

Chaconas Estates Homes Association  
RESOLUTION ACTION SHEET

Resolution No: 2020-14

Resolution Type: Architectural Control Committee Form and Responsibilities

Pertaining To: Architectural Control Committee

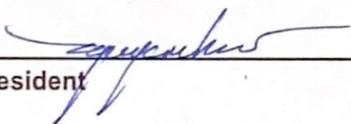
Duly Adopted at a Meeting of the Board of Directors held on 8 December 2020

Motion By: Jennifer Abrams

Seconded By: Barry Nussbaum

	YES	NO	ABSTAIN	ABSENT
Jennifer Abrams President	<u>X</u>	_____	_____	_____
Marc Nguyen Vice President	<u>X</u>	_____	_____	_____
Barry Nussbaum Treasurer	<u>X</u>	_____	_____	_____

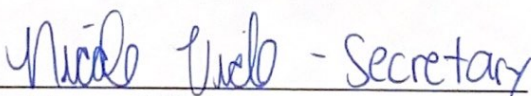
ATTEST:

  
\_\_\_\_\_  
Vice President

Resolution effective: 12/08/2020

CERTIFICATE OF MAILING AND DISTRIBUTION

I HEREBY CERTIFY that the foregoing Resolution No.: 2020-14  
(ARCHITECTURAL CONTROL COMMITTEE FORM & RESPONSIBILITIES) of the Chaconas  
Estates Homes Association was duly mailed, certified, to the Members of record on the  
11 day of December, 2020.

  
\_\_\_\_\_  
(Name and Title)

## **Architectural Control Committee Responsibilities**

The Architectural Control Committee has the responsibility & authority to enforce all Chaconas Estates Homes Association bylaws to conserve the natural beauty of Antiopi Street, to ensure its best use and most appropriate development and to prevent the erection of poorly designed or constructed improvements.

Areas of Responsibility include but are not limited to Article V, Section 2:

(d.) Satellite dishes and antennas installed on Lots may not exceed the size and height requirements in the Telecommunications Act, Federal Communications Commission regulations, and all other applicable law. All satellite dishes and antennas must be installed in the rear of Lots and cannot be visible from the public street, to the extent that conformance with such requirement does not prevent the reception of an acceptable quality signal or impose unreasonable expense or delay. A Lot Owner or resident must notify the Architectural Control Committee that he or she has installed a satellite dish or antenna upon completion of the installation. (Added by amendment adopted March 3, 2002.)

(h) Flag poles attached to dwellings are allowed. Flag poles that require a footing in the ground or are to be placed in front yards must have Architectural Control Committee approval. (Added by amendment adopted March 3, 2002.)

(j) Fencing must be of either wood or brick, to match the dwelling brick. The use of vinyl, chain link, or other material is not allowed. All fencing and property-line-designation material requires approval of the Architectural Control Committee and may require the approval of Fairfax County. Changing drainage created by the developer requires approval of the Architectural Control Committee and may require approval of Fairfax County. No fence may be taller than six (6) feet from adjacent grade. No fence may extend beyond the front line of the dwelling. The front yard may have a landscape hedge not to exceed four (4) feet planted along the property line beyond the front line of the dwelling. (Added by amendment adopted March 3, 2002.)

(k) The brick, cornice, siding, and paint color originally installed by the developer are to be maintained in the same scheme. Cornice may be replaced with new wood or wood (non-rot) materials. Siding may be replaced with new aluminum

siding or Hardi Plank or like materials. The use of vinyl siding or cornice material is **NOT ALLOWED**. The original paint colors of the dwelling must be maintained within a reasonable range. The Board understands that paint colors change over time. However, every effort must be made to maintain the same color scheme. The use of any material other than brick on the front elevation of dwellings is **NOT ALLOWED**. The changing of the brick color must correspond with the same statement above regarding paint colors. (Added by amendment adopted March 3, 2002.)

(l) Exterior light fixtures on the front elevation of dwellings may be changed but must match, within reason, the architectural intent of the original developer. Dwellings are considered center hall colonial design homes. The use of light fixtures not within these guidelines must have approval of the Architectural Control Committee. Light bulbs must be soft yellow hue, and no other color is allowed. Light fixtures added to dwellings must be on a motion detector and not directed off the Lot. No individual light stands, not attached to dwellings, are allowed. Lights that remain on 24 hours or remain on throughout the night must not be directed off the Lot. (Added by amendment adopted March 3, 2002.)

(n) Roofing shingle color must be maintained as much as possible with the original developer's color scheme selection. The use of Cedar shake, vinyl, or other non-asphaltic roof shingle material is **NOT ALLOWED**. Roofing must be maintained so as not to detract from the aesthetic of the dwelling. (Added by amendment adopted March 3, 2002.)

(o) Replacement windows must match, as much as possible, the original developer's selection. If windows were painted, then replacement windows must also be painted on the exterior. The use of grilled versus non-grilled windows is at the option of the Owner. (Added by amendment adopted March 3, 2002.)

The Architectural Control Committee is responsible for upholding any architectural reference in the Chaconas Estates Homes Association bylaws.

Responsibilities Adopted at 8 December 2020 Meeting held by the Board of Directors