



Maintaining Your Hillcrest Cluster Property-- The Bridges Section

Revised September 2021

Maintaining Your Hillcrest Cluster Property-- The Bridges Section

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To make it easier for Hillcrest Cluster residents to maintain and/or upgrade your property, the Cluster Board has adopted, and had approved by RA, some exterior standards for all properties in the cluster. Since there are four models of townhouses in the cluster, **this pamphlet deals only with townhouses located in the *Bridges* area of the cluster.**

Before you begin any modifications or rehabilitation of your property, familiarize yourself with the Reston Association Design Standards which can be found at: www.reston.org/.

Most townhouses will need repainting every 7 to 10 years and roof replacement every 20 years or more. These are the two most frequent maintenance activities that occur in the cluster. In the past owners have often used outdated information on the color palette and the type and color of shingles that are approved for cluster roofs. Therefore, this information is provided upfront and then followed by standards for all other design aspects of your townhouse.





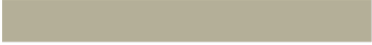


Color Palette

The following paint colors have been approved for all Hillcrest Cluster by the Reston Association Design Review Board. The paint sheen should be FLAT. A few notes about the color palette and painting your townhouse:








- This color palette must be used for any and all painting done after January 1, 2016. This means that if your house color is from the former color palette, you **cannot** repaint the house the former color.
- If you want to touch up areas of the house and the house is still painted a former color, you **cannot** touch up the house, and you **must repaint** the entire house.
- Adjoining townhouses **cannot** be painted the same color.
- The paints on the color palette are available at **Sherwin Williams, Elden Street, Herndon, VA.**
- The colors shown in this document are example renderings, and may not be accurate to the exact color when mixed at the store.
- **Adjoining houses must be painted in different colors.**
- The **paint sheen is FLAT.**

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Colors for Exterior Siding & Front Fences

	
FIREWEED SW 6328	FAIRFAX BROWN SW 2856
	
RARE GRAY SW 6199	ROOKWOOD BROWN SW 2806
	
SAGE SW 2860	DOVER WHITE SW 6385
	
STORM CLOUD SW 6249	COLONIAL REVIVAL TAN SW 2828

Colors for Exterior Front Entry Doors

																					
FIREWEED SW 6328	FAIRFAX BROWN SW 2856																				
																					
RARE GRAY SW 6199	DOVER WHITE SW 6385																				
																					
SAGE SW 2860	SAFFOLD BEIGE																				
	<table border="0"> <tr> <td>CCE Colorant</td> <td>02</td> <td>32</td> <td>64</td> <td>128</td> </tr> <tr> <td>B1 - Black</td> <td>-</td> <td>6</td> <td>-</td> <td>-</td> </tr> <tr> <td>R2 - Maroon</td> <td>-</td> <td>-</td> <td>-</td> <td>1</td> </tr> <tr> <td>Y3 - Deep Gold</td> <td>-</td> <td>56</td> <td>-</td> <td>-</td> </tr> </table>	CCE Colorant	02	32	64	128	B1 - Black	-	6	-	-	R2 - Maroon	-	-	-	1	Y3 - Deep Gold	-	56	-	-
CCE Colorant	02	32	64	128																	
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R2 - Maroon	-	-	-	1																	
Y3 - Deep Gold	-	56	-	-																	
STORM CLOUD SW 6249																					

The colors for front entry doors, which are also on the approved palette for the siding and other exterior elements (except for Saffold Way Beige), should compliment and harmonize with the house siding. For example, a townhouse with siding of Fairfax Brown could paint the front entry door Saffold Way Beige, which would complement Fairfax Brown.

Color for Exterior Trim, Balcony Trim, Rear Fences & Elevated Decks

- Oxford Brown, Special Mix

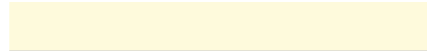
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Color for Brick Exterior Walls and Party Wall Cap Flashings

- Saffold Beige, Special Mix

Special Mix Color Codes

The color codes for the special mix colors (Saffold Beige and Oxford Brown) can be found below:



SAFFOLD BEIGE

CCE Colorant	02	32	64	128
B1 - Black	-	6	-	-
R2 - Maroon	-	-	-	1
Y3 - Deep Gold	-	56	-	-



OXFORD BROWN

CCE Colorant	02	32	64	128
B1 - Black	6	33	1	1
R2 - Maroon	-	28	-	1
Y3 - Deep Gold	2	2	-	-

Standards for the Bridges Townhouses

Air Conditioners

Are located either in the front of the townhouse to the right of the front entry or in the rear yard. Enclosed fencing, painted the same color as the house siding, is required for AC units located in the front of houses. See the 'fences' section of this pamphlet for specifications.

