

# **Orchard Green Cluster Association**

## **Standards, September 2009**

### **Contents**

- Property Audit, showing model style, construction phase number (I or II), siding color and garage door style by address
- Photos of Cluster models (4)
- Exterior color palette
- Siding styles and profiles and approved replacements
- Exterior doors and photos
- Exterior lighting styles and photos of approved replacements
- House numbers
- Sun Tubes
- Solar collectors
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# OGCA Standards Audit: September 2008

**Colors** (same for all properties): **Trim**(Olympic semi-gloss Navaho White), **Garage Door** (McCormick exterior flat Deep Forest Brown);  
**Shingle\*** (CertainTeed XT25 Oakwood). Siding color is as follows for each property:

Address	Phase	Model	Siding	Garage Door
<b>APRICOT COURT</b>				
1600	1	B: Flowering Plum	Olympic Solid Color Stain Stonehedge	Paneled
1601	1	D: Peach Blossom	Olympic Solid Color Stain Stonehedge	Paneled
1602	1	C: Cherrywine	Olympic Solid Color Stain Stonehedge	Paneled
1603	1	A: Apple Harvest	Olympic Solid Color Stain Stonehedge	Carport
1604	1	C: Cherrywine	Olympic Solid Color Stain Stonehedge	Paneled
1605	1	D: Peach Blossom	Olympic Solid Color Stain Stonehedge	Paneled
1606	1	C: Cherrywine	Olympic Solid Color Stain Stonehedge	Paneled
1608	1	C: Cherrywine	Olympic Solid Color Stain Stonehedge	Paneled
1609	2	D: Peach Blossom	Olympic Solid Color Stain Stonehedge	Plain
1610	1	C: Cherrywine	Olympic Solid Color Stain Stonehedge	Paneled
1611	2	C: Cherrywine	Olympic Solid Color Stain Stonehedge	Plain
1612	1	B: Flowering Plum	Olympic Solid Color Stain Stonehedge	Paneled
1613	2	C: Cherrywine	Olympic Solid Color Stain Stonehedge	Plain
1615	2	C: Cherrywine	Olympic Solid Color Stain Stonehedge	Plain
1617	2	C: Cherrywine	Olympic Solid Color Stain Stonehedge	Plain
1619	2	C: Cherrywine	Olympic Solid Color Stain Stonehedge	Plain
1620	1	B: Flowering Plum	Olympic Solid Color Stain Cocoa	Paneled
1621	1	D: Peach Blossom	Olympic Solid Color Stain Cocoa	Paneled
1622	1	C: Cherrywine	Olympic Solid Color Stain Cocoa	Paneled
1623	1	C: Cherrywine	Olympic Solid Color Stain Cocoa	Paneled
1624	1	C: Cherrywine	Olympic Solid Color Stain Cocoa	Paneled
1625	1	C: Cherrywine	Olympic Solid Color Stain Cocoa	Paneled
1626	1	B: Flowering Plum	Olympic Solid Color Stain Cocoa	Paneled
1627	1	C: Cherrywine	Olympic Solid Color Stain Cocoa	Paneled
1629	1	D: Peach Blossom	Olympic Solid Color Stain Cocoa	Paneled
<b>FAIRWAY DRIVE</b>				
11400	1	D: Peach Blossom	Olympic Solid Color Stain Cocoa	Paneled
11402	1	C: Cherrywine	Olympic Solid Color Stain Cocoa	Paneled
11404	1	B: Flowering Plum	Olympic Solid Color Stain Cocoa	Paneled
11406	1	D: Peach Blossom	Olympic Solid Color Stain Cocoa	Paneled
11410	1	D: Peach Blossom	Olympic Solid Color Stain Cocoa	Paneled

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**Shingle\*** (CertainTeed XT25 Oakwood). Siding color is as follows for each property:

