

TO ALL MEMBERS OF LINKS POND CLUSTER ASSOCIATION

Attached is a copy of the Links Pond Cluster Association (LPCA) Architectural Covenants. Please note change in Covenant B15 dealing with trash removal. At the June 8 annual meeting, the membership voted to make trash removal a responsibility of LPCA and to include its cost in the quarterly cluster dues, beginning October 1, 1983.

In addition, please familiarize yourself with both these covenants and those of the RHOA Architectural Board of Review, as violations of both presently exist within the cluster. For example:

1. LPCA Covenant B6 - no man-made fences are permitted.
2. LPCA Covenant B7 - no storage sheds, greenhouses, doghouses, swing sets, etc. are permitted.
3. LPCA Covenant B8 - no dumping of any material, including dead grass, on the common ground.
4. LPCA Covenant B14 - wood piles must be stacked on an individual's own property or in an area designated by the Cluster President.
5. LPCA Covenant B16 - speed limit in Links Pond is 10 mph.
6. LPCA Covenant B18 - parking is permitted only in designated parking areas; it is prohibited along the curb.
7. ABR Covenants Article II, Paragraph 2 prohibits the use of outdoor clotheslines without the prior approval of ABR.

Regarding exterior painting, please see page 23 of the ABR booklet as well as LPCA Covenant B1. Williamsburg paint color charts are put out by the Martin-Senour Company, and are on file at RHOA and at Town and Country Paints.

We hope that distribution of these covenants will help to avoid further violations and will make life in Links Pond more comfortable for everyone.

COVENANT COMMITTEE  
Cynthia Chiarello  
Gloria Forbes  
Mary Shumway

Approved by the LPCA Board on August 4, 1983

LINKS POND CLUSTER ASSOCIATION

ARCHITECTURAL COVENANTS

OF

DEED OF RESUBDIVISION AND REDEDICATION

## I. PURPOSES OF ASSOCIATION

The Links Pond Cluster Association has been organized for the following purposes:

1. Take title to common ground.
2. Maintain, improve and beautify the common ground.
3. Enforce covenants, restrictions and easements provided in the Deed for the common around.
4. Assess, collect and disburse charges created under the Deed for the common ground.
5. Do any lawful acts that are deemed to be for the benefit of the common ground and the owners thereof.
6. Do any lawful acts that promote the peace, health, comfort, safety, or general welfare of the owners of the common around.

## II. PROTECTIVE ARCHITECTURAL COVENANTS OF THE ASSOCIATION

### A. General

1. Homeowners are reminded that the General Protective Covenants of the Reston Home Owners Association (RHOA) provide that no Reston resident may commence any alteration, addition, improvement, etc., which affects the external appearance of his property without obtaining prior approval from the Architectural Board of Review (ABR) of RHOA.

2. The covenants adopted herein by the Links Pond Board of Directors are designed to enable each homeowner to improve his/her home along the lines of individual tastes without jeopardizing the aesthetic quality of the entire community.

3. Approval of any building, alteration, improvement, etc., not included in these covenants may be granted upon written request to the Board of Directors. Similarly, written requests for approval of alterations and/or improvements expressly prohibited by these covenants may be made to the Board indicating the special circumstances justifying the alteration and/or improvement

4. These covenants will be forwarded to the ABR for its use in acting upon any requests filed by a Links Pond resident.

### B. Specific

1. Exterior paint - The trim colors should be maintained as closely as possible to those originally applied during construction. (A list of colors is available from the Board of Directors.) Use of other Williamsburg colors is permissible upon request to the Board of Directors and the ABR.

2. Storm windows - The color of the storm windows should match as closely as possible the color of the trim or shutters or be aluminum. All storm windows on a house are to be the same color.
3. Storm doors - The color of the storm door must match the existing door. The type of door approved by the ABR will be permissible.
4. Exterior shutters - Shutters cannot be added to the house if it did not have shutters originally.
5. Patios - No plain concrete slab patios or wooden decks are permitted. Other materials (brick, stone, slate, etc.) are permissible.
6. Fences - No man-made fences of any type are permitted. Living fences of trees or shrubbery are allowed and encouraged.
7. External structures - No storage sheds, greenhouses, doghouses, treehouses, swing sets, play gyms, etc., are permitted.
8. Dumping - No dumping of any material is permitted on the common ground. This includes trash, barbecue/fireplace soot, mulch, dead grass, etc. Similarly, no toys may be left on the common grounds.
9. Parking lots - No commercial vehicle parking is permitted in the parking lot on a permanent basis. This includes recreational vehicles, mobile homes, U-Hauls, trailers and boats. The time limit for the parking of such vehicles in the parking lot is 48 hours. Parking in excess of this period must have the approval of the Board of Directors and may be approved if:
  - a) The owner has applied for use of the RHOA lot and is waiting for admittance;
  - b) The owner parks the vehicle in front of his own home or, alternatively, in a location on the parking lot chosen by a Board member.
10. Recreational use of common around - Common areas may be used for picnics, gatherings, play, etc., provided that such use does not result in damage to the common areas or cause a nuisance to the adjoining homes.
11. Care of the common area - The care of the common area, except the grassy area directly behind each homeowner's residence is entrusted to the Board of Directors or any committee(s) appointed by the Board. Accordingly, no homeowner may remove trees or shrubbery or plant the same without approval from the Board of Directors.

