

Walden Cluster Association Design Standards Quick Reference Guide

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1. Overview of Design Standards

Most exterior changes to your home require approval by the Reston Association Design Review Board (DRB). In most cases, the DRB will refer to the current set of approved Walden Cluster design standards in making its decision. The standards address items such as paint colors, windows, decks, lighting fixtures, and so on. These Walden Cluster design standards have been worked out in collaboration with the DRB. The standards continue to evolve and, in some cases, it may be difficult to adhere to the standards (if, for example, a particular brand is no longer manufactured). If you believe a change should be made to the Walden Cluster design standards, please contact the Walden Cluster Board (board@waldencluster.com).

IMPORTANT: The DRB is the final arbiter for approving or rejecting any design changes. Prior to making a change to the exterior of your home, please ensure that you have DRB approval. Not doing so can be very costly, as the DRB may require that you remove construction that it disapproves.

2. Guidelines for Submitting Your DRB Application

Guidelines for Submitting Your Application to Make Exterior Changes to Your Swans Neck Way Residence:

Here are some important guidelines for you to understand as you submit your application to Reston Association to have exterior work performed on your residence. Understanding and adhering to these guidelines is necessary for your project to be correctly completed.

- a) Walden Cluster has design standards for nearly all facets of the exterior appearance of your house. Any work you have done must meet these design standards. Failure to meet these standards may mean that you have to remove and/or redo any completed work. Needless to say, this can be expensive, time consuming, and frustrating.

Reston Association's approved design standards are summarized within this document. You are strongly encouraged to contact Reston Association and ask to review the official Walden Cluster design standards prior to the start of any work. Lucy Renault (lucy@reston.org, 703-435-6527) is Reston Association Covenants Advisor for Walden Cluster.

The Reston Association (RA) Design Review Board (DRB) application can be downloaded from the RA website (www.reston.org) under "property owner resources."

- b) A member of the Walden Cluster Board of Directors will sign your RA DRB application before you submit it to Reston Association. Signing your application does **not** mean that your work is approved. It merely means that your application is acknowledged by the Cluster Board of Directors.
- c) After your application is signed by a Walden Board member, you must submit it to Reston Association's Design Review Board (DRB) Panel for approval. The DRB Panel will

review your application and send you written notification of their decision regarding exterior work application approval. Do **not** start work prior to receiving written approval from the DRB.

Again, the design standards are on file with Reston Association, and are available for your inspection. To save yourself time, it is recommended that you review the Walden Cluster design standards before your application is considered by Reston Association. That way, when your project is approved, both you and your contractor will fully understand what you are and are not allowed to do.

Remember:

You are responsible for making sure that any work you are planning to do is both approved by Reston Association and meets the Walden Cluster design standards.

You are responsible for making certain that your contractor is completely familiar with the Walden Cluster design standards prior to commencement of any work and abides by those standards while work is performed.

3. Exterior Paint Colors (Door, Siding, Trim)

Listed below are the approved exterior paint colors for houses with red brick, gray brick, or brown brick, respectively. Reston Association has on file paint samples for the following approved exterior paint colors for Walden Cluster per Reston Association Design Review Board. You are strongly encouraged to contact Reston Association and ask to review the official Walden Cluster design standards prior to the start of any work.

Manufacturer: Behr Premium Plus Exterior Paint (available at Home Depot)

Paint Finish: Flat finish

Red Brick Townhomes:

Siding: Toasted Wheat (280E-3)
Trim: Canyon Cliffs (ECC-45-2)
Door: Imperial Palm (ECC-21-3)

Gray Brick Townhomes:

Siding: Light Sandstone (ECC-15-2)
Trim: Sierra Madre (ECC-46-1)
Door: Cherry Bark (ECC-15-3)

Brown Brick Townhomes:

Siding:	Sonoran Sands (ECC-43-1)
Trim:	Cottage Walk (ECC-17-1)
Door:	Inlet Harbor (ECC-16-3)

4. Exterior Siding and Trim

Options for the replacement of original wood siding and trim are provided below. You are strongly encouraged to contact Reston Association to discuss approved siding and trim material, sizing, and dimensions prior to the start of any work.

