

CLUSTER ARCHITECTURAL STANDARDS AND COLOR SCHEME

Section E



CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Generation Cluster Association
c/o TWC Association Management
12110 Sunset Hills Road, Suite 60
Reston, VA 20190

June 13, 2006

Re: Generation Cluster, Section 26, Block 1A

Dear Sir or Madam:

At its meeting of June 6, 2006, the Design Review Board took the following action on your submission:

- a. Approved cluster standards for exterior colors for siding, trim and front doors in Generation Cluster with the stipulations:
 1. that colors must be chosen as a group from among the options;
 2. that, when any house is painted, the colors must be chosen from among these options; and
 3. that no two adjacent houses be painted with the same color option.

All paints are Duron

Option A

Wooden House Siding:	Wool Skein (SW6148)
Trim:	Basket Beige (SW6143)
Front Door:	Basque Green (SW6426)

Option B

Wooden House Siding:	Favorite Tan (SW6157)
Trim:	Connected Gray (SW6165)
Front Door:	Sundried Tomato (SW2915)

Option C

Wooden House Siding:	Perfect Greige (SW6073)
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Trim: Pacer White (SW6098)
Front Door: Distance (SW6243)

Option D

Wooden House Siding: Link Gray (SW6200)
Trim: Austere Gray (SW6184)
Front Door: Arresting Auburn (SW6034)

Option E

Wooden House Siding: Sawdust (SW6158)
Trim: Superior Bronze (SW6152)
Front Door: Naval (SW6244)

Option F

Wooden House Siding: Basket Beige (SW6143)

Trim: Kaffee (SW6104)
Front Door: Muslin (SW6133)

