominal
 - Standard 2" molding
 - 6 panes over 6 panes

Pane measurement approximate 9" x 11.5" [glass pane measurement w/o glazing].

The intent is to retain the original windows' exterior appearance. Exterior mullions are required and must conform to the configuration below:



Existing Exterior Mullion Not to Scale / Cross Section Width Dimensions are for Total Width

Replacement windows will be considered on a case-by-case basis matching the existing dimensions in wood, clad-wood, or solid composite material.

Replacing existing wood windows requires the total replacement of windows on the dwelling. Composite or clad windows must not have a shiny appearance. Painting may be required to avoid a shiny appearance.

2) Storm Windows

The storm windows, which are part of the original window installations, are for the most part low grade aluminum windows whose fit is marginal overall. Replacement with a well-fitted similar storm window with similar appearance would be considered acceptable conditioned upon the horizontal bar being properly located on the window (bottom windows are not the same top and bottom 6 over 9). Therefore, the horizontal bar needs to be properly located.

3) Storm Doors

Storm doors like Pella Full-View Storm Door with a clear glass or a clear glass with a simple border design painted to match the dwellings trim or door color is acceptable. Screens for storm doors must be full length without any horizontal bar.

4) Shutters

Shutters may be repaired or replaced if they maintain their original appearance and match the dwelling's authorized trim or door color. Replacement of wood shutters with solid plastic or solid composite shutters is acceptable provided a suitable sample is submitted with the request matching the existing shutters' appearance.

5) Front Doors

Doors matching the existing door are acceptable. If a proposal changes from wood to a metal or a metal-clad, the door must have the same general appearance and profile contour as the existing wood door and painted an approved color.

6) Siding (if not brick)

Beaded wood siding is strongly preferred. Cementitious or solid PVC siding will be considered on a case-by-case basis if the dimensions and profile match the beaded wood siding on the dwelling. Proposals for the use of non-wood siding must provide a sample of the proposed siding with specifications detailing the material qualities.

7) Trim

Wood trim may be replaced with painted wood trim or painted solid PVC containing the same configuration, profile, and thickness as the trim being replaced.

8) Paint

Paint colors in The Close are selected from the "Williamsburg" ® Collection exterior color palette and can be computer matched at local paint stores. Proposed changes to the exterior paint scheme must consider surrounding dwelling paint schemes. Paint colors must be either gloss or semi-gloss paint. Proposals must include a color sample. You can view the approved paint colors on the ARC's color chart to ensure a match when in doubt.

9) Roofing

The standard is cedar shake (preferred) and/or cedar shingle (allowed) roofs. A composite material that approximates cedar shakes or cedar shingles appearance will be reviewed on a case-by-case basis. Samples with specifications and State fire retardant certification are required to conduct an evaluation. The use of cement shakes like those used in Colonial Williamsburg will also be reviewed on a case-by-case basis. The Owners must submit with the application a sample of the cement shake and certification by an architect or engineer that the dwelling's roof will support the weight. Fiberglass and asphalt three-tab or architectural shingles are not permitted.

10) Brick Work and Tuckpointing

Brick that is repaired or replaced must match the dwelling's brick in size, texture, and color. Tuckpointing and other mortar work must match the existing mortar color.

11) Solar Panels and Skylights

Solar panels and skylights will be evaluated on a case-by-case basis and must not be visible from a roadway or front of the dwelling. Specifications are required with submission.

12) Decks

The deck standard in The Close is wood. Repairs or replacements will be reviewed on a case-by-case basis for a solid composite material with a natural wood appearance that matches the wood deck's present character and appearance. A material sample is required with submission.

13) Antennas:

An outside antenna must not be visible from a roadway or front of the dwelling. Specifications and mounting detail are required with submission.