Balconies

Bridges townhouses were originally constructed with balconies in the front off the main bedroom and in the rear off the living room; townhouses with exterior stairs do not have rear balconies. Balconies were originally designed to not extend beyond the middle supporting brick wall which means they are flush with the wall.

Visible wood elements of balconies (front and rear of homes) must be painted Oxford Brown. Metal balcony railings must be painted black.

Many homes with rear balconies converted those balconies to decks, which have to comply with Fairfax County building codes for design and permitting, and approval of a DRB application by HCA and RA is required.

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Cap Flashings

Cap flashings cover the top of firewalls separating the roof of townhouses. Cap flashings must be painted Safford Way Beige. All cap flashings should be kept clean. Cap flashing should not be incorporated on any other structural elements of the home such as fences, walkways, handrails, etc.

Decks - Elevated

Elevated decks require a formal DRB application to be submitted. Decks should be compatible with the design of the houses and meet RA Standards and Hillcrest Cluster Standards. Decks must comply with Fairfax County building codes and building permit requirements. Applications to the DRB for construction of an elevated deck require a plat/house location survey drawn to scale with clearly marked deck dimensions, property lines, and site details (including fences, retaining walls, etc.), exterior elevations of the proposed deck with dimensions (width, depth, and height) and photo/drawing simulation indicating where it will attach to the house. Drawings must be clearly and legibly drawn to scale. Applications must include material specifications, identified by product, style and color, including supporting photos. Any proposed lighting locations and fixtures must be included as well.

DECK DIMENSIONS:

The depth of decks should be in proportion to the size of the house, and should not exceed 14 feet from the main house wall. Decks are required to be set in at least 2 feet from adjoining properties, unless a privacy screen is included along the property line. The shape of the deck should be harmonious with the architectural design of the cluster houses. Simple configurations may be preferable for the limited area available

STRUCTURAL MEMBERS:

Structural support members of the decks such as load-bearing vertical supports, and floor joists must be constructed with wood. The underlying structural elements may be left unpainted, stained with a clear-coat sealant, or painted Oxford Brown.

DECK SURFACE PLANKS:

Decking planks on the deck surface may be either wood, or a composite plank alternative such as Trex or TimberTech. Wood deck planks may be painted or stained any color or with a colorless sealant. Composite deck planks should not be painted or stained.

RAILINGS/HANDRAILS:

Deck railing may either be constructed of wood, composite material, metal or a combination of both metal and wood or metal and composite. All wood railing elements must be painted Oxford

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Brown. All composite material railing elements must be in dark brown as close to Oxford Brown as available from the manufacturer. Metal railing elements must be painted black. Deck railing posts must not exceed the thickness of a typical 4x4 post (3.5 inches x 3.5 inches).

FASCIA BOARDS:

Fascia Board covering the outward facing perimeter of the deck must be wood and painted Oxford Brown.

PRIVACY SCREENS:

If you would like a privacy screen on your deck, it must be included as part of the design drawings and submitted as part of your DRB application. Privacy screens should be painted to match the siding of the home. Privacy screens should be no higher than 6 feet.

STAIRS: Decks may include stairs, which should be located and configured to integrate with the mass of the deck and minimize their impact on neighboring properties. Spiral stairs are generally considered an acceptable alternative to wood stairs, as they require less space and are usually less intrusive, visually. Metal spiral stairs must be painted black.

Decks - Ground-Level

If located within a fully enclosed rear yard, no DRB approval is needed. However, if a rear yard is not fully enclosed, a DRB application with HCA sign-off and RA approval is necessary. Ground level decks must comply with all Fairfax County Building Codes.

Ground Level Decks must comply with all material and color standards outlined in the Decks – Elevated Standards.