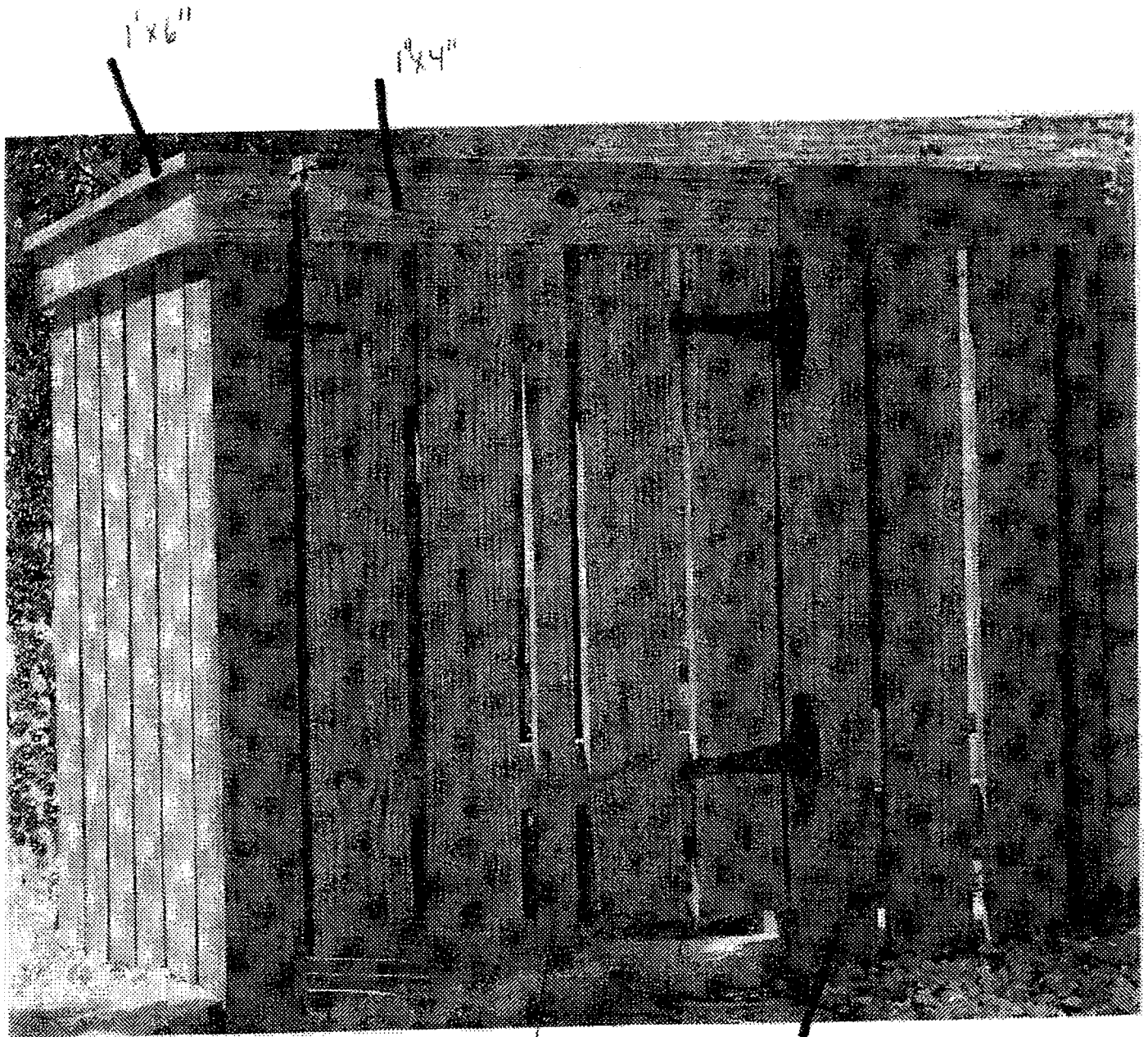
Option G

House is Primarily Stucco. Paint is "One Coat White"
House siding: Options A-E
Trim: Same as wooden house siding color
Front Door: Same as Option chosen for siding

- b. Approved cluster standard for trash enclosures in Generation Cluster (vertical board construction with capboard) as shown on submitted photo with the following stipulations:
1. that an application be submitted to RA for Staff-level approval showing the location and dimension of the proposed enclosure;
 2. that the gate be constructed to match the sides of the enclosure as shown on submitted photo;
 3. that the enclosure height be 46";
 4. that the enclosure be attached to the house;
 5. that the dimensions be a maximum of 4 ft. x 6 ft. and that the smaller dimension be toward the street (parallel to the front of the house);
 6. that the enclosure and its gate be constructed of full-width boards; and

TRASH ENCLOSURE

APR 27 2006

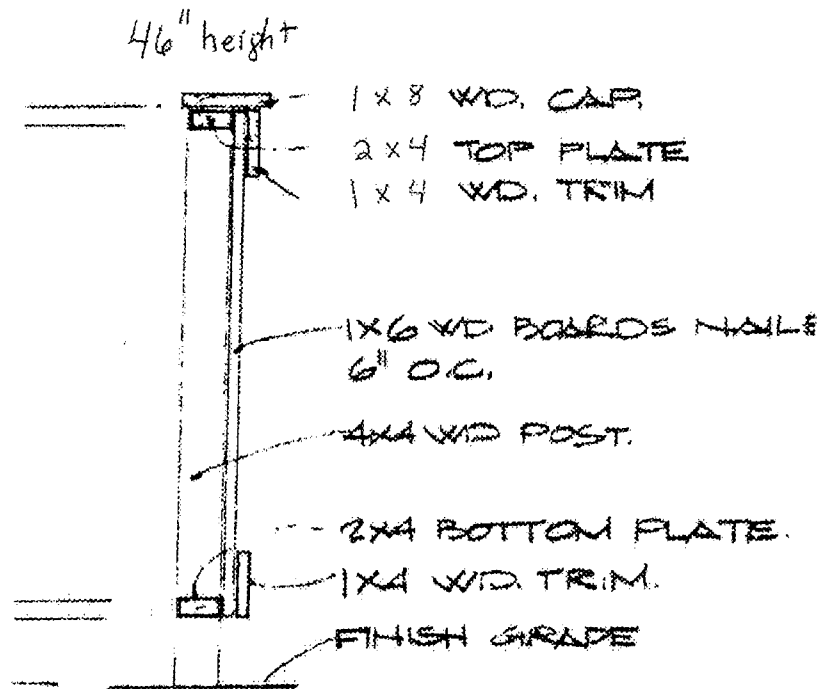


Paint to
match Siding

No
partial
boards -
must be full width

1" X 6"

TRASH ENCLOSURE



SECTION



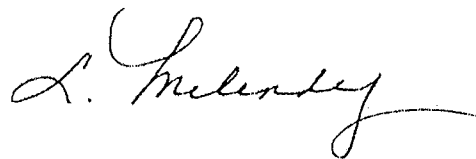
7. that the enclosure be painted to match the siding.

Section VI.1.(d)(2) Limitations.