Address	Phase	Model	Siding	Garage Door
11412	1	A: Apple Harvest	Olympic Solid Color Stain Cocoa	Carport
11414	1	A: Apple Harvest	Olympic Solid Color Stain Cocoa	Carport
11416	1	A: Apple Harvest	Olympic Solid Color Stain Cocoa	Carport
11420	1	D: Peach Blossom	Olympic Solid Color Stain Stonehedge	Paneled
11422	1	A: Apple Harvest	Olympic Solid Color Stain Stonehedge	Carport
11424	1	A: Apple Harvest	Olympic Solid Color Stain Stonehedge	Carport
11426	1	D: Peach Blossom	Olympic Solid Color Stain Stonehedge	Paneled
11430	1	A: Apple Harvest	Olympic Solid Color Stain Stonehedge	Carport
11432	1	A: Apple Harvest	Olympic Solid Color Stain Stonehedge	Carport
11434	1	A: Apple Harvest	Olympic Solid Color Stain Stonehedge	Carport
11436	1	A: Apple Harvest	Olympic Solid Color Stain Stonehedge	Carport
<b>ORCHARD GREEN COURT</b>				
11400	2	D: Peach Blossom	Olympic Solid Color Stain Butternut	Plain
11401	2	C: Cherrywine	Olympic Solid Color Stain Butternut	Plain
11402	2	A: Apple Harvest	Olympic Solid Color Stain Butternut	Carport
11403	2	C: Cherrywine	Olympic Solid Color Stain Butternut	Plain
11404	2	A: Apple Harvest	Olympic Solid Color Stain Butternut	Carport
11405	2	C: Cherrywine	Olympic Solid Color Stain Butternut	Plain
11406	2	A: Apple Harvest	Olympic Solid Color Stain Butternut	Carport
11407	2	C: Cherrywine	Olympic Solid Color Stain Butternut	Plain
11408	2	A: Apple Harvest	Olympic Solid Color Stain Butternut	Carport
11410	2	A: Apple Harvest	Olympic Solid Color Stain Butternut	Carport
11411	2	D: Peach Blossom	Olympic Solid Color Stain Stonehedge	Plain
11412	2	D: Peach Blossom	Olympic Solid Color Stain Butternut	Plain
11413	2	C: Cherrywine	Olympic Solid Color Stain Stonehedge	Plain
11415	2	C: Cherrywine	Olympic Solid Color Stain Stonehedge	Plain

## OGCA Standards Audit: September 2008

**Colors** (same for all properties): **Trim**(Olympic semi-gloss Navaho White), **Garage Door** (McCormick exterior flat Deep Forest Brown);  
**Shingle\*** (CertainTeed XT25 Oakwood). Siding color is as follows for each property:

Address	Phase	Model	Siding	Garage Door
11417	2	C: Cherrywine	Olympic Solid Color Stain Stonehedge	Plain
11419	2	C: Cherrywine	Olympic Solid Color Stain Stonehedge	Plain
11421	2	C: Cherrywine	Olympic Solid Color Stain Stonehedge	Plain
11423	2	D: Peach Blossom	Olympic Solid Color Stain Stonehedge	Plain
<b>ORCHARD LANE</b>				
11331	11	D: Peach Blossom	Olympic Solid Color Stain Stonehedge	Plain
11333	2	C: Cherrywine	Olympic Solid Color Stain Stonehedge	Plain
11335	2	C: Cherrywine	Olympic Solid Color Stain Stonehedge	Plain
11337	2	C: Cherrywine	Olympic Solid Color Stain Stonehedge	Plain
11339	2	C: Cherrywine	Olympic Solid Color Stain Stonehedge	Plain
11341	2	D: Peach Blossom	Olympic Solid Color Stain Stonehedge	Plain

# Models



C: Cherrywine



B: Flowering Plum



D: Peach Blossom



A: Apple Harvest

# EXTERIOR PAINT/STAIN

## STANDARDS

### APPROVED PAINT/STAIN COLORS

#### Phase I

**Brown:** Solid Color Stain “Cocoa” by Olympic

**Trim:** Exterior semi-gloss paint “Navajo White” by Olympic

**Garage Door:** Exterior flat paint #224 “Deep Forest Brown” by McCormick

**Shingles:** “Oakwood” XT 25 by CertainTeed

#### Phase II

**Brown:** Solid Color Stain “Butternut” by Olympic

**Trim:** Exterior semi-gloss paint “Navajo White” by Olympic

**Garage Door:** Exterior flat paint #224 “Deep Forest Brown” by McCormick

**Shingles:** “Oakwood” XT 25 by CertainTeed

#### Phase I & Phase II

**Gray:** Solid Color Stain “Stonehedge” by Olympic

**Trim:** Exterior semi-gloss paint “Navajo White” by Olympic

**Garage Door:** Exterior flat paint #224 “Deep Forest Brown” by McCormick

**Shingles:** “Oakwood” XT 25 by CertainTeed

#### Alternate approved by Reston Association on 12/17/99

Alternate standard for capping window trim with wood-grain vinyl to match cluster standard trim color “Navajo White”. Approved color is “Ivory 811” manufactured by ALSCO.

