



Architecture Committee

Approved by the DHA Board of Directors: March 2020¹

Pre-Approved Building Materials and Architectural Elements

The following provides homeowners with a list of architectural elements that have been pre-approved. Included here are references to pre-approved colors, lighting, and gates. Examples of all of these can be found on the DHA website and from the AC chair. The use of these means that the homeowner does not need to communicate with the Architecture Committee. However, should the homeowner wish to make a change that is not reflected on this list, they should: (1) refer to the Architectural Change Request Procedures; and (2) submit an Architectural Alteration Request Form to the AC chair.

| Item | Original Description | Approved Alternatives |
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| 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"> ▪ Brick to match house ▪ 6 feet tall ▪ Caps on square columns only. | 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 the distraction of a view or compromised privacy | At least one per house | |

¹ Amendments to this list were made by the AC and Board on July 28, 2020 (1) allowing wooden and plastic door numbers, and (2) requiring that security light colors match trim; on January 25, 2021, setting forth standards for removal of gates; and on June 8, 2021, permitting several alternate roofs.

-A Nov 2021 update includes info on solar energy roof panels in the “Roof” section, and additional options for the synthetic roof tiles.

| Item | Original Description | Approved Alternatives |
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| Color of House | <ul style="list-style-type: none"> ▪ Siding - stained only. ▪ Brick walls - unpainted ▪ Trim - stained brown. ▪ Front, side, back and garage doors – painted same color ▪ Accent panels – painted to match doors or were a 3rd color | <ul style="list-style-type: none"> ▪ Siding/walls may be repainted if already painted since stain cannot be applied over paint. ▪ Hardie Panel may be painted since it will not accept stain ▪ See front door exception under relevant section <p>Please see list of approved stain and paint colors</p> |
| Chimney | One or two per home, made of brick without chimney caps. | <ul style="list-style-type: none"> ▪ Metal chimney caps. ▪ Simple screening to prevent animals. |
| Deadbolt lock | Round in a silver finish | Finish should match metallic door knob and knocker |
| Door knobs/ levers | <ul style="list-style-type: none"> ▪ Rectilinear keystone shape back plate ▪ Silver finish ▪ Lever operation | <ul style="list-style-type: none"> ▪ Any [round or rectangular] shape that does not use a scroll design ▪ Any metallic finish to match bolt and knocker ▪ Lever or knob operation |
| Door knockers | None used | <ul style="list-style-type: none"> ▪ Any metallic finish to match knob and deadbolt ▪ Any design without scrolls or fancy ornamentation ▪ Placed at center of door at or above eye level |
| Driveway | Concrete, standard off white | Concrete Aggregate (pebbled finish) |
| Front door | Solid panel door with raised moldings, no windows, and painted accent color [see Color of House above - front, side, back & garage doors painted the same color] | <ul style="list-style-type: none"> ▪ Peepholes ▪ Mail slots may be used, in metal to match the finish of the other door hardware. ▪ Solid wood replacement doors may be naturally stained <p>Please see list of approved front door designs</p> |
| Front Entryway Overhang area | <ul style="list-style-type: none"> ▪ Extends to different points in various models but is always present ▪ Often with large open area in roof | Open area can be covered with flat glass or Plexiglas or fitted with a flat skylight |

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| Garage door | <ul style="list-style-type: none"> ▪ Wood, painted ▪ Color is the accent color of the house [See Color of House above - front, side, back & garage doors painted the same color] ▪ Molding in rectilinear pattern ▪ No windows | <ul style="list-style-type: none"> ▪ Metal or fiberglass ▪ If the front door has a natural stain, the garage should be painted an approved garage door color [Please see color book] ▪ Raised pattern of either squares or rectangles ▪ Remote garage door controller can be affixed to the inside of the exterior molding around the garage door. |
| Gates Replacement or Repair and Removal | <ul style="list-style-type: none"> ▪ Reverse board & batten stained to match siding with brown wood frame edging ▪ Twin Court and some Garden Court models had two; most other models had one | <ul style="list-style-type: none"> ▪ Metal, metal and wood or all wood [black or brown] ▪ Rectilinear design - simplicity of form, basic shapes, no scrolls <p>Please see list of approved gates</p> <ul style="list-style-type: none"> ▪ Gates leading to front doors of homes may be removed, at the discretion of the homeowner, including homes with one gate leading both to the front door and back/garden areas. ▪ Gates leading directly to back/garden areas cannot be removed. |
| Gutters/downspouts | <ul style="list-style-type: none"> ▪ Metal painted to match brown trim | <ul style="list-style-type: none"> ▪ Downspouts may be brown, gray or, painted to match the surface they are on. ▪ Gutter guards or covers -brown or gray |