(a) Any person or entity obtaining approval from the DRB shall commence construction or alteration in accordance with plans and specifications approved within six months after the date of approval and shall substantially complete any construction or alteration within eighteen months after the date of approval, or within such other periods as are specified in the approval during which to commence or complete construction. If any such person does not commence work within the time period specified, the approval shall lapse.

(b) Any person or entity obtaining approval of the DRB shall not deviate from the plans and specifications approved without the prior written consent of the DRB. Such person or entity shall notify the DRB when the alterations or improvements are complete. Approval of any particular plans and specifications or design does not waive the right of the DRB to disapprove such plans and specifications, or any elements or features thereof, if such plans and specifications are subsequently submitted for use in any other instance or by any other person or entity.

Respectfully,



Lisa Melendez
Assistant Secretary

LM/mm

Enclosure(s): Form 1A - Applicant's Rights

cc: (Regular First Class Mail)
Generation Cluster Association
c/o TWC Association Management
12110 Sunset Hills Road, Suite 60
Reston, VA 20190

GENERATION CLUSTER ASSOCIATION
c/o TWC ASSOCIATION MANAGEMENT
12110 Sunset Hills Road, Suite 410 Reston, Virginia 20190
(703) 437-5800 (703) 471-6578 (fax)

June 2006

COLOR PALETTE SPECIFICATIONS

The color palette for Generation Cluster Association is by Duron Paint and includes the following options:

OPTIONS	WOODEN HOUSE SIDING	TRIM	FRONT DOOR
A	Wool Skein (SW6148)	Basket Beige (SW6143)	Basque Green (SW6426)
B	Favorite Tan (SW6157)	Connected Gray (SW6165)	Sundried Tomato (SW2915)
C	Perfect Greige (SW6073)	Pacer White (SW6098)	Distance (SW6243)
D	Link Gray (SW6200)	Austere Gray (SW6184)	Arresting Auburn (SW6034)
E	Sawdust (SW6158)	Superior Bronze (SW6152)	Naval (SW6244)
F	Basket Beige (SW6143)	Kaffee (SW6104)	Muslin (SW6133)
G	This option applies only to Houses that are Primarily Stucco		
	Choice of Siding Paint	Same as house wooden	Same as per option
	Options A-F	siding color	chosen for wooden siding

All stucco is painted One Coat White.

Residents must use the same option across the board; siding, trim and door color.

All residences must choose a different option than their immediate neighbors; no two side-by-side houses may be alike.

Downspouts may be painted the same as their background or the trim color of the chosen option.

Fences are to be left natural or painted to match siding color. If painted, fence tops may be either siding or trim color.

Generation Association Account
with Duron Paints, 495 A Elden
Street, Herndon 9672-5518-3
10% off the contractor price

Understanding the new Paint Palette

After comments by new residents in our cluster and some realtors, the board began to look at the combination of paint palettes in existence, and decided that it was time to try to unify the paint schemes in the cluster. The resulting palette is the one you received from TWC in June. It is now the only approved palette, and any residence that is to be completely repainted hereafter must select a scheme from this palette.

Because of the fact that both brown and white framed windows are approved, it was felt that we needed to provide a range of color schemes that could be used with either color window. There are darker colored trims that will work with the brown windows, and lighter color trims that will work with white windows, and a couple that could go either way.

In selecting from the options, one must use that entire option, i.e.: Option A has siding color Wool Skein,; Trim color Basket Beige; door color Basque Green. Option G is available only to those houses that are mostly stucco, and it is an option, not a requirement. In addition, no two side-by-side residences are to have the same paint scheme, so be sure you check your neighbors paint scheme(s) before you decide on yours.

For those residents who have an old color scheme, and only need to paint their trim, or do some touch-up, they may use that scheme until time comes for complete repainting.

There is an account set up at the Duron paint store in Herndon for Generation Cluster Association, which will guarantee you a discount of 10% more than the contractors discount—amounting to about a 30% discount. You only need to tell them that you are with Generation Cluster.

It is strongly suggested that when you are buying your paint, if you choose not to use Duron paints, that you do NOT try to match colors from the copy of the palette you received in the mail. Check the Duron paint store for paint chips to match from, because the copied colors are not 100% accurate.