Wood – Wood siding and trim may be used to replace the original. There is to be no alteration of the design, dimension, and profile of the existing trim or siding. Siding and trim must be painted with the Walden standard paint colors for the house’s brick color (see Section 3).

Fiber Cement – Fiber cement siding (7” exposure, 8.250” width, horizontal lap) and fiber cement trim may be used instead of wood. There is to be no alteration to the design, dimensions and profile of the existing siding and trim. The finish must be similar to the wood, with textured siding and smooth trim. All siding and trim on all elevations are to be replaced at the same time with the approved material. Siding and trim must be painted with the Walden standard paint colors for the house’s brick color (see Section 3).

Vinyl – Vinyl siding and trim is no longer an approved cluster standard material. Townhomes with vinyl siding and trim installed prior to July 2013 may continue to maintain the existing vinyl material¹. However, new vinyl installations are prohibited and when townhomes with existing approved vinyl need to replace the siding and trim, approved materials must be used.

5. Roof – Cedar Shakes

Walden Cluster adheres to the Reston Association policy regarding roofing material. Roofs shall be cedar shakes. [Virginia construction code requires class “C” fire-retardant treated shakes.]

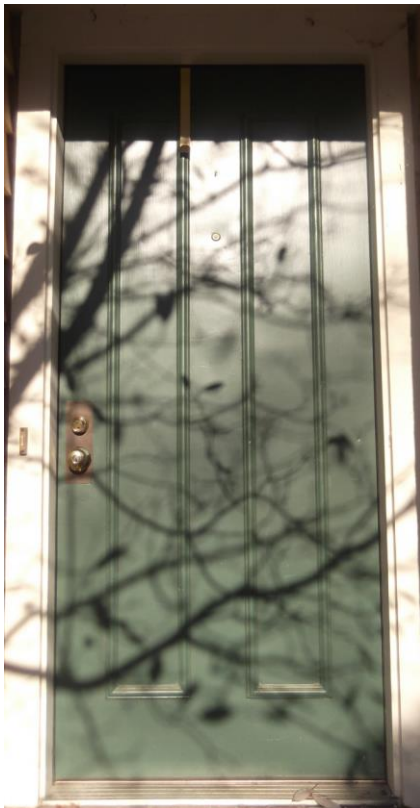
¹ Townhomes with vinyl siding and trim installed prior to July 2013 are: 2001, 2006, 2023, 2032, and 2057.

6. Front Door Designs

Listed below are the approved front door designs for Walden Cluster per Reston Association Design Review Board.

Front door color must match the approved exterior paint color for the designated brick type (red brick, gray brick, or brown brick townhomes), as described previously in Section 3.

- Retain original front door with two vertical panel trim (no longer available).
- Replace original front door with one of the following options:
 - a) Solid six panel door (no glass windows).
 - b) Six panel door with glass windows in uppermost two panels (these glass panels may be installed vertically or horizontally; glass must be clear or opaque and free of design).
 - c) 4 panel door with fanlight glass above the 4 panels (glass must be clear or opaque and free of design).



**original standard entry door
with two vertical panels**



**Solid six panel door
(no glass windows)**



**Six panel door with glass windows
in uppermost two panels**



**4 panel door with fanlight glass
above the 4 panels**

7. Storm/Screen Doors

At this time, Walden Cluster adheres to the Reston Association policy regarding storm/screen doors. Please contact Reston Association Covenants Advisor for Walden Cluster for further information.

8. Address Plaques

Listed below are the approved address number plaques for the front of townhomes in Walden Cluster per Reston Association Design Review Board.

- 1) Residents may retain the original blue square with white numbers.
- 2) Approved addition to cluster standards for house numbers: oval plaque
 - Design: oval plaque (SKU: WHP-1028)
 - Color: black with gold characters
 - Type set: single line holds four 4 ½ inch numbers

- Overall size: 12 ½ inches wide by 7 ½ inches in height
- Current vendor for this product: JustAddressPlaques.com
www.justaddressplaques.com/wall-address-plaques/oval



original blue square
with white numbers



oval plaque
(black with gold characters)

9. Exterior Lights – Front Door Lighting

Listed below are the approved exterior lights (front of townhome) for Walden Cluster per the Reston Association Design Review Board. The light fixture should be mounted adjacent to the front entry door, above the address number plaque. Some properties have light fixtures on both sides of the front door. Only clear uncolored bulbs (non-swirled) may be installed.

