



## Pre-Approved Architectural Elements

Item	Original Description	Approved Alternatives Requiring NO Further Contact with AC
Additions		Written documentation required from DHA Board or AC noting approval of design & structure
Attic fan vents	None used	Metal that is painted to match the surface that it is on
Brick Fences	<ul style="list-style-type: none"> <li>▪ Brick to match house</li> <li>▪ 6 feet tall</li> <li>▪ Caps on square columns only.</li> </ul>	The closest match: “Redland Cushwa #250” Terra Blend Modular Oversize. Potomac Valley Brick. 240-499-2666.
Clerestory windows Rows of windows above eye level that allow light into a space without distractions of a view or compromising privacy	At least one per home	
Color of House	<ul style="list-style-type: none"> <li>▪ Siding - stained only.</li> <li>▪ Brick walls - unpainted</li> <li>▪ Trim - stained brown.</li> <li>▪ Front, side, back and garage doors – painted the same color</li> <li>▪ Accent panels – painted to match doors or were a 3<sup>rd</sup> color</li> </ul>	<ul style="list-style-type: none"> <li>▪ Siding/walls may be repainted if already painted since stain cannot be applied over paint.</li> <li>▪ Hardie Panel may be painted since it will not accept stain</li> </ul> <p><b>Please see list of approved stain and paint colors</b></p>
Chimney	One or two per home, made of brick without chimney caps.	<ul style="list-style-type: none"> <li>▪ Metal chimney caps.</li> <li>▪ Simple screening to prevent animals.</li> </ul>
Deadbolt lock	Round in a silver finish	Finish should match metallic door knob and knocker
Door knobs / levers	<ul style="list-style-type: none"> <li>▪ Rectilinear keystone shape back plate</li> <li>▪ Silver finish</li> <li>▪ Lever operation</li> </ul>	<ul style="list-style-type: none"> <li>▪ Any [round or rectangular]shape that does not use a scroll design</li> <li>▪ Any metallic finish to match bolt and knocker</li> <li>▪ Lever or knob operation</li> </ul>
Door knockers	None used	<ul style="list-style-type: none"> <li>▪ Any metallic finish to match knob and deadbolt</li> <li>▪ Any design without scrolls or fancy ornamentation</li> <li>▪ Placed at center of door at or above eye level</li> </ul>

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Driveway	Concrete, standard off white	Concrete Aggregate (pebbled finish)
Front door	Solid panel door with raised mouldings, no windows, and painted accent color	<ul style="list-style-type: none"> <li>▪ Peeholes</li> <li>▪ Mail slots may be used, in metal to match the finish of the other door hardware.</li> <li>▪ Solid wood replacement doors may be naturally stained</li> </ul> <p><b>Please see list of approved front door designs</b></p>
Front Entryway Overhang area	<ul style="list-style-type: none"> <li>▪ Extends to different points in various models but is always present</li> <li>▪ Often with large open area in roof</li> </ul>	Open area can be covered with flat glass or Plexiglas or fitted with a flat skylight
Garage door	<ul style="list-style-type: none"> <li>▪ Wood, painted</li> <li>▪ Color is the accent color of the house</li> <li>▪ Molding in rectilinear pattern</li> <li>▪ No windows</li> </ul>	<ul style="list-style-type: none"> <li>▪ Metal or fiberglass</li> <li>▪ Raised pattern of either squares or rectangles</li> <li>▪ Remote garage door controller can be affixed to the inside of the exterior moulding around the garage door.</li> </ul>
Gates Replacement or Repair	<ul style="list-style-type: none"> <li>▪ Reverse board &amp; batten stained to match siding with brown wood frame edging</li> <li>▪ Twin Court and some Garden Court models had two; all other models had one</li> </ul>	<ul style="list-style-type: none"> <li>▪ Metal, metal and wood or all wood [black or brown]</li> <li>▪ Rectilinear design (no curves or scrolls)</li> <li>▪ Gates may not be removed</li> </ul> <p><b>Please see list of approved gates</b></p>
Gutters/downspouts	<ul style="list-style-type: none"> <li>▪ Metal painted to match brown trim</li> </ul>	<ul style="list-style-type: none"> <li>▪ Downspouts may be brown or painted to match the surface they are on.</li> <li>▪ Gutter guards or covers -- brown</li> </ul>
House numbers	<ul style="list-style-type: none"> <li>▪ Brass</li> <li>▪ Individual numerals</li> <li>▪ Located on fascia over center of garage door</li> <li>▪ Horizontal placement</li> </ul>	<ul style="list-style-type: none"> <li>▪ Any metal finish</li> <li>▪ Simple numerals without adornment in any font (not italic or script)</li> <li>▪ At least 3 inches high</li> <li>▪ Can be to the far left or right of trim (whichever side is closest to the front door) or adjacent to the light fixture at the garage door</li> <li>▪ Horizontal or vertical placement</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>▪ One or two white glass globe torch-style lights with black metal stem. One is near the front door. The other may be on the siding between garage door and walkway to front door.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Please see <b>approved lighting list</b></li> <li>▪ Lights in new locations require an Architectural Alteration Request Form</li> </ul>