GENERATION CLUSTER ASSOCIATION

c/o TWC ASSOCIATION MANAGEMENT

12110 Sunset Hills Road, Suite 60

Reston, Virginia 20190

(703) 437-5800 (703) 471-6578 (fax)

twcmanage@aol.com

Effective January 1, 1999

FENCE AND FENCE TRIM PAINTING COORDINATION:

1. Individual front and back fences may be left natural, ~~or painted to match the siding of the house.~~ or painted to match the siding of the house. The fence top board trim may match the fence sides or may be painted to match the trim of the house. The allowed combinations are as follows:

FENCE

Natural

~~Painted to match the siding of the house.~~

Siding color

TRIM

Natural

~~Painted to match the siding of the house.~~

Siding color or House trim color

2. On common fences, the unit owners should be allowed to determine the trim color to be used on the top board. The house whose front fence connects with the common fence should probably get to use their trim color.
3. The fence
As each home is repainted, the new color palette can be used. Choice of options is on a first-come, first-serve basis with the exception that adjacent homes *can not* be in the same color scheme.

The color chart is available for review at TWC, 12110 Sunset Hills Road, Suite 410, in Reston.

Questions should be directed to TWC Association Management, (703) 437-5800.

Generation Cluster Association

Roof Shingle Color Scheme

Old Tile Color

Artic Rustic Blend

Artic Brown Blend

New Tile Color

GAF Sentinel Weather Grey Blend

Certainteed Cedar Brown

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Effective January 1, 1999

WINDOW REPLACEMENT:

Vinyl windows may be installed to replace the original windows, with the condition that unit will be the same size as the existing window. Window frame trim must be between 2 inches and 2 1/2 inches wide, with a maximum depth of 1/2 inches. The color of the window unit and trim may be "Factory Mill White" or "Factory Mill Brown".

Homes with the old approved dark brown colors must use "Factory Mill Brown" for the color of the replacement window unit and trim.

Homes with the new approved lighter colors must use "Factory Mill White" for the color of the replacement window unit and trim.

If a window is replaced, all the window units on the same plane of the house will be replaced. When viewed, all the windows on the home within sight will appear the same.

Replacement windows may be casement windows or horizontal sliders. Double hung windows are not permitted..

Questions should be directed to TWC Association Management, (703) 437-5800.

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12110 Sunset Hills Road, Suite 60
Reston, Virginia 20190
703-437-5800 703-471-6578

July 18, 2007

Dear Generation Cluster residents:

Enclosed you will find the new standards for entry doors, French style sliding patio doors, exterior light fixtures and house number plaques or signs.

Please note that these are additions to previously approved designs. The standards allow for a wide latitude of choices for changes, but remember that you must stay within the standards. If you want to make a change that does not fit within these standards, you must make a request to Reston Association Design and Review Board for that change.

You will find examples attached for the doors that were approved. For the exterior lights and house numbers, there are no picture examples, because the choices are so varied. The committee looked around our neighborhood and tried to provide standards that include most of the changes in light fixtures and house number signage that residents had already made.

One stipulation that you must be aware of and abide by, is that all entry way light fixtures **MUST be within the entry way alcove**. We were able to get such a wide range in the light fixture standard because the fixtures are within the alcove; therefore not readily visible and having little overall impact on the architectural appearance of our community.

The Architectural Design Committee is very happy that our requests for new standards were all approved, and we hope that those of you who have delayed making some changes because you were waiting for new standards will now be able to move ahead.

If you need clarification on any standard, please feel free to contact a member of the Board, TWC, or our cluster inspection officer, Lisa Melendez at Reston Association.

The Architectural Design Committee

Joan Eimas - Chair
Liz Buckley
Dianne Culpepper-McRae
Linda Coplen
Sandy Flowers
Treva Johnson
Bob Kennedy
Nelson Kirchner
Angela Kummel

Generation Cluster Association
c/o TWC Association Management
12110 Sunset Hills Road, Suite 60
Reston, Virginia 20190
703-437-5800 703-471-6578

Generation Cluster Exterior Door Standards June 2007

Approved **addition** to cluster standards for front doors in Generation Cluster to include the following:

- Solid doors with rectangular panels (3 styles submitted)
- Doors with Center Light
- Doors with three rectangles, matching sidelight
- Doors with dual half light, matching sidelight
- Doors with dual three-quarter light, matching sidelights
- Doors with three-quarter light (2 styles submitted), matching sidelight
- Doors with half light, matching sidelight
- Doors with full light, matching sidelight
- Sidelights to accompany already approved six-panel doors and solid doors with rectangular panels

with the following stipulations:

1. that all sidelights match the door style and glass design in the main door;
2. that, if there is a storm door, the color of the storm door and its frame should match the DRB-approved house colors;
3. that all storm doors must be full-view and have plain glass, and
4. that glass for the doors and sidelights must be one of the following:

Clear water glass

Gluechip glass

Clear Baroque glass

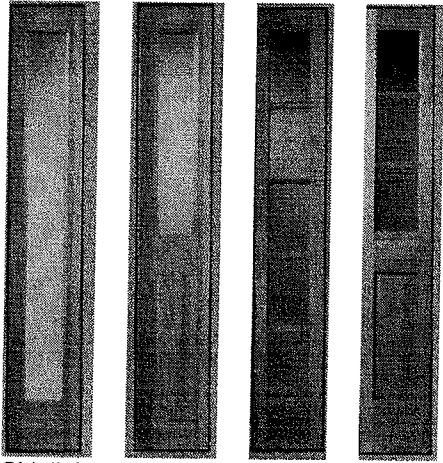
Clear Beveled glass

Gray Baroque glass

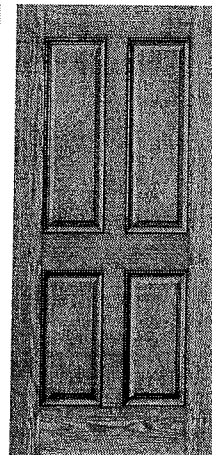
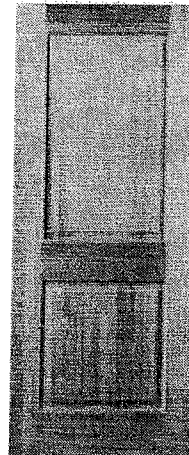
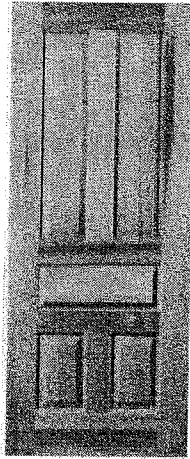
Granite glass

Clear V-Groove glass

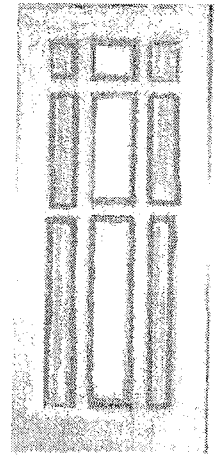
Door Style Examples



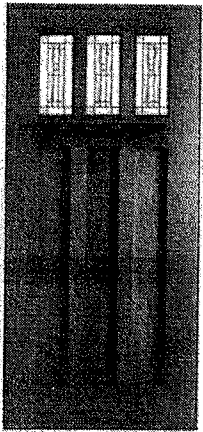
Sidelights to accompany present 6 panel doors and new solid doors with rectangular panel