- 1) Retain the original light fixture which is an oblong fixture with candelabra light bulbs fitted one above the other. [Note: Several residents have successfully prolonged the life of these original lights by having a certified electrician upgrade the internal wiring within the fixture.]
- 2) Additional approved light fixture:
Manufacturer: Maxim
Model: 6831CLPB (with two 40 watt CA bulbs)
Color: Polished Brass
- 3) Additional approved light fixture:
Manufacturer: Maxim
Model: 4651CDBU (with two 60 watt CA bulbs)
Color: Burnished
- 4) Additional approved light fixture:
Manufacturer: Wilhelm
Model: 07806
Color: Bronze Finish



original light fixture



**Manufacturer: Maxim
Model: 6831CLPB
Color: Polished Brass**



**Manufacturer: Maxim
Model: 4651CDBU
Color: Burnished**



**Manufacturer: Wilhelm
Model: 07806
Color: Bronze Finish**

10. Exterior Lights – Rear Door Lighting

Listed below are the approved exterior lights (rear of townhome) for Walden Cluster per the Reston Association Design Review Board. The light fixture should be mounted adjacent to the sliding glass doors. Only clear uncolored bulbs (non-swirled) may be installed.

- a) Retain the original light which is a standard round frosted glass globe with black frame fixture.
- b) If rear light is replaced, either:
 - i) Replace with fixture identical to the original rear fixture: a round glass globe with black frame fixture. There is no specific model as this style seems to be readily available.
 - ii) Replace with fixture to match the approved standard front light fixture installed on the front of the house. See Section 9 for approved exterior front door lighting.



**original light fixture
round globe with black frame**

11. Front Stoops

Listed below are the approved standards for front stoop replacement in Walden Cluster per the Reston Association Design Review Board.

The shape of the replacement stoop shall be either the same as the original stoop or be rectangular.

Options for Gray Brick Exterior:

- a) All concrete
- b) All flagstone
- c) All gray brick
- d) Combination of flagstone and gray brick

Options for Red Brick Exterior:

- a) All concrete
- b) All flagstone
- c) All red brick
- d) Combination of flagstone and red brick

Options for Brown Brick Exterior:

- a) All concrete
- b) All flagstone
- c) All brown brick
- d) Combination of flagstone and brown brick

12. Walkways

Per the Reston Association Design Review Board, replacement walkways for Walden Cluster shall be concrete tinted to match the sidewalk.

13. Windows

For your proposed window replacement, you must complete a Reston Association Design Review Board (DRB) application. Have your window vendor draw up exactly what their window proposal will look like as regards design type (stationary/fixed, slider, casement, awning, or combination thereof), framing material (e.g., aluminum), window framing dimensions as measured for each window, and the exterior framing color. All of this information is required as part of your DRB application.

You are strongly encouraged to contact Reston Association to discuss window design standards and must have Reston’s DRB approval prior to the start of any work.

Listed below are the approved replacement window options for Walden Cluster. Please note that there are original as-built window design differences, front and back, within Walden Cluster depending on townhome model: Walden; Merrimack; Concord; Thoreau; or Emerson.

Original “As Built” Window Design	Window Replacement Option(s)
<p><i>If your original windows are . . .</i></p> <p>Slider Windows</p>	<p><i>Your replacement options are . . .</i></p> <ul style="list-style-type: none"> – Slider Windows, or – Casement Windows, or – Stationary/Fixed Windows, or – Combination of Casement and Fixed
<p><i>If your original windows are . . .</i></p> <p>Casement Windows</p>	<p><i>Your replacement options are . . .</i></p> <ul style="list-style-type: none"> – Casement Windows, or – Stationary/Fixed Windows, or – Combination of Casement and Fixed
<p><i>If your original windows are . . .</i></p> <p>Stationary/Fixed Windows</p>	<p><i>Your replacement options are . . .</i></p> <ul style="list-style-type: none"> – Stationary/Fixed Windows, or – Casement Windows
<p><i>For end-units only</i></p> <p>Stationary/Fixed Side Elevation Windows</p>	<p><i>Your replacement options are . . .</i></p> <ul style="list-style-type: none"> – Stationary/Fixed Windows, or – Casement Windows, or – Awning Windows

With the following stipulations:

- The exterior window frame color must be **bronze**.
- The replacement window frames must be of equivalent dimension to the original.