- Olympic Paints can be purchased at Lowe’s
- McCormick Paints can be purchased at McCormick Paint Stores.  
Store locations are listed at [www.mccormickpaints.com](http://www.mccormickpaints.com)
- CertainTeed residential roofing contractors/re-modelers are listed at [www.certainteed.com](http://www.certainteed.com)

## **Siding/Trim**

### **STANDARDS**

1. **COLOR:** Siding stained and trim boards painted per the Orchard Green Cluster exterior color palette standard
2. **TRIM MATERIALS:** Original width trim boards, owner's choice of painted wood or wood grain vinyl in ALSCO capping window trim.
3. **SIDING MATERIALS:**

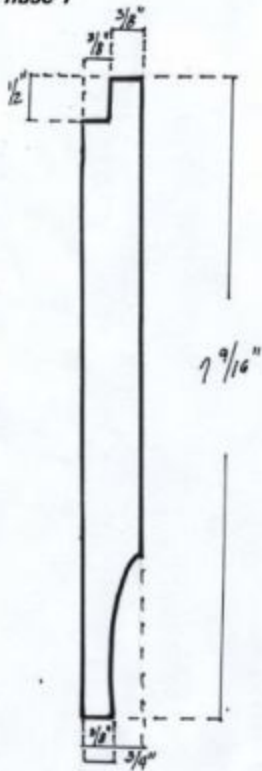
**Phase 1 units:** This siding is not available in a prefabricated siding but must be specially milled. The siding has a finished channel-design overlapped wood boards with horizontal orientation and 6.50 inch exposure (repeat). Original siding was clear cypress. If the cypress is not available, the siding can be milled from clear cedar or clear redwood. Tart Lumber in Sterling will mill this to order, but there is a minimum order. Residents are urged to get together to make an order that will meet the minimums. If the owner decides to replace the siding on their entire house, they may opt to use the Phase 2 siding or the alternative Hardiplank siding as described below. House color must remain the same.

**Phase 2 units:** The siding has finished overlapped beveled wood boards with horizontal orientation and 6 inch exposure (repeat).

**Alternative:** (applicable only if owner replaces all sides of home at the same time. No partial siding is permitted.) Owners may elect to replace siding with overlapped, primed Hardiplank (concrete) lap siding in the Select Cedarmill pattern with horizontal orientation and a 7 inch exposure (repeat). Primed Hardiplank must be painted to match their current house color and according to the color palette standard using Olympic premium exterior latex flat paint.
4. **SIDING DIMENSIONS:** Board dimensions for all three products are annotated on Siding Profiles sheet (next). Exposures after overlapped installation are defined above.

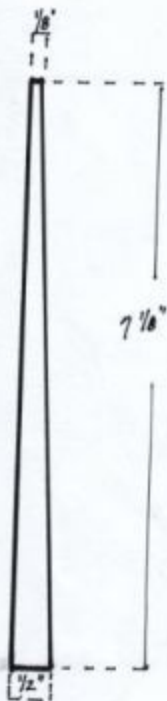
# Siding Profiles

Phase 1



Phase 2

Top



Bottom



## **Exterior Doors**

### **STANDARDS**

#### **FRONT DOOR**

1. **STYLE:** The existing full-view style door with single-piece window glass in the center that measures 19.25"wide x 63"long. There should be no dividers, etching, grooving or colored glass in the window.
2. **PLACEMENT:** One door on the main entrance,
3. **COLOR:** Painted the approved trim color.
4. **HARDWARE:** Hardware visible on the closed door is limited to handle, lock(s), and sweep (optional) at the bottom and may be brass or colored to match the frame.

#### **BACK DOOR TO PATIO/DECK**

1. **STYLE:** A two-door set as French doors, opening from the center, on the rear entrance overlooking the deck or patio. Each door is a full-view style with single-piece window glass in the center that measures 19.25" wide by 63" long. Typically, these doors open inward, although there are a few houses in the Cluster where these doors open outward.
2. **COLOR:** Painted the approved trim color.
3. **HARDWARE:** Hardware visible on the closed door is limited to handle, lock(s), and sweep (optional) at the bottom and must be antique brass.
4. **WINDOW GLASS:** One uniform piece with no etching, grooving, dividers or colored glass.