12. Maintenance of unoccupied or rental property - The responsibility for the external maintenance of unoccupied or rental property shall lie with the owner of the property.

13. Dogs - County ordinances prohibit dogs from running at large. Therefore, all dogs must be on a leash at all times while on common ground property.

In order to keep the common ground as clean as possible, for all to enjoy, all dog owners are required to "scoop" up waste immediately after their pets relieve themselves on common areas. Under no circumstances may dog waste materials be left on common ground property.

In consideration of the privacy of other homeowners, residents are requested to insure that their dogs are not becoming a nuisance (i.e., running loose through lawns and flower beds, barking, etc.)

14. Wood piles - In order that areas of dead grass do not appear throughout the common ground area where each homeowner stacks wood for the fireplace, everyone will be required to stack wood piles on their individual property or a particular area may be designated by the Cluster President for a common ground wood pile.

15. Trash removal - ~~It is the responsibility of each homeowner to contract for their own trash removal.~~

"Whereas the Links Pond Cluster Association (LPCA) is responsible for the maintenance of roadways on the common grounds and whereas the use of different trash removal services subject our roadways to unnecessary and unreasonable wear and tear,

Whereas the garbage left on common grounds is often attacked by dogs, cats, and wild animals, because of late garbage pickup, and thus presenting a possible health hazard,

Whereas the overall appearance of the cluster common grounds is degraded by having garbage placed on the common grounds at staggered pickup time by the different services,

The LPCA, effective as of 1 October 1983 will contract for one trash removal service to remove household garbage from our common grounds. The cost of this service will be paid for by LPCA out of funds collected as part of our quarterly dues."

Trash will not be placed at the curb until the evening before the scheduled pick-up day. All trash placed out at the curb must be in a plastic bag of at least 1.5 mil. in thickness and securely fastened at the top of the bag. A tightly covered metal or rubber trash can is also acceptable. All trash cans must be removed from the curb 8 hours after the trash pick-up.

16. Speed limit - The established speed limit in Links Pond is 10 mph. Many children in the cluster are very small and even

under the best of conditions they often escape from the control of their parents and run into the street.

In addition, Links Pond appears to be a sanctuary from normal traffic, consequently our older children tend to overlook the real danger that exists.

Please drive with care, observe the 10 mph speed limit, and try to anticipate these children.

17. Signs - The purpose of this covenant is to give a homeowner a fair chance to market his/her home; yet at the same time maintain the overall aesthetic quality of Links Pond. The following rules have been agreed upon in order to avoid sign pollution in Links Pond.

Only one real estate sign is permitted per property being sold or rented. This sign must be placed on the homeowners private property. No signs that are intended to be up on a daily basis may be placed on common grounds. Only the standard size "metal frame type" real estate signs are allowed. Oversized signs with support posts sunk into the ground will not be permitted.

Immediately upon effecting a sale the real estate sign must be removed. The display of "sold" or "rented" signs is a violation of the Reston Protective Covenants.

Directional type "open house" signs are permitted with the following restrictions. "Open house" signs can only be displayed during the hours of the open house. A homeowner is only permitted one open house in any seven day period; this is normally on Sunday from 1 p.m. to 6 p.m. "Open house" signs can be placed on common grounds to provide directions, but cannot be placed around our front entrance way area.

The use of homemade "garage sale" or "yard sale" signs is permitted on private property, but only for the duration of the sale. Generally, these type signs are not permitted on common grounds, but if there is a compelling need to place a "garage or yard" sale sign on common grounds it must be approved by the Cluster President.