Doors - Front Entry

Flat surface (without panels) doors, without windows and with or without a mail slot are the only front entry doors approved for the Bridges. Doors may be painted one of the colors on the color palette for exterior front doors and be a complementary color that harmonizes with the siding color. For example, a townhouse with siding of Fairfax Brown could paint the front entry door Saffold Way Beige, which would complement Fairfax Brown.

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Doors - Storm

Storm doors must be full-view with either a single pane or a "self-storing" retractable 1/2 pane. Storm doors may not have any decorative grids or mullions, decorative etching/patterns within the glass pane. Storm doors must be full view, and may not be 3/4 or 1/2 view. Storm doors must be dark brown or light almond.



Full View Acceptable Option (Shown in Black)



Self-Storing Acceptable Option (Shown in Black)

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Doors - Sliding (Porch/Balcony/Deck & Patio)

Replacement sliding doors should be in the same style and brown exterior color as the windows, and match the original design and dimensions. Designs that are compatible with Anderson's Unhinged French Gliding Patio Doors may be used, and are available from many manufacturers such as Marvin, Thompson Creek, Lansing, and other manufacturers. Muntins or mullions are prohibited.

Fences - Front

The construction design of front fences must match the original design for your townhouse as indicated below and cannot extend beyond the property line.

PAINT: Front fences must be painted to match the siding of the home. Post caps must be black.

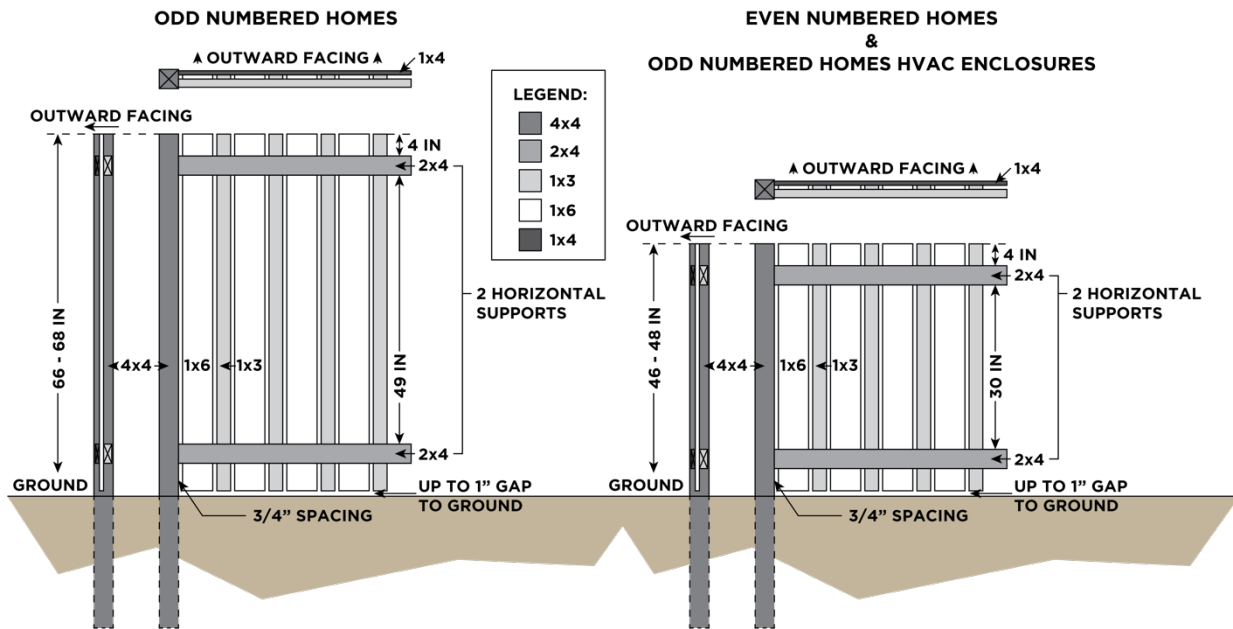
HEIGHT: The height of front fences should be between 46-48 inches for EVEN numbered homes, and 66-68 inches for ODD numbered homes.

CONSTRUCTION: Fencing must be installed with the sections flat, level, and stepped to accommodate changes in grade. The bottom of the fence may follow the grade or be stepped. The "steps" should not exceed 6 inches at either top or bottom. All vertical members must be straight and plumb.