## **Garage Door**

1. **TYPE/DESIGN:** Phase I: Four-section roll-up with 24 panels (6 per section). Phase II: Four-section roll-up without design or panels on the sections.
2. **SIZE:** Width and height to match existing door frame
3. **WINDOWS:** None
4. **EXTERIOR FINISH:** A wood grain texture painted with McCormick Flat Paint #224, Deep Forest Brown
5. **HARDWARE:** Protruding hardware visible on a closed door is limited to a grip handle, twist-lock handle, and key lock horizontally centered and vertically positioned. Gaskets/weather seals, if installed, must match or be painted to match the door. A door opener remote keypad is permitted on either side of the frame.

## **Screen/Storm Doors**

*These standards apply to the full-view doors used on the front of the house and the full-view French doors used on the back to exit to the deck/patio and which open inward into the house. If the exterior doors open outward, then storm doors or screen doors would not be mounted on the exterior of the house. In that case, these standards do not apply.*

### **FRONT STORM DOOR STANDARD**

1. **TYPE/DESIGN:** Rigid frame (commonly aluminum) of uniform width (no greater than 4 inches) surrounding a single section, which may have an interchangeable screen and/or glass storm window.
2. **SIZE:** Width and height to match existing door opening.
3. **FINISH/COLOR:** A close approximation to trim color (cream or almond), not white.

4. **HARDWARE:** Hardware visible on a closed door is limited to handle and lock(s). Door closer should be located between the entrance door and the storm door and should not be visible from the outside.
5. **WINDOW GLASS and SCREEN:** One uniform piece of plain glass with no dividers. Single piece screen inserts without dividers is preferred.

## **BACK STORM DOOR AND SLIDING SCREENS** **STANDARDS**

### **BACK STORM DOORS STANDARDS**

1. **TYPE/DESIGN:** Rigid frame (commonly aluminum) of uniform width (no greater than 4 inches) surrounding a single section, which may have an interchangeable screen and/or glass storm window.
2. **SIZE:** Width and height to match existing door opening. The full width of the opening (two doors) must be installed to present a single, cohesive look. The doors should open and close outward from the center of the opening.
3. **FINISH/COLOR:** A close approximation to trim color (cream or almond), not white.
4. **HARDWARE:** Hardware visible on a closed door is limited to handle and lock(s). Door closer(s) should be located between the entrance door and the storm door and should not be visible from the outside.
5. **WINDOW GLASS and SCREEN:** One uniform piece of plain glass in each door with no dividers. Single piece screen inserts in each door without dividers is preferred.

## **BACK SLIDING SCREEN DOOR STANDARDS**

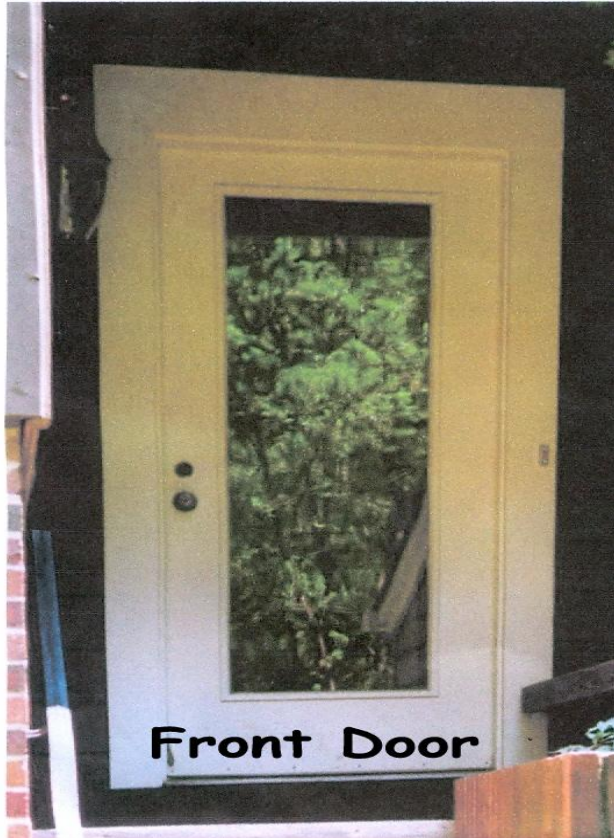
*This is an alternative to the French storm/screen doors that may be installed over the approved exterior doors which open inward.*

1. WHERE TO USE: Rear doors overlooking deck or patio.
2. TYPE/DESIGN: Narrow framed sliding screen doors inserted into an aluminum track framed within the existing door frame.
3. SIZE: Width and height to match existing door opening.
4. FINISH/COLOR: A close approximation to trim color (cream or almond), not white.
5. HARDWARE: Small slider handle on frame.