18. Parking - Parking in Links Pond is not reserved. It is on a first come/first serve basis. It is important to note that residents owning more than one car should make an effort to park that second car in an infrequently used area, so that all homeowners can have at least one car close to their house. It is requested that all residents ask their guests to park in infrequently used areas.

Both residents and guests are required by the Fairfax County Fire Department to park only in clearly defined parking areas. Parking along curbs could seriously impede the Fire Department in case of a fire.

## UPPER LEVEL DECK STANDARDS - LINKS POND CLUSTER

Approved by DRB August 20, 1991; amended March 10, 1998

1. **Material:** Pressure treated lumber with wood trim to conceal the understructure.
2. **Railing:** A vertical picket-style metal railing with sweep space clearance at the base.
3. **Finish:** Picket railing painted black; lumber and wood trim left to weather naturally.
4. **Posts:** Support posts recessed and set back from the perimeter of the deck.
5. **Location:** Decks shall be located at the rear of the house.
6. **Access:** Decks shall be accessed from the upper level only; no stairs permitted.
7. **Doors:** Doors onto the elevated decks shall be either true-divided lite or have inserts similar in appearance to existing windows. Access doors may be either sliders or swing-type doors.
8. **Size and Shape:** Decks may not extend more than 10 feet from the back of the house. Outer corners of the decks shall be at a 45 degree angle.
9. No privacy screens will be permitted.
10. Decks must be cantilevered approximately 2 feet in both directions (to the side and to the front) from the support posts.
11. Decks shall be constructed in such a way that knee braces are not required for support.
12. All decks shall be reviewed on a case-by-case basis to determine side set-in and to allow notification of neighbors (therefore, no decks shall be approved under the "EZ" specifications).

**EXTERIOR COLOR STANDARDS - LINKS POND CLUSTER**  
**(Approved by DRB July 2, 2002; Revised April 26, 2005)**

If you are planning to paint your townhouse a color or combination of colors other than the original color, or a color or combination of colors that has not been previously approved for your townhouse, you must submit an application to Design Review Board.

When painting your townhouse, please consult the chart below to determine whether the element you will be painting is considered a trim element or an accent element:

<b>Element to be Painted</b>	<b>Trim</b>	<b>Accent</b>
Downspouts	x	
Gutters	x	
Rake board (along the edge of the roof gable)	x	
Soffit (under part of the roof overhang)	x	
Fascia (board behind the gutter)	x	
Windows	x	
Wood surrounding windows	x	
Window grids/mullions	x	
Wood surrounding doors	x	
Storm door	x	x
Front door	x	x
Storm windows	x	x
Shutters		x

**COLORS**

Please refer to the list of colors below when selecting the colors to paint your townhouse. A sample of all colors is on file with the Reston Association Design Review Board.

**Trim Colors**

The trim must be the original color, or be a color that is as near a match as possible to the existing, faded siding color. If you are matching your trim to the existing, faded siding color, you must include a sample color chip with your DRB application. The list of colors below includes the original colors and the approved colors from the Martin Senour Williamsburg palette:

- Clay Beige (Market Square Tavern Gray)
- Buckskin Beige (Market Square Tavern Shell)
- Cameo Creme (Williams Byrd III House Ivory)
- Classic Green (Ludwell Tenement Sage)
- Tempo Green (Bassett Hall Green)
- Desert Tan (George Pitt House Bisque)
- Williamsburg Blue (Wetherburns Pale Blue)

## Accent Colors

As permitted in the Architectural Guidelines for the Cluster, Section 2(b)(1), the exterior palette of the Cluster is expanded to include other Williamsburg colors in addition to the original palette colors, for use as accent colors. The palette can be expanded, upon notification by the Links Pond Board, as new colors are added to the Williamsburg palette:

### Original:

Draper House Green  
Nicholson Shop Taupe  
Powell-Waller House Green  
Taliaferro Cole Black Green  
Chowning's Tavern Brown  
Palmer House Kitchen Brown  
Bracken Tenement Blue Slate  
Palmer House Green

### Approved by Reston Association – July 2002:

Ludwell Tenement Gold	Blue Bell Tavern Gray Green
George Pitt House Bisque	Palace Arms Red
George Pitt House Green	James Geddy Green
George Pitt House Caramel	William Finnie House Brown
Purdie House Gray Slate	Bracken Tenement Biscuit
Burdett's Ordinary Black Green	Peyton Randolph Gray
William Byrd III House Ivory	King's Arms Tavern Gray
Grissel Hay Lodging House Gold	Holt's Storehouse Gray
Market Square Tavern Shell	Governor's Palace Tan
Market Square Tavern Gray	Grissel Hay Lodging House Green
Tucker House Buff	Market Square Tavern Dark Green
Raleigh Tavern Sorrel	George Davenport House Green
James Moir Shop Fawn	Levingston Kitchen Green
Nicolson Store Red	Ludwell Tenement Sage
Robert Carter Tobacco	