MATERIAL: Composite material may be approved for the construction of the fence, if its appearance closely matches that of natural wood and other existing fences.

DESIGN: Replacement of an existing fence adhering to the illustrated styles below does not require a DRB application to HCA and RA. Any deviation from the original fence design requires a DRB application, sign-off by the HCA and DRB approval by RA. Post caps may be included on front fences.

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FENCE GATES: Fence gates must match the fence style.

Fences - Rear

The construction design of rear fences must match the original design for your townhouse as indicated below and cannot extend beyond the property line.

PAINT: Rear fences must be painted Oxford Brown, except those houses with rear fences backing to Baron Cameron Avenue (11148, 11150, 11152, 11154, 11156, 11158), which may be sealed with a clear-coat sealant if not painted Oxford Brown. Post caps must be black.

OXFORD BROWN

CCE Colorant	02	32	64	128
B1 - Black	6	33	1	1
R2 - Maroon	-	28	-	1
Y3 - Deep Gold	2	2	-	-

If painted with a clear-coat sealant, all boards must be replaced at the same time to ensure even wear/aging.

HEIGHT: The height of rear fences should have an average height of 6 feet from grade and may vary from 5 feet 6 inches to 6 feet 6 inches to allow for stepping on sloped conditions.

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CONSTRUCTION: Fencing must be installed with the sections flat, level, and stepped to accommodate changes in grade. The bottom of the fence may follow the grade or be stepped. The "steps" should not exceed 12 inches at either top or bottom. All vertical members must be straight and plumb.

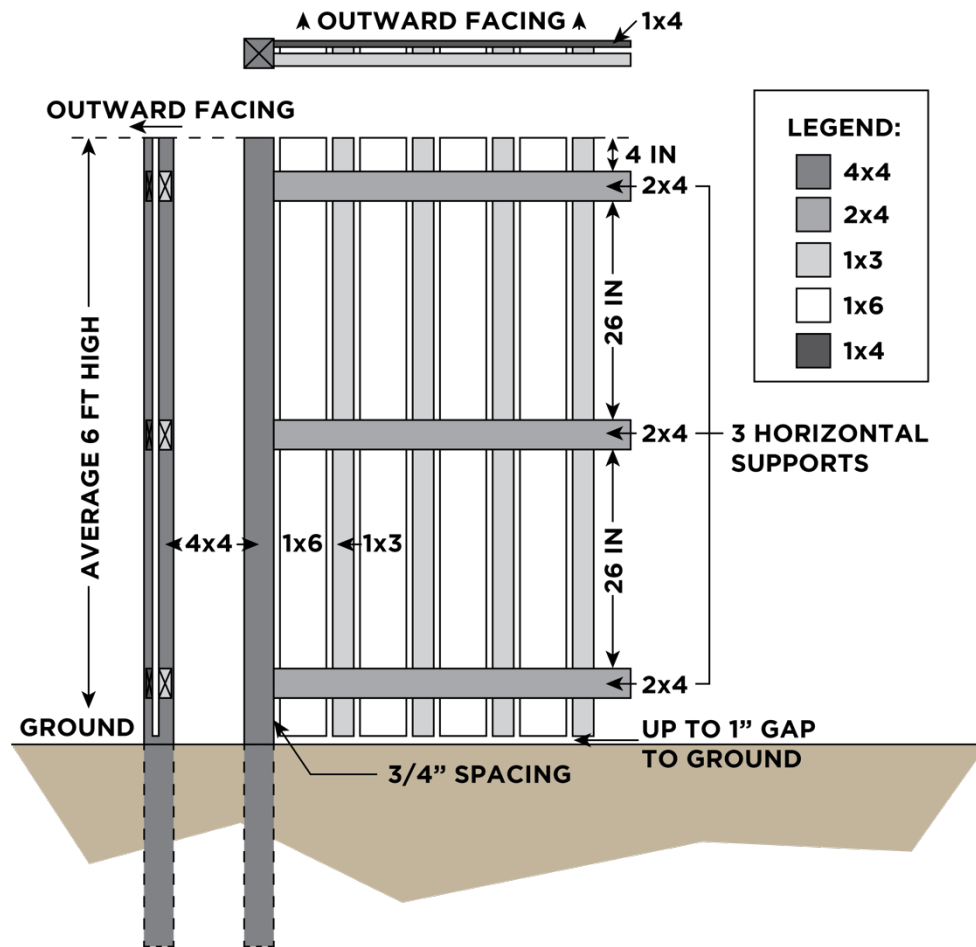
MATERIAL: Composite material may be approved for the construction of the fence, if its appearance closely matches that of natural wood and other existing fences.