Solid doors with rectangular panels



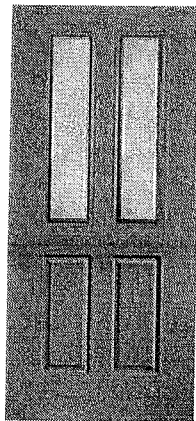
Center light



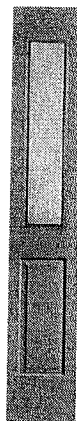
3 rectangles



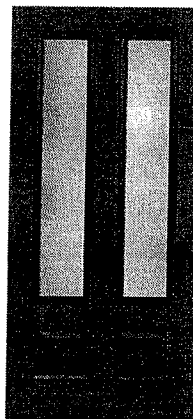
Sidelight



Dual half light



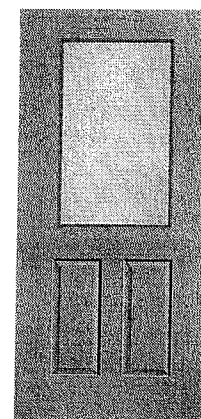
Sidelight



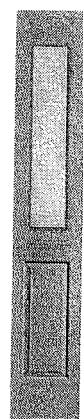
Dual ¼ light



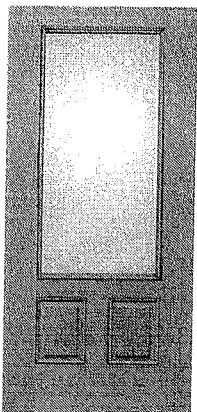
Sidelight



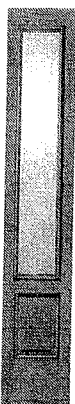
Half light



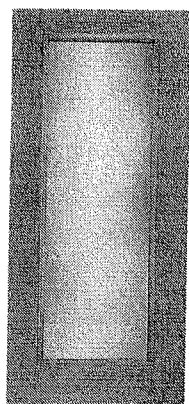
Sidelight



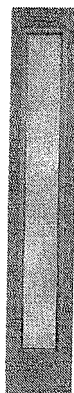
¾ light



Sidelight



Full light



Sidelight

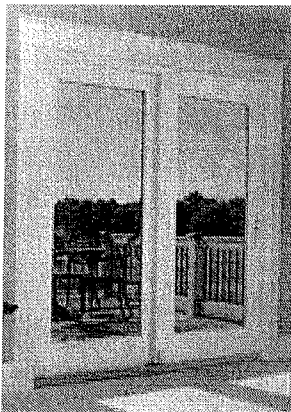
Generation Cluster Association
c/o TWC Association Management
12110 Sunset Hills Road, Suite 60
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703-437-5800 703-471-6578

Generation Cluster Sliding French Door Standards June 2007

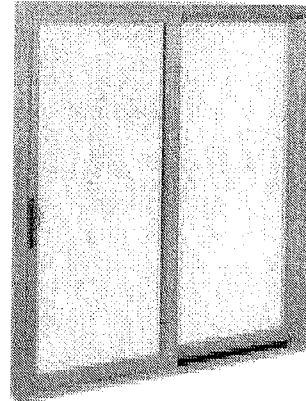
Approved **addition** to cluster standards for patio doors in Generation Cluster to include the following:

- French style sliding doors with full-view glass and wider frame
 - Plain glass patio sliding doors with narrow frame
- with the following stipulations:
1. that all replacement doors exactly match the existing in overall outer dimensions and configuration and have no grids;.
 2. that any replacement door for an existing three-section patio door be replaced with the same configuration;
 3. that all patio doors on one elevation match in style and dimension;
and
 4. that the replacement door frames be painted to match the Design Review Board-approved house trim color for that property.

Sliding French door style with wider frame



Sliding patio Door with narrow frame



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12110 Sunset Hills Road, Suite 60

Reston, Virginia 20190

(703) 437-5800 (703) 471-6578 (fax)

twcmanage@aol.com

Effective January 1, 1999

DOOR REPLACEMENT:

The front door style may be:

- A. Six panel solid door without glass (example A)
- B. Six panel door with glass in upper panels (example B)
- C. Six panel door with glass across the upper section (example C)
- D. Six panel door with half circle glass in the upper section (example D)

Patio door styles may be:

- E. French style doors with full view glass (example E)
- F. Plain glass patio sliding doors (no example)

All replacement doors will maintain the same dimensions.

The replacement door frames will be painted the color of the approved house trim.

The two patio doors are not required to be the same style.

Questions should be directed to TWC Association Management, (703) 437-5800.

GENERATION CLUSTER ASSOCIATION

c/o TWC ASSOCIATION MANAGEMENT

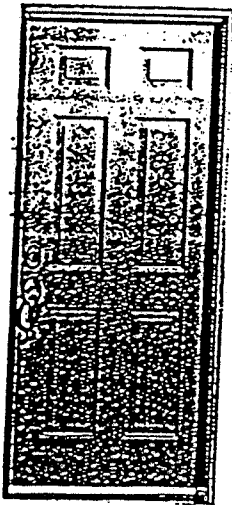
12110 Sunset Hills Road, Suite 60

Reston, Virginia 20190

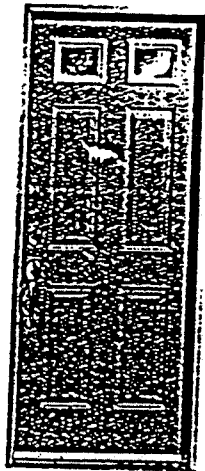
(703) 437-5800 (703) 471-6578 (fax)