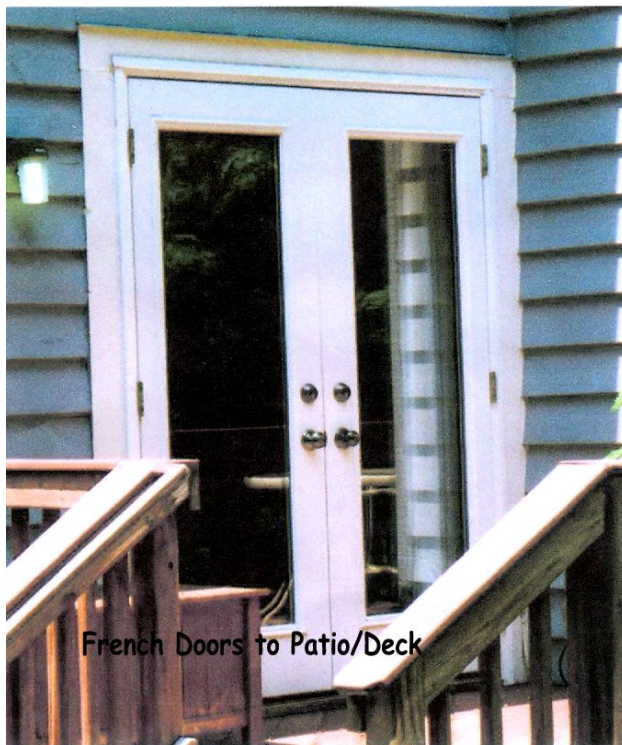
## **SLIDING GLASS DOOR STANDARDS**

*This only applies to the houses in the row 11400-11412 Orchard Green Court that have sliding glass doors on the lowest level.*

Replacements must match size and style of the current doors, and trim must match, as closely as possible, the approved trim color. Sliding glass doors may not be installed in place of the French doors currently used to exit from the main level of the townhouse.