DESIGN: Replacement of an existing fence adhering to the illustrated styles below does not require a DRB application to HCA and RA. Any deviation from the original fence design requires a DRB application, sign-off by the HCA and DRB approval by RA. Since rear fences are located on the property line of adjoining townhouses, neighbors should work together to share the responsibility and expense of replacing an existing fence. Post caps may be included on rear fences with the "Alternating Size" style but must be painted black.

Approved Fence Styles:

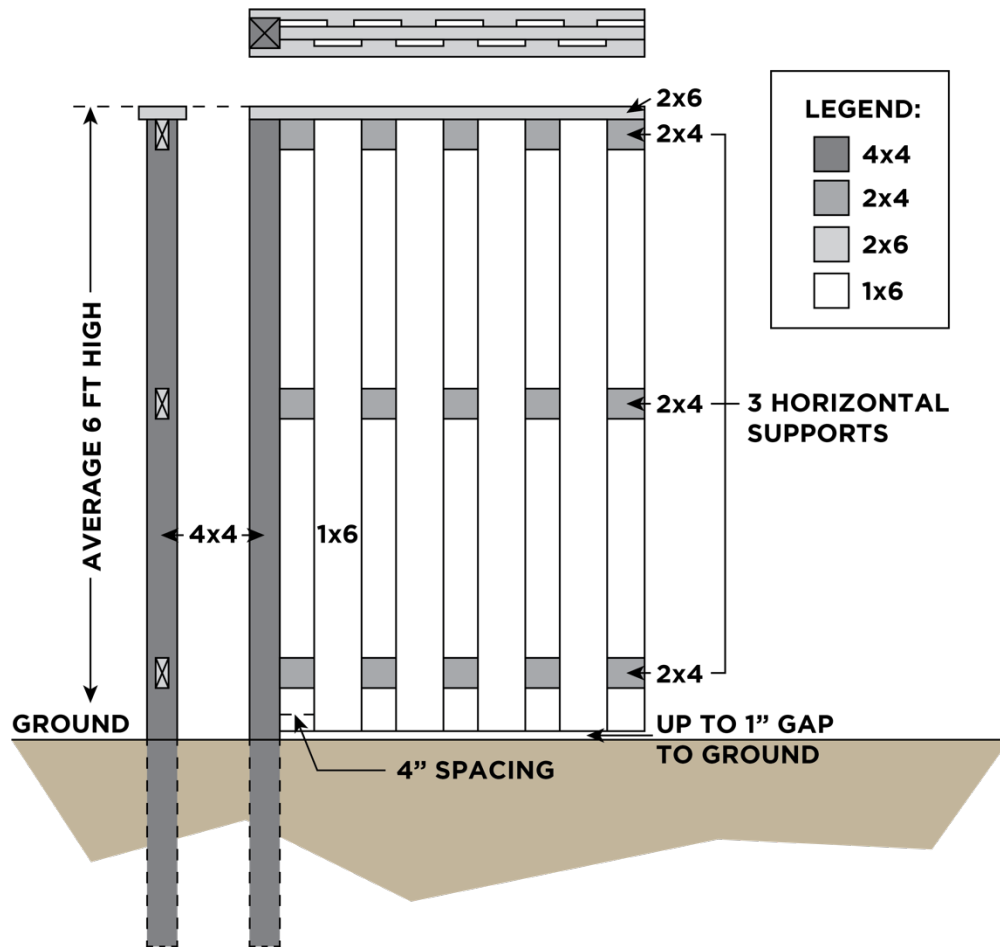
Alternating Size Style Design Standard: Applicable for all Bridges Section homes

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Board on Board Style Design Standard: Applicable for houses 11116, 11118, 11120, 11122

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FENCE GATES: Fence gates must match the fence style.