twcmanage@aol.com

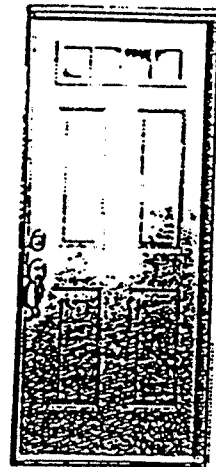
Example A



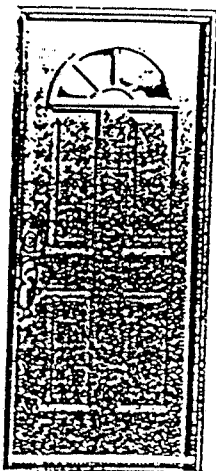
Example B



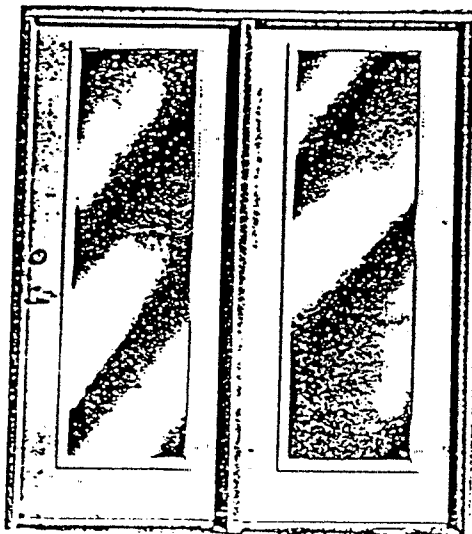
Example C



Example D



Example E



Questions should be directed to TWC Association Management, (703) 437-5800.

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703-437-5800 703-471-6578

Generation Cluster Light Standards June 2007

Approved **addition** to cluster standards for decorative lights in Generation Cluster to include the following:

Front entry lights (and rear entry lights, and rear deck entry lights) shall conform to the following specifications:

- Size and location shall allow for installation and operation of storm doors which swing out into the front entry way.
 - Height: 22 inches, maximum
 - Width: 12 inches, maximum
 - Depth: 15 inches from wall, as installed, maximum

- Allowable light designs include:

Wall-mounted in entryway— a residential entry light which fits within the dimension limits above and one of the following shapes:

- Globe
- Can
- Carriage
- Box
- Cylinder
- Lantern
- Coach

Ceiling mounted in entryway: surface-mounted, or, flush-mounted

- for recessed, dimensions/color/finish parameters do not apply.
- for surface-mounted, max height dimension of 4" down from ceiling (to allow room for door clearance.)

- Decorative lights colors must be of subdued colors - hues of low brightness and low saturation ... complementary to the trim and/or door ... with bright or flat finish.
- Glass may be clear, seeded, smoked. White allowed for globe style only.
- 100 watt max rating for any bulb in recessed lights.
- 60 watt maximum for any bulb in wall-mounted lights
- Sodium vapor lamps not allowed.
- All replacement decorative lights must be installed in the original location, except when moving the light to an overhead position in the alcove.

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703-437-5800 703-471-6578

Generation Cluster House Number Sign Standards June 2007

Approved **addition** to cluster standards for address plates (plaques, signs or individual numbers) in Generation Cluster as presented to include the following:

Size

- Maximum of 16" x 10" for inside townhouse units
- Maximum of 19" x 10" for end units
- Maximum of 19" x 4".for all vertical plaques or signs
- Plaques and signs will only contain numbers
- Individual metal or wooden numbers shall not exceed 5" in height
- Number tiles shall not exceed 4" x 4"

Color

- Plaques and signs shall be of neutral, earth tone, white, black or brown colors, or metals such as brass, antique brass, pewter, brushed stainless, copper, or verdigris
- Individual numbers may be of the same metals as the plaques or wood painted white, black, house trim color or natural wood

Location

- Inside townhouse units way place the house numbers on the front, near the entry or inside the recessed entryway
- There may be only one (1) house number sign posted on each inside townhouse unit
- End townhouse units may place a house number sign on either or both the front or street side of the unit; or on the entrance side of the unit or inside the recessed entry, with a limit of two (2) signs per residence
- If the residence has a front fence, one (1) sign, with the same size and color regulations may be placed on the fence; this maybe in addition to the sign on the residence, with a limit of two (2) signs per residence



1930 Isaac Newton Square
Reston, Virginia 20190
(703) 435-6530
FAX (703) 435-6516
www.reston.org

FOR INTERNAL USE ONLY

DATE RECEIVED _____

Review: STAFF CONSULTATION PANEL

AFFECTED PARTY VIOLATION POAA

ITEM: _____

DATE: _____

Agenda # _____

DESIGN REVIEW BOARD (DRB) Application Form
For Improvements, Alterations, Additions, and Redevelopment

PROPERTY STREET ADDRESS _____ ZIP _____

NAME(S) OF PROPERTY OWNER(S) _____

PROPERTY OWNER(S)' EMAIL ADDRESS _____

TELEPHONE NUMBER HOME _____ WORK _____

MAILING ADDRESS _____ ZIP _____

CLUSTER (if applicable) _____

SECTION _____ BLOCK _____ LOT _____

REQUEST FOR APPROVAL (Please provide a brief description of the request. Use attachments for details, drawings, plans, or catalog-cuts. Refer to the **Design Guidelines** for additional information.)