14. HVAC Screening

Heating, ventilation, and air conditioning (HVAC) equipment located at the front of the property may be screened only by evergreen bushes or shrubs of both size and character to provide substantial screening. Wood fence screening is not approved.

15. Prohibited Invasive Plant Species

In 2008, Reston Association adopted an invasive exotic plant resolution that applies to all private and Cluster property subject to the Reston deed. This resolution prohibits the installation of eight commonly available landscape plants, known to have severe impacts on homeowner properties and Reston's natural areas. These prohibited plants include:

- English Ivy
- Exotic Bamboos
- Flowering Pears
- Chinese Wisteria, Japanese Wisteria
- Oriental Bittersweet
- Japanese Barberry
- Bush Honeysuckles
- Winged Burning Bush

16. Tree Removal DRB Application Requirements

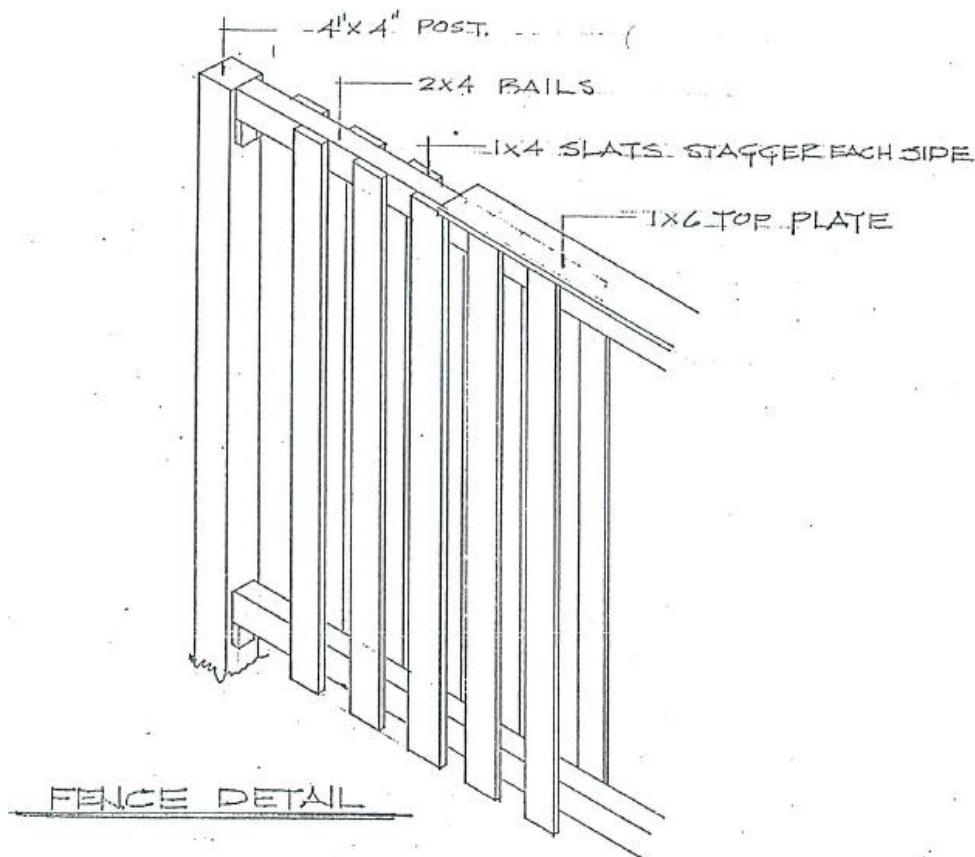
Live Tree Removal: Tree trunks which are smaller than 4" in diameter (or 12.6" in circumference) when measured 4 feet above the ground, can be removed without a DRB application. Any tree larger than this, or if the tree is an ornamental regardless of size, will require an application to be submitted to the DRB for review. Further details can be obtained by directly contacting Reston Association.