### **Siding Colors**

If the siding is painted or replaced, the color of the siding must be the same, or as close to the same, color as the original siding:

Clay Beige  
Buckskin Beige  
Cameo Creme  
Classic Green  
Tempo Green  
Desert Tan  
Williamsburg Blue

### **Additional Guidelines**

You do not have to use Martin Senour paint. However, if you use another brand of paint, you must include a sample color chip with your DRB application.  
Replacement vinyl windows may be white. However, the trim surrounding the windows must meet the existing guidelines and match the siding.  
Storm windows can be painted or be aluminum.  
Adjacent houses may not be painted the exact same colors.

**REPLACEMENT WINDOW STANDARDS**  
**(Approved by DRB April 26, 2005)**

If you are planning to replace the windows of your townhouse, you must submit an application to Design Review Board.

1. The style, configuration, and frame size of the replacement windows must be the same as the existing windows.
2. The name of the manufacturer, the manufacturer's brochure, and specific product information for the replacement windows must be supplied with the DRB application.
3. As specified in the current Guidelines, the replacement windows must either be the original trim color; be a color that is as near a match as possible to the existing, faded siding color; or be white.
4. The color name and color chip of the existing window trim must be provided.
5. The specific color name, a color chip, and a sample, if possible, of the proposed replacement window product must be provided.
6. If the replacement windows are white, the trim surrounding the replacement windows must be the original trim color or be a color that is as near a match as possible to the existing, faded siding color; the trim surrounding the replacement windows cannot be white.
7. The replacement windows must have muntins/mullions (grids) in accordance with the DRB approved standard for Links Pond Cluster.
8. In order for the DRB application to be processed by staff approval, all windows must be replaced at the same time.

**VINYL SIDING STANDARDS – LINKS POND CLUSTER**  
**(Approved by DRB April 26, 2005)**

If you are planning to replace the siding on your townhouse, you must submit an application to Design Review Board.

Please refer to the list of colors below when selecting the color of your replacement siding. A sample of all colors is on file with the Reston Association Design Review Board.

Current Links Pond Colors	New <b>CertainTeed</b> Colors
Clay Beige	Natural Clay
Cameo Cream	Light Maple
Buckskin Beige	Desert Tan
Tempo Green	Cypress
Williamsburg Blue	Oxford Blue
Classic Green	No match
Desert Tan	Desert Tan

Current Links Pond Colors	New <b>Norandex</b> Colors
Clay Beige	Tumble Weed
Cameo Cream	Coastal Dune
Buckskin Beige	Champagne
Tempo Green	No Match
Williamsburg Blue	Wedgewood
Classic Green	Ivy
Desert Tan	Classic Almond

Current Links Pond Colors	New <b>Renovations Select</b> Colors
Clay Beige	Tumble Weed
Cameo Cream	No Match
Buckskin Beige	Tan
Tempo Green	No Match
Williamsburg Blue	Wedgewood
Classic Green	Ivy
Desert Tan	No Match

Current Links Pond Colors	New Alcoa Colors
Clay Beige	Pebblestone Clay
Cameo Crème	Sandtone
Buckskin Beige	Wicker
Tempo Green	No Match
Williamsburg Blue	Everest
Classic Green	Brookstone
Desert Tan	Desert Sand

1. A sample of the siding product to be used must be supplied with the DRB application.
2. The architectural appearance of the newly sided home must be the same as that of the original.
3. The thickness of the replacement siding must be at least .044.”
4. If the panel spacing of the current front siding is 3 5/8”, the spacing of replacement siding can either be 3 5/8” or 4”. If the panel spacing of the current front siding is 8”, the spacing of replacement siding can either be 8” or 6”.
5. The panel spacing of the replacement siding for all sides of the home must be the same, *i.e.*, if the spacing of the replacement siding is 6”, all sides of the home should be replaced with 6” siding.
6. If the trim boards are to be covered in vinyl/aluminum, the color must be the same color as the replacement siding.
7. The siding must be horizontal in style.
8. The style of the siding must match the existing siding, *i.e.*, smooth, textured or beaded.
9. The siding on all sides and elevations of the home must be replaced at the same time.