Gutters & Downspouts

Gutters should be located so that runoff does not adversely affect adjoining properties, and they must be kept clean, stable and plumb. Drain hose additions/extensions should be buried, if possible. Any drain hose extensions which extend on to cluster property require the coordination and approval of the Cluster Board of Directors to align with the Cluster master water management plan. Gutters must be dark brown in color, while downspouts must be Saffold Way Beige. For end units, downspouts that are not on the party wall must be painted to match the color of the siding.

Rain barrels may be included at the bottom of downspouts. The design, color, material, and size of rain barrels should be chosen to minimize their visual impact. They should be located as discreetly as possible, preferably at the side or rear of the property. Addition of a water barrel

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requires a DRB application, which may require additional screening be provided to diminish the appearance of multiple barrels, or those that differ from the standards described above.

Gutter systems which include caps should have a simple design with a low profile and be finished in the same color as the gutters.

Landscaping

Plans for the addition or change of hardscape elements (for structural additions and/or alterations) on your property must be submitted to the Hillcrest Cluster Association Board using a Reston Association DRB application. Landscaping may not, in any case, extend beyond the boundaries of any homeowner's property, nor may landscaping be done on Cluster property without prior HCA approval.

MULCH/GRAVEL: Mulching must be shredded/chopped wood in natural colors only. Mulch may NOT be red. Natural colored gravel/river rocks may be used. Gravel/River rocks may not be white.

EDGING: Landscape edging must be under 4 inches high.

VEGETABLE GARDENS: Raised Vegetable gardens be planted on the side or rear of the property. These may not be in the front yard.

PROHIBITED PLANTINGS: Installation of any invasive exotic vegetation is prohibited as identified in Reston Association Use and Maintenance Standards Resolution 2; Vegetation.

RETAINING WALLS: Replacement of an existing wall using square landscaping timbers or natural stone without modifying its dimensions or configuration is approved. Retaining walls under 18 inches high may be installed at any time. These retaining walls must be constructed of square landscaping timbers or natural stone. Installation of retaining walls higher than 18 inches or built of manufactured modular block systems of uniform color, size, and/or dimension require a DRB application. The top of retaining walls should be flat and level, and stepped as the grade changes.

TREE REMOVAL: You must obtain Reston Association DRB approval to remove any live ornamental tree (such as a Dogwood, Holly, Cherry, etc.) regardless of size or location, unless it is an invasive exotic species. For all non-ornamental trees, you must obtain Reston Association DRB approval to remove any live tree, either deciduous or evergreen, whose trunk measures 4 inches in diameter (12.5 inches in circumference) or more when measured 4.5 feet above the ground, regardless of location, unless it is an invasive exotic species. Stumps must be

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completely removed if visible from a public pathway or street. Stumps must be completely removed or cut flush with the ground if not visible from a public pathway or street. No application is required if you are removing a DEAD tree. Documentation (photos, certified arborist statement, etc.) should be obtained, kept for your records, and presented to RA staff if requested. No application is required if you are pruning trees. Trees should not be limbed up higher than 8 feet above the ground, or topped. Following the removal of a live tree, the DRB may require the installation of a replacement tree(s) and/or other vegetation.

Lighting - Front and Rear

Appendix A contains the approved lighting fixtures for the front exterior night light. Rear lighting fixtures are not approved for the Bridges. A DRB application, HCA sign-off, and DRB approval by RA is required in order to place additional light at the front of the house and in the rear of the house.

Patios - Front

Any permanent change to the hardscape elements in the front of a Saffold Way property requires a DRB application.

Patios - Rear

Patios should be built of natural colored concrete, slate, flagstone, brick, or aggregate material. They should be set on a natural grade with borders no more than 6 inches high. If there are no railings, benches, trellises or other built-in features except steps, or they are enclosed in a fenced rear yard, they do not need RA approval. In-kind replacement of existing patios does not require RA approval. Rear patios cannot extend onto Hillcrest Cluster common property.