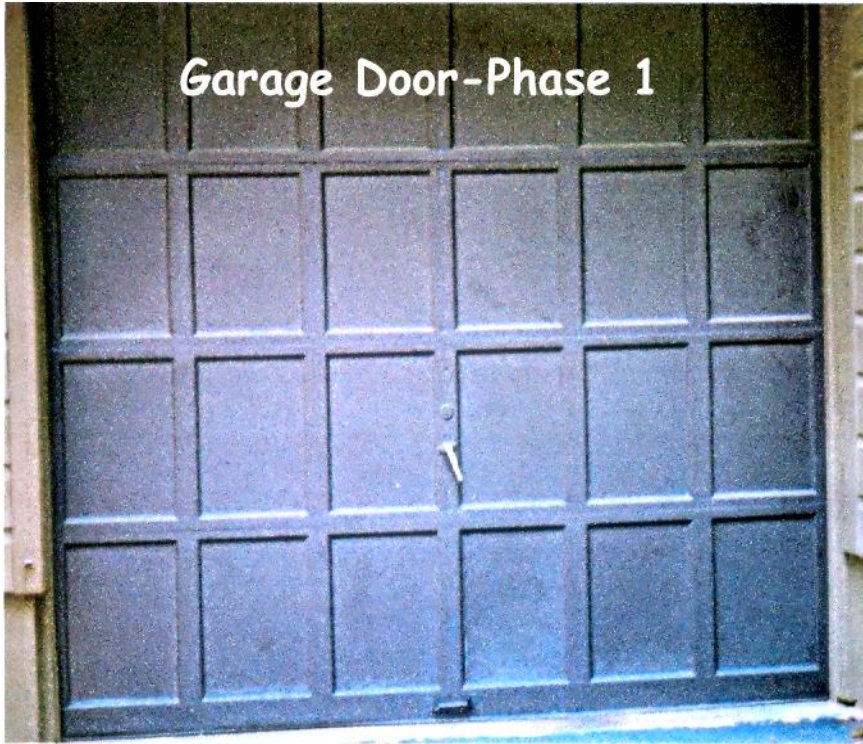
Front Door



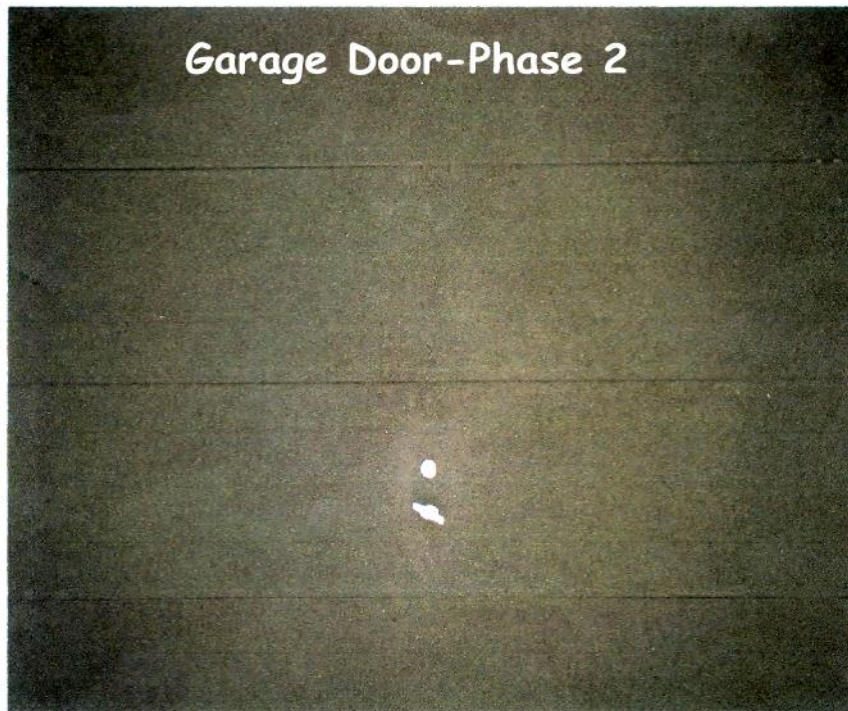
French Doors to Patio/Deck



Garage Door-Phase 1



Garage Door-Phase 2



# Window Replacements

## STANDARDS

1. **APPROVED:** American Thermal Performer, Slimline Series 1500, white solid vinyl windows.
2. **GRIDS/MULLIONS:** Window grids and/or mullions are not to be used in any windows or doors throughout the house. {Originally, the front windows of about half of the Phase 1 homes had mullioned windows.}
3. All windows on a side (front, back or end unit side) of a house must be replaced as part of the same project unless the replacement is identical to all other windows on the same side.
4. Trim around the windows is to be painted in the approved trim color.

## Storm Windows

Currently, there are no storm windows in the Cluster and it is recommended that any owner wishing to install same submit a complete plan to DRB for review.



# Lighting

## STANDARDS

### APPROVED OUTDOOR LIGHTING (see attached figures)

1. **FRONT PORCH:** Approved for all models; Sea Gull Lighting, 2-light outdoor Colony Classic Wall Lantern, #8057-02, polished brass with clear beveled glass. Alternative: Sea Gull Lighting, single-light outdoor Colony Classic Wall Lantern, #8056-02, polished brass with clear beveled glass.
2. **REAR DECK/PATIO:** Approved for all models: Sea Gull Lighting, single-light outdoor Wall Lantern, #8753-68, black polycarbonate body with white polycarbonate diffuser globe. Alternative lighting choices: **C:Cherrywine model:** Sea Gull Lighting, single-light outdoor Wall Lantern, #8822-12, single light Brentwood outdoor wall lantern in black powdercoat cast aluminum outdoor wall lantern.; **D:Peach Blossom, A:Apple Harvest, B:Flowering Plum models:** Sea Gull Lighting single light Colony Classic wall lantern #8056-02, polished solid brass finish and deeply beveled glass.
3. **OVER GARAGE DOOR:** Approved for C:Cherrywine and B:Flowering Plum models. A single light is to be placed centered over the garage door. Light unit consists of: Sea Gull Lighting remodel/IC recessed housing #1118 and Sea Gull Lighting #1123-15 white trim/white open baffle lamp.

**4. DECK LIGHTING:** The Virginia Building Code requires that Stairways shall have a light source located at the top landing and at intermediate landings. The light switch shall be operated from inside the house. However, motion detected or timed switches are acceptable.

Reston Association Deck lighting requirements can be found under “Design Guidelines for Decorative Lighting.” The bottom of page 1 and near the end of page 2 describes the Design Review Board (DRB)’s criteria for deck lighting. You do not need to submit a DRB application if you wish to install a maximum of 4 “low voltage” deck lights with cut-off luminaires (which are light fixtures with a shield that directs light in a focused, limited direction). If you wish to install deck lights that do not fit these criteria, then you would first need to submit a completed DRB application, specifying the style, brand, color, locations, and voltage of the proposed deck lights.