Dead Tree Removal: The removal of one dead tree technically does not require an application for removal. However, the condition of the tree should be documented (pictures or arborist statement) in case a homeowner complains about the removal. If a number of dead trees are being removed, an application should be submitted, as this could impact several residences. Additionally, the DRB might require replacement tree(s) to be installed. Further details can be obtained by directly contacting Reston Association.

17. Fence Design

Listed below is the approved fence design for Walden Cluster per the Reston Association Design Review Board. You are strongly encouraged to contact Reston Association to discuss fence design standards prior to the start of any work. It is recommended that you have your fence contractor provide specifications and drawings (design, dimensions, property site location) and take these to Reston for design decisions.






- Fences to be left to weather naturally (do **not** stain fence without prior approval from Reston Association Design Review Board).
- Fences to be six (6) feet in height.
- Fence to match in design, material, construction, and color other approved fences in the area.
- The top of the fence to be maintained horizontal. If the ground slopes, the fence is to be stepped.
- The bottom of the fence to be no more than six (6) inches above grade level at any point (follow the grade).
- If a gate is required, it must be the same design, material, construction, height and color as the fence. Top to be straight and flush with the top of the fence (not rounded).





Fence Design Detail

18. Deck Color/Stain

Listed below are the approved color/stain options for decks in Walden Cluster per the Reston Association Design Review Board.

Approved Deck Color Stain Option	Stain Color
Olympic "Honey Gold" Toner	 <p>Honey Gold</p>
Ready Seal "Natural Cedar"	 <p>Natural Cedar</p>
Olympic "Cedar Naturaltone" Semi-Transparent	 <p>Cedar Naturaltone</p>
Behr "Cedar Naturaltone" Transparent	 <p>Cedar Naturaltone 501/401</p>
<p>Benjamin Moore Arborcoat Translucent* Stain "Mahogany" (or equivalent)**</p> <p>*"Translucent" is a transparent stain.</p> <p>**This product comes in both latex and oil-based versions. Choose carefully. You cannot put oil-based stain over latex without first stripping your deck (stain is the opposite of paint).</p>	

<p>Olympic “Coffee” Solid Stain*</p> <p>*Approved for all decks. No longer limited to existing decks stained this color.</p>	 <p>Coffee</p>
<p>Leave deck to weather naturally or treated with clear colorless sealant</p>	

19. Deck Railing Design

Listed below is the approved deck railing design for Walden Cluster per the Reston Association Design Review Board. You are strongly encouraged to contact Reston Association to discuss deck railing design standards and overall deck construction prior to the start of any work. Residents are reminded to comply with all applicable Fairfax County codes for deck designs, railings, and construction techniques.

- Railing with sweep space; fascia board reveals the four (4) inch posts.
Require the horizontal boards (fascia boards) to span the space between, and not on the exterior, of the vertical posts (balusters).

MAR 28 2008



deck railing design
sweep space; fascia board reveals the 4" posts

20. Dock (Residents with Lakefront Property Only)

Walden Cluster adheres to the Reston Association policy regarding docks. Please contact Larry Butler (lbutler@reston.org, 703-435-6501), Reston Association Director of Parks and Recreation, as well as Reston's Covenants Advisor for Walden Cluster for further information regarding dock construction and lakefront usage policies.

- Docks shall not be larger than forty-eight (48) square feet.

21. Signs and Flags

At this time, Walden Cluster adheres to the Reston Association policy regarding signs, flags, and flagpoles. There are no restrictions on the placement of signs advertising the lot for sale. Please contact Reston Association Covenants Advisor for Walden Cluster for further information.

22. Solar Collectors

At this time, Walden Cluster adheres to the Reston Association policy regarding solar collector restrictions concerning the size, place and manner of placement of solar energy collection devices on individual properties.