Roofing

There are three approved roof products and colors for the Bridges:

A. Owens Corning:(descending order of quality and cost)

1. Duration, architectural shingle; Color: Desert Tan
2. Oak Ridge, architectural shingle; Color: Desert Tan
3. Supreme, traditional 3 tab shingle; Color: Desert Tan

B. GAF: (descending order of quality and cost)

1. Timberline HD, architectural shingle; Color Shakewood
2. Timberline Natural Shadow, traditional 3 tab shingle; Color: Shakewood

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C. CertainTeed (descending order of quality and cost)

1. Landmark Pro, architectural shingle; Color: Max Def Resawn Shake
2. Landmark, traditional asphalt shingle; Color Resawn Shake
3. XT 30, traditional 3 tab shingle; Color Resawn Shake

Satellite Dishes

Refer to RA standards at:

<https://www.reston.org/Portals/3/CLUSTER2011/SatelliteDishesandAntennas-Cluster.pdf>

Sheds

Construction of a shed requires a DRB application, HCA sign-off, and DRB approval by RA. Sheds must be in the rear or side yard of the house. If located in a yard, the shed should be set against a side privacy fence, integrated with the fence, and finished in similar materials and colors. The roof shingles should match the roof of the house. The shed may not extend above the height of the fence, and should be screened by fencing or substantial landscaping at the rear of the property.

Siding

Pre-approved materials for siding include T1-11 or 76 Series LP SmartSide Panel Siding with the Cedar Texture Panel with a 4" reveal spacing. Hardiplank may not be used as it does not match the dimensions of the existing materials. Alternative composite material manufacturers may be approved but require DRB applications prior to installation. Trim boards may be wood or PVC and must be painted according to the color palette standards for the cluster.

Signage

Signage shall adhere to the following regulations based on the use/type of sign:

- Display of signs no larger than one foot square is permitted at all times.
- Decor/Permanent Signs: May be no larger than one square foot at all times.
- Real Estate: Real estate signs indicating that a house is for sale or rent may be placed on the homeowner's property. Temporary for sale or rent signs may be placed on common property only during an open house.
- Political Signs: A maximum of two unlit political signs no larger than two feet by three feet may be placed on the homeowner's property, but must be removed one week after the election results are announced.
- Advertising: Advertising signs are not permitted at any time.

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Stairs

For townhouses in the Bridges section with an elevated pathway to the front door, the stairs and walkway leading to the door may be left as either natural concrete or stained/painted with a clear colorless concrete stain or a solid color concrete stain in natural concrete color.

Trees

You must obtain Reston Association DRB approval to remove any live ornamental tree (such as a Dogwood, Holly, Cherry, etc.) regardless of size or location, unless it is an invasive exotic species. For all non-ornamental trees, you must obtain Reston Association DRB approval to remove any live tree, either deciduous or evergreen, whose trunk measures 4 inches in diameter (12.5 inches in circumference) or more when measured 4.5 feet above the ground, regardless of location, unless it is an invasive exotic species. Stumps must be completely removed if visible from a public pathway or street. Stumps must be completely removed or cut flush with the ground if not visible from a public pathway or street. No application is required if you are removing a DEAD tree. Documentation (photos, certified arborist statement, etc.) should be obtained, kept for your records, and presented to RA staff if requested. No application is required if you are pruning trees. Trees should not be limbed up higher than 8 feet above the ground, or topped. Following the removal of a live tree, the DRB may require the installation of a replacement tree(s) and/or other vegetation.

Walls

The walls between houses, known as party walls, are a joint responsibility between neighbors for repair, replacement and repainting, including the expense associated with these items. Walls that are chipping or spalling need to be repaired and repainted Saffold Way Beige as soon as possible before further deterioration occurs.

Windows

All windows on a townhouse must be replaced at the same time. Windows must be the same design, style and dimensions of the original windows and cannot contain mullions or muntins. The exterior color of the window must be dark brown and match the color of sliding glass doors installed on the house. Many manufacturers such as Gorell, Marvin, Anderson, Thompson Creek and other manufacturers can meet the specifications for windows in the Bridges. The wood frame around the window must be the same color as the siding of the house.

When in doubt, ALWAYS check with the Hillcrest Cluster Association Board and Reston Association before making any exterior changes to your property.

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Appendix A: Approved Exterior Lighting Fixtures

Front Fixtures



Kinchler 49924BKT (Textured Black)
Capanna 10.25" 1 Light Outdoor Wall Light BKT



Progress P5626-60
Acrylic, Black Globe, One Light Wall Lantern

Rear Fixtures



Kinchler 49924BKT (Textured Black)
Capanna 10.25" 1 Light Outdoor Wall Light BKT



Progress P5643-31, Black Finish
6" Square One-Light Wall Lantern



Progress P5674-31
Black 6" Outdoor Wall Cylinder