

# CHARLESTOWN OWNERS ASSOCIATION

## Section IV – Rules & Regulations Governing Owner Conduct/Use of Lots

### POLICY RESOLUTION 2003-02

#### Construction Standards & Maintenance of Patio Awnings, Arbors and Roofs

**WHEREAS**, Article X, Section 1(b) of the Bylaws of the Charlestown Owners Association ("Association") provides that the Board of Directors shall have the power and duties necessary for the administration of the affairs of the Association and may do such acts and things as are not by law or by the Association's Bylaws, Declaration or Articles of Incorporation directed to be exercised and done by the membership;

**WHEREAS**, Article XXIII, Section 3 of the Association's Bylaws provides that the architectural standards of the Association are subject to change from time to time to assure reasonable judgment has been rendered by the Association;

**WHEREAS**, Article XXIII, Part II, Section 27(b) of the Association's Bylaws provides that Awnings may be installed at the Owner's expense and must conform to the Architectural Standards established by the Board of Directors."

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Directors believes that it is in the best interests of the Association to clarify information regarding the installation of Awnings that are set forth in Article XXIII, Part II, Section 4 of the Association's Bylaws and duly adopts the following policy with regard to installation or replacement of awnings throughout the community:

- 1) Awnings: Height limitations (a maximum of 9' high measured from the sill of the sliding glass doors) are contained in the Bylaws.
- 2) Arbors:
  - a) May be no more than 9' high measured from the sill of the sliding glass doors at the rear of the house.
  - b) Must be painted to match the trim color of the house.
- 3) Permanent Patio Roofs.
  - a) Height: No patio rooftop may be more than 9' high measured from the sill of the sliding glass doors at the rear of the house to the top of the roof.
  - b) Roofs will be sloped away from the house – or peaked (open or closed A-Frame or hip).
  - c) Roofing material:
    - i) Composite shingles used on a patio roof must be of the same color and design as those on the house roof.
    - ii) Metal roofs must be painted the same color as the house trim, or the same color as the house if the house is painted brick.
  - d) Any wood or metal roof supports and roof components (other than the roof covering) must be painted the same color as the house trim.
  - e) Designs for roofs must include or account for drainage and include gutters and downspouts as necessary.

- 4) Design and construction of arbors and permanent patio roofs.
  - a) Must be strong enough to support painters with ladders during the periodic paint cycles.
  
- 5) Maintenance and Repair:
  - a) Owner must agree to paint (at his/her expense) any approved structure concurrent with the periodic COA house painting and more frequently if needed.
  - b) Owner must agree to keep any awning, arbor or roof structure in good repair and promptly repair any damage or deterioration or to remove the structure and restore the exterior of the house.
  - c) Owner is responsible for restoration of the exterior of the house in the event that the structure is removed.
  - d) COA reserves the right to periodically inspect additions and direct maintenance and repair efforts. Failure to keep the addition in good repair may lead to COA removal of the structure and restoration of the house at the owner's expense.
  
- 6) Damage and Permits
  - a) Owners are responsible for any damage resulting from this construction, as well as promptly correcting and drainage issues that may arise on their lot, adjoining lot(s) or common area.
  - b) Owners must also obtain permits from the County of Fairfax prior to beginning construction. The Board of Directors reserves the right to require an Owner seeking to install an awning, arbor or patio roof to agree to indemnify the Association from any damage that may result from the presence of the alteration.

This Resolution shall be filed in Section IV, Rules and Regulations Governing Owner Conduct/Use of Lots, of the Book of Resolutions.

The effective date of this Resolution shall be February 29, 2004.

This Resolution was approved and adopted by the Board on January 20, 2004.