*The DRB may void any application that misrepresents a material fact.
Signatures must be of legal property owners or agent as power of attorney.*

RPA (Chesapeake Bay Resource Protection Area) – Your property may be in a designated RPA where certain tree removal and building restrictions apply. Before beginning any tree removal or construction, contact Fairfax County's Environmental and Site Review Division, 703-324-1720, and visit their web site for more information, <http://www.co.fairfax.va.us/dpwes/environmental/cbay/default.htm>

OWNER'S SIGNATURE (Required) Print _____

Sign _____

PERMISSION IS GRANTED TO MEMBERS OF THE DRB AND RA STAFF TO ENTER ONTO THE EXTERIOR GROUNDS OF MY PROPERTY IF NEEDED IN PREPARATION FOR THE REVIEW OF THIS APPLICATION.

(See section on back for Neighbor Notification signatures, if applicable.)

**** NEIGHBOR NOTIFICATION ****

Section III.6.d(4)(iii) The DRB shall "require every applicant to submit with their application the signatures of at least three different Lot Owners adjacent to or within view of the applicant's alteration or improvement, at least one of which shall be from an adjacent Lot Owner. In addition, if the applicant's Lot is within a Cluster Association at least one of the signatures must be that of a Cluster officer. The required signatures are merely an acknowledgement of the applicant's submission to the DRB and are in no way to be considered either an approval or disapproval of the pending application. At the discretion of the DRB, applications that the DRB determines to have a wider impact on the community may be required to provide additional notice beyond the signatory requirements of this provision."

**** AFFECTED PARTY REGISTRATION ****

To register as an Affected Party, submit a written statement of concerns to the DRB Secretary within 5 days of receiving this application. An Affected Party is a Property owner who is determined by the DRB to be "materially impacted by the use or design of another Property owner." Any Affected Party may be heard at the Panel review; will receive notice of decisions and any subsequent actions the DRB takes; will be sent notice of the Applicant's appeal; and may file his/her own appeal, all with respect to the application.

**** STAFF REVIEW ****

Staff may review an application if it conforms to the specific guideline that allows this option. Please consult staff or the Design Guideline as to whether or not Neighbor Notification signatures are required.

**** STAFF REVIEW IN CONSULTATION WITH A DRB MEMBER ****

An application for which there is no Affected Party and which does not require review by a DRB Panel (see specific Design Guideline), may be reviewed by staff in consultation with a DRB member. Neighbor Notification signatures are required. The applicant may appeal this decision or request that the application be referred to a DRB Panel.

**** PANEL REVIEW ****

All appeals, applications with a registered Affected Party and applications for any changes that require Panel review under the Design Guidelines will be scheduled for review by a DRB Panel. Neighbor Notification signatures are required. Applications for initial construction and teardown/infill will be scheduled for review by the full Design Review Board.

IMPORTANT: Please contact Reston Association staff if you are unable to attend the DRB meeting for which you are scheduled.

**** APPEALS ****

All requests for appeals of a decision must be in writing and must be received by the DRB Secretary from the Applicant within 15 days after the mailing of the notice of the decision and from the Affected Party within 7 days after the mailing of the notice of the decision. The Secretary will submit the appeal to the next DRB Panel qualified to hear the appeal. For assistance in appealing the decision, please contact the Covenants Administration Office.

NEIGHBORING PROPERTY OWNERS' ACKNOWLEDGEMENT (Required for all applications except those that meet the criteria for staff review. See specific Design Guideline for project.)

Check box below if you intend to register as an Affected Party. If so, you must complete the procedures described above.

Name (printed)	Signature	Date	Address	
1. _____	_____	_____	_____	<input type="checkbox"/>
2. _____	_____	_____	_____	<input type="checkbox"/>
3. _____	_____	_____	_____	<input type="checkbox"/>

If the property is located in a cluster, one of the above signatures must be a Cluster Officer. Please indicate which signature is that of the Cluster Officer and the position held.