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| House numbers | <ul style="list-style-type: none"> ▪ Brass ▪ Individual numerals ▪ Located on fascia over center of garage door ▪ Horizontal placement | <ul style="list-style-type: none"> ▪ Any finish ▪ Simple numerals without adornment in any font (not italic or script) ▪ At least 3 inches high ▪ 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 ▪ Horizontal or vertical placement |
| Item | Original Description | Approved Alternatives |
| Lighting | <ul style="list-style-type: none"> ▪ 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. ▪ Originally no security lighting | <ul style="list-style-type: none"> ▪ Please see approved lighting list ▪ Security lighting color to match trim ▪ Lights in new locations, including security lighting, require an Architectural Alteration Request Form |
| Mailbox or mail slots | <ul style="list-style-type: none"> ▪ Wooden box with hinged top ▪ Located near the front door; usually on garage wall ▪ Painted to match siding | 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"> ▪ Cedar shakes - thin ½” could be natural or stained dark brown or dark gray ▪ Flashings and vents brown | <p>Thick ¾”, with or without preservative applied</p> <p>Synthetic tiles as follows, either with or without solar panels:</p> <ol style="list-style-type: none"> 1. EcoStar, LLC, in the Empire line with the following colors: Freeport Federal, Hampton Harbor, Five Shade Cedar Brown Blend, or Grey/Brown Blend 2. DaVinci Roofscapes, LLC, in the Bellaforte or Single-width lines in the following colors: |

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| | | <p>Aged Cedar, Mountain or Tahoe (either cool roof (CRRC- “Cool Roof Rating Council” - https://coolroofs.org/) or standard acceptable for the DaVinci selections.)</p> <ul style="list-style-type: none"> ▪ The approved synthetic tiles are pre-approved when they are applied to the entire roof, instead of cedar shake shingles (with or without solar panels). No AARF is required in this circumstance. ▪ Intermixing/interlacing synthetic tiles amongst natural cedar shake shingles (as in a repair/patch) is prohibited. ▪ Using synthetic tiles on a portion of a roof (e.g., on an upper section, or only on one slope) is not pre-approved; an AARF describing the combination must be submitted for review and approval. <p>NOTE: Solar panels generally are permitted on the roofs of Drumaldry homes. However, to ensure consistency with Drumaldry architectural standards, homeowners planning to install them must consult with the AC prior to proceeding with their project.</p> |
| Screen and Storm doors | None used | <ul style="list-style-type: none"> ▪ Full view style without mullions ▪ Brown or gray finish to match trim or painted to match the front door. ▪ Plain, without scroll designs on frame or window |

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| Side light windows | <ul style="list-style-type: none"> ▪ One on each side of front door unless originally not included [Manor Court model] ▪ Clear plate glass, single piece ▪ No mullions (pane dividers) | <ul style="list-style-type: none"> ▪ Frosted completely or frosted in simple rectilinear pattern ▪ Textured glass |
| Item | Original Description | Approved Alternatives |
| Siding | <ul style="list-style-type: none"> ▪ Cedar T1-11 -- reverse board and batten, 12 inches on center <ul style="list-style-type: none"> ▪ Stained | <ul style="list-style-type: none"> ▪ Hardie Panel, 10 pre-finished colors have been approved that match or are very similar to pre-approved colors. See list of approved colors ▪ Pine or pressure treated T1-11 |
| Skylights | None used | Flat style, not domed, with brown or gray trim only May be operable/openable (Velux or comparable brand) |
| Trim | <ul style="list-style-type: none"> ▪ Around windows and panels under windows ▪ Around all doors ▪ At bottom of roof line (fascia) ▪ At all corners, covering full height of wall ▪ (Covered by List in next column) | Hardie Panel trim or equivalent, painted See List of Approved Colors |
| Utility Access | <ul style="list-style-type: none"> ▪ Two or three hinged doors cut into siding for meters ▪ Stained to match siding ▪ Near front door or garage | One hinged door |

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