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Mailbox or mail slots	<ul style="list-style-type: none"> <li>▪ Wooden box with hinged top</li> <li>▪ Located near the front door; usually on garage wall</li> <li>▪ Painted to match siding</li> </ul>	Covered mail slot can be added to the garage wall, located near front door or be cut into the front door. The metal flap should match the door hardware.
Roof	<ul style="list-style-type: none"> <li>▪ Cedar shakes - thin ½” could be natural or stained dark brown or dark gray</li> <li>▪ Flashings and vents brown</li> </ul>	Thick ¾”, with or without preservative applied
Screen and Storm doors	None used	<ul style="list-style-type: none"> <li>▪ Full view style without mullions</li> <li>▪ Brown finish to match trim or painted to match the front door.</li> <li>▪ Plain, without scroll designs on frame or window</li> </ul>
Side light windows	<ul style="list-style-type: none"> <li>▪ One on each side of front door unless originally not included [Manor Court model]</li> <li>▪ Clear plate glass, single piece</li> <li>▪ No mullions (pane dividers)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Frosted completely or frosted in simple rectilinear pattern</li> <li>▪ Textured glass</li> </ul>
Siding	<ul style="list-style-type: none"> <li>▪ Cedar T1-11 -- reverse board and batten, 12 inches on center                             <ul style="list-style-type: none"> <li>▪ Stained</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ Hardie Panel, 10 pre-finished colors have been approved that match or are very similar to pre-approved colors.* <b>See list of approved colors</b></li> <li>▪ Pine or pressure treated T1-11</li> </ul>
Skylights	None used	Flat style, not domed, with brown trim (Velux or comparable brand)
Trim	<ul style="list-style-type: none"> <li>▪ Around windows and panels under windows</li> <li>▪ Around all doors</li> <li>▪ At bottom of roof line (fascia)</li> <li>▪ At all corners, covering full height of wall</li> <li>▪ Dark brown or dark gray</li> </ul>	Hardie Panel trim or equivalent, painted  <b>See list of approved colors</b>
Utility Access	<ul style="list-style-type: none"> <li>▪ Two or three hinged doors cut into siding for meters</li> <li>▪ Stained to match siding</li> <li>▪ Near front door or garage</li> </ul>	One hinged door
Walkway from sidewalk/driveway to front door	Stepping stones or concrete aggregate leading to red brick on front porch	<ul style="list-style-type: none"> <li>▪ Flagstone, blue/gray slate</li> <li>▪ Rectilinear pattern only</li> <li>▪ Red Brick</li> </ul>

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Window railings	<ul style="list-style-type: none"> <li>▪ Below windows above garage door on Twin Court III model only</li> <li>▪ Painted to match trim (not accent panel)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Removed at owners' discretion</li> <li>▪ Railings may not be added to other house models</li> </ul>
Windows	<ul style="list-style-type: none"> <li>▪ All windows were single pane, clear plate glass</li> <li>▪ No mullions (pane dividers)</li> <li>▪ Dark brown or unpainted aluminum trim and flashing</li> <li>▪ Stationary picture windows in living, dining &amp; family room, some with trapezoid windows above</li> <li>▪ Two small rectangular windows below picture windows, one a slider</li> <li>▪ Slider windows in all other locations</li> </ul>	<ul style="list-style-type: none"> <li>▪ Thermopane (insulated or double paned) windows</li> <li>▪ Lower windows can be removed if not visible from the street or they can be replaced with stationary or awning-type windows</li> <li>▪ Dark brown wood, metal or vinyl trim and flashing. <b>No white trim approved.</b></li> <li>▪ Slider windows can be replaced with casement (crank) windows.</li> <li>▪ <b>No double hung windows are approved</b></li> </ul>

\*Hardie Panel pre-approved colors: Autumn Tan, Timber Bark, Chestnut Brown, Khaki Brown, Monterey Taupe, Light Mist, Cobble Stone, Sandstone Beige, Navajo Beige, Mountain Sage.