



**ARCHITECTURAL CONTROL GUIDELINES  
ARTICLE V REVISIONS \*  
October 2008**

- Except for the Article V revisions set forth hereinafter, all other provisions of the Country Creek Association, Inc. "Architectural Control Committee Guidelines" promulgated on the 15<sup>th</sup> day of November 1993 remain in full force and effect.

**Country Creek Association, Inc.  
Vienna, Virginia**

**Country Creek Association, Inc.**  
**Architectural Control Committee Guidelines**  
**Revisions to Article V**  
**(Effective September 15, 2008)**

**ARTICLE V - EXAMPLES OF HOME IMPROVEMENTS**

The examples in this Article V are illustrations of the types of exterior home improvements, listed by type of improvement, which are considered “not in harmony” (prohibited), major exterior home improvement (*prior* approval required) or minor exterior home improvement (no approval required) .

**A. Painting**

**1. Not in Harmony (*Prohibited*)**

- a. Painting of exterior brick surfaces. (1993)
- b. Painting of fences. (1993 as revised 2008)
- c. Painting of decks. (1993 as revised 2008)
- d. Painting of edging which surround gardens, plants or trees
- e. Exterior color changes not in the color palette of the Country Creek street where the home being renovated is located, OR changes of colors or materials of the home that are not approved under A.2.c below. (2008)
- f. Unpainted doors. (1993)

**2. Major Exterior Improvement (*Prior Approval Required*)**

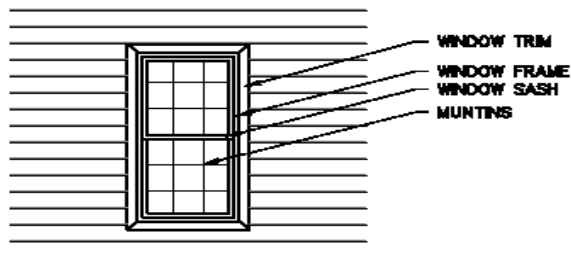
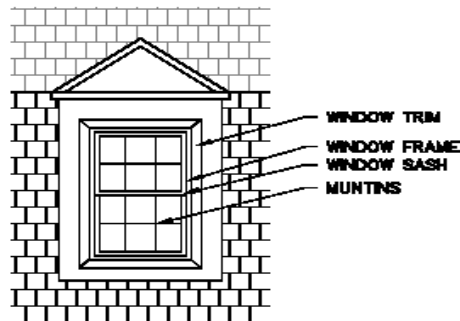
- a. Repainting of structure in the original color. (1993)
- b. Staining of fences or decks with a wood-tone *stain* such as Wolman Stain or other stain brand in “Light Cedar” or “Cedar”. CCA’s Architectural Control Rep (AC Rep) has a copy of approved stain tones (colors) available for review. (2008)
- c. Replacing all wood trim on a home with new trim in wood or wood-appearing vinyl or aluminum that is the original color of the home OR in a color in the Country Creek palette for that same street. (2008)
- d. Changes of color of trim or siding from the original color for that home to a color in the palette of the Country Creek street where the home is located (e.g., with prior approval, a color approved for other Scotch Haven homes might be used on the Scotch Haven home being renovated. (2008)

- e. With prior approval, minor changes may be made in the design of replacement siding or trim from the original design of the siding or trim on the home. (2008)

### 3. Minor Home Improvement (*No Approval Required*)

- a. Repainting of structure in the original color. (1993)
- b. Staining of fences or decks with a clear preservative. (1993)
- c. Painting of exterior basement walls to match existing exterior siding. (1993)
- d. Replacement of shutters with wood or plastic shutters of same size, design and color as the original shutters. (1993)

### B. Replacement Windows (2008)



## **1. Not in Harmony (*Prohibited*)**

- a. White trim around replacement window frames and sashes. (2008)
- b. Replacement of window frames and sashes with frames and sashes that do not have, or do not appear to have, approximately the same number of muntins (aka “mullions or dividers”) and glass panes as the original windows. (2008)
- c. Replacement window sashes and frames that are not one of the following colors:
  - 1) The original approved color of the surrounding trim, (1993) or
  - 2) ivory, light beige, light taupe, or light grey (2008), or
  - 3) white or off-white. (2008)

## **2. Minor Home Improvement (*No Approval Required*)**

- a. Replacement windows which have or appear to have approximately the same number of muntins as the original windows, or which have manufacturer-supplied muntin strips (“divider strips”) constructed of the same material as the window sash and frame and which give the appearance of divided panes. (2008)
- b. Replacement window sashes and frames in the same color as the surrounding trim, or in one of the colors noted in V.B.1.b above (ivory, light beige, light taupe, light gray, white, or off-white). (2008)
- c. Replacement window frames in the same approved color as the surrounding window trim. ((2008)
- d. Note. Window trim for homes in Country Creek may not be white. (2008).