**5. SECURITY LIGHTING:** There is no Cluster standard for security lighting at this time and the committee did not recommend one. Any installation of security lighting must be approved by the Reston Association Design Review Board.

**Sea Gull lights are available at**

**[elitefixtures.com](http://elitefixtures.com),**  
**[lighting4sale.com](http://lighting4sale.com) and**  
**[LightingShowplace.com](http://LightingShowplace.com)**

# Front Lights

## SEA GULL LIGHTING - 9057-02 - TWO-LIGHT COLONY CLASSIC WALL LANTERN



**Manufacturer:** Sea Gull Lighting

**SKU #:** 9057-02

**Detailed Description:** Two Light Outdoor Wall Lantern with Polished Solid Brass Finish and Deeply Beveled Glass.

**Body - Brass - Polished Brass**

**Panel - Glass - Clear Beveled**

**Canopy - Brass - Polished Brass**

**Width: 9"**

**Height: 17"**

**Extends Max: 8 1/2"**

**Wire: 6 1/2"**

**Bulbs: 2**

**Bulb Base:** Candelabra Torpedo

**Family:** Colony

**Finish:** Polished Brass

**Max Wattage:** 40W

**Weight:** 9.6 lbs

## SEA GULL LIGHTING - 9056-02 - SINGLE-LIGHT COLONY CLASSIC WALL LANTERN



**Manufacturer:** Sea Gull Lighting

**SKU #:** 9056-02

**Detailed Description:** One Light Outdoor Wall Lantern with Polished Solid Brass Finish and Deeply Beveled Glass.

**Body - Brass - Polished Brass**

**Panel - Glass - Clear Beveled**

**Canopy - Brass - Polished Brass**

**Width: 7"**

**Height: 18 3/4"**

**Extends Max: 7 1/2"**

**Wire: 6 1/2"**

**Bulbs: 1**

**Bulb Base:** Medium A - Line

**Family:** Colony

**Finish:** Polished Brass (B2)

**Max Wattage:** 100W

**Weight:** 5.4 lbs

# Back Deck Lights

May also use fixture #8056-02, see Front Lights

## SEA GULL LIGHTING - 8753-68 - SINGLE-LIGHT OUTDOOR WALL LANTERN



**Manufacturer:** Sea Gull Lighting

**SKU #:** 8753-68

**Detailed Description:** Black Polycarbonate and White Polycarbonate Diffuser Outdoor Lantern Globe.

**Body -** Polycarbonate - Black

**Diffuser -** Polycarbonate - White Plastic

**Width:** 6"

**Height:** 7 1/4"

**Extends Max:** 7"

**Wire:** 6 1/2"

**Bulb:** 1

**Bulb Base:** Medium A - L20

**Finish:** White Plastic

**Max Wattage:** 60W

**Weight:** 1.4 Lbs

## SEA GULL LIGHTING - 8822-12 - SINGLE-LIGHT BRENTWOOD OUTDOOR WALL LANTERN



**Manufacturer:** Sea Gull Lighting

**SKU #:** 8822-12

**Detailed Description:** Black Powdercoat Cast Aluminum Outdoor Wall Lantern with Clear Glass, Long Holed, Panels.

**Canopy -** Die Cast Aluminum - Black

**Cap -** Die Cast Aluminum - Black

**Body -** Die Cast Aluminum - Black

**Width:** 7"

**Height:** 13 1/2"

**Extends Max:** 12"

**Wire:** 6 1/2"

**POWERCOAT Finish**

**Bulb:** 1

**Bulb Base:** Medium A - Line

**Family:** Brentwood

**Finish:** Black (12)

**Max Wattage:** 100W

**Weight:** 3 lbs

# Recessed Light Fixture Over Garage

## SEA GULL LIGHTING - 1118 - REMODEL/3C RECESSED HOUSING



### SD # 21408

**Detailed Description:** For remodeling jobs, this single IC recessed light housing accommodates up to 75w PAR 30 reflector lamps. Thermal protector safeguards against overheating, and housing is UL listed.

Other easy to use features include easy access to junction box, snap-on covers, and adjustable socket assembly providing flexibility in lamping options.