## **C. Fences, Decks, Screens, Gates and Retaining Walls**

### **1. Not in Harmony (*Prohibited*)**

- a. Fences in front yards, except on side of end units of Scarborough and Artery sections with a side entrance. (1993)
- b. Removal of existing fences and gates. (1993)
- c. Painted fences and gates. (1993)

- d. Use of materials other than wood in fences and gates (1993 and 2008) unless other materials have received the prior approval of the board (2008).
- e. Where wood is to be used for fences and gates, use of wood other than pressure treated wood is prohibited. (1993 as revised 2008).
- f. Ball-caps on the posts of decks as well as Tiffany-styled or copper caps on the posts of decks. (2008)

## **2. Major Home Improvement (*Prior Approval Required*)**

- a. The design, size, materials and color of all new or replacement decks must be approved by the CCA board and Fairfax County. (2008)
- b. Provided the materials proposed for use in a new or replacement deck meet Fairfax County requirements for deck materials, the CCA board will consider approving decks to be constructed in (but not limited to) such man-made materials as Eon brand wood-like materials in “Cedar”, Trex brand materials in “Brasilia Burnished Amber” or “Saddle”, or Veranda brand materials in “Tropical Jacoba”. (2008)
- c. All changes, modifications or construction of fences, screens, gates and walls not in minor category must receive prior approval. (1993 and 2008)
- d. The proposed extension or alteration of any fence and/or gate must match the style and height of the existing fence and/or gate. This includes all side yard fencing and gates. (1993)
- e. Fence or screening on the inside bottom of an existing fence to retain children or pets (other than in the minor category described below).(1993)
- f. The building of any retaining wall. (1993)
- g. Use of materials other than pressure-treated wood in fences or gates. (2008)

## **3. Minor Home Improvement (*No Approval Required*)**

- a. Extension, maintenance or repair of fences and gates to property lines provided it matches the existing fence and gates in style, height, and is constructed with pressure treated wood. (1993)
- b. Fence or screening (green or metallic in color) on the inside bottom of an existing fence to retain children or pets. (1993)

## **D. Storm Doors**

### **1. Not in Harmony (*Prohibited*)**

- a. Storm doors with baked white enamel. (1993)
- b. Storm doors with baked colored enamel not matching the existing color of the front door (except in Sutton Oaks, where storm doors must be brown). (1993)
- c. Storm doors with an anodized aluminum finish. (1993)

### **2. Major Home Improvement (*Approval Required*)**

- a. Any storm door not in the minor category. (1993).

### **3. Minor Home Improvement (*No Approval Required*)**

- a. Sutton Oaks - Full view storm doors in the same color as the home's front door and matching the storm windows of the home (brown for Sutton Oaks). (1993)
- b. All other sections of Country Creek- Full view storm doors in the same color as the front door. (1993)

## **E. Effective date of 2008 revisions to Article V**

The above Revisions to Article V of the Country Creek Association, Inc. Architectural Control Guidelines of 15<sup>th</sup> November 1993 have been approved by a majority vote of the CCA Board of Directors held on the 15<sup>th</sup> day of September 2008, and are effective immediately upon enactment.

As a general rule, the CCA will allow that changes which need to be made to conform to these Revisions of Article V be made the next time that construction, maintenance or replacement at a given home is necessary. However, the CCA Board of Directors may require changes that were not properly approved to be corrected sooner if such sooner change is necessary to maintain the harmony of the community.

**IMPORTANT:** Note the Effective Date and "Grandfather Provisions" contained in Article V, Section E at the end of these Revisions to Article V of the Country Creek Association, Inc. "Architectural Control Committee Guidelines".