Housing - Steel - Raw Steel

Length-11"

Diameter-6 1/4"

Height-1 1/2"

Bulbs 1

Bulb Base: Medium Base

Max Wattage: 75W

Weight: 1.8 lbs

**UL and/or CSA listed uses Safety Notice:** All Sea Gull Lighting recessed lighting products are UL listed and meet NEC requirements when housing and trim are used as specified.

## SEA GULL LIGHTING - 1123-15 - SINGLE-LIGHT INCANDESCENT RECESSED FIXTURE



**Manufacturer:** Sea Gull Lighting

**SKU #:** 1123-15

**Detailed Description:** Incandescent White Open Trim for Recessed Lighting

Diameter: 6"

Bulbs: 1

Bulb Base: Medium Base

Finish: White

Max Wattage: 300W

Weight: 1 lbs

**UL and/or CSA listed uses Safety Notice:** All Sea Gull Lighting recessed lighting products are UL listed and meet NEC requirements when housing and trim are used as specified.

# HOUSE NUMBERS

## Standards

1. House numbers must be uniform in size, style and positioning.
2. Numbers must be positioned in a horizontal line on the house wall or centered above the garage door or carport.
  - a. **D:Peach Blossom** end unit houses may mount numbers on the house wall to the left of the garage door or centered over the garage door; and may mount a second set of numbers over the front door. The numbers by the garage are the primary set and must be present.
  - b. **A:Apple Harvest** units may mount numbers on the house wall to the right of the front door and centered over the carport facing the parking area or street. The numbers by the front door are the primary set and must be present.
  - c. **C:Cherrywine and B:Flowering Plum** units should only have one set of numbers mounted on the overhang beside the front steps or centered over the garage door on the overhang.
3. Numbers must be black on the townhouses with the grey primary color; brass with the townhouses with the brown primary color.
4. Number height is 4 inches; font of the original numbers is no longer available. Replacement font should be in a clean, contemporary style with no serifs (small cross bars at the bottom of the straight numbers, such as “1”).

## **SUN TUBES**

### **STANDARDS**

1. **Sun Tubes** are tubular skylights that transfer solar light to a home without the heat gain of ordinary skylights.
2. **TYPE/DESIGN:** Single sun tube with daylight-capturing dome lens.  
**Note: This standard applies to C:Cherrywine models only. No other models may install Sun Tubes.**
3. **SIZE:** No more than 14” in diameter.
4. **PLACEMENT:** Near peak of roof for optimal collection of sunlight (1611 and 1613 Apricot Court are examples).
5. **COLOR:** Metal collar and flashing should match or harmonize with the color of the roof.
6. **RECOMMENDED PRODUCT:** Solatube 290 DS Daylighting System.  
(see [www.solatube.com/residential/brightenup.php](http://www.solatube.com/residential/brightenup.php)).

## Solar Collectors

Section 67-701 of the Virginia Code states:

“§ 67-701. Covenants regarding solar power.

A. Effective July 1, 2008, no community association shall prohibit an owner from installing or using a solar energy collection device on that owner's property. However a community association may establish reasonable restrictions concerning the size, place, and manner of placement of such solar energy collection devices.

B. The community association may prohibit or restrict the installation of solar energy collection devices on the common elements or common area within the real estate development served by the community association. A community association may establish reasonable restrictions as to the size, place, and manner of placement or installation of any solar energy collection device installed on the common elements or common area.”

Reston Association has developed Design Guidelines for solar collectors in clusters (see <http://www.reston.org/solar> and search for ‘solar collectors’). These guidelines state that the objective/goal of the guidelines is

“To encourage the use of solar collectors as an environmentally responsible alternative source of energy, while ensuring that the equipment is unobstructed and visually integrated with the architecture of the house.”



For approval to install solar panels a Reston Association Design Review Board application is required (see [http://www.reston.org/Design\\_Review/d\\_drb\\_app.html](http://www.reston.org/Design_Review/d_drb_app.html))

## **Fences**

### **STANDARDS**

Fences are not allowed in the Cluster.

## **Mailboxes**

### **STANDARDS**

1. All Cluster mailboxes must be identical and the design is to be selected by the OGCA Board of Directors.
2. Mailboxes may be replaced at the discretion of the OGCA Board using Cluster funds.
3. If replacement of individual mailboxes becomes necessary at other times because of wear and tear, individual owners are responsible for replacing their mailbox, at their expense, to the exact color, size, dimension and style as the existing mailboxes.
4. Mailbox stands and posts are maintained by the Cluster and may not be altered or changed without prior approval of the OGCA Board.
4. Newspaper tubes may not be attached to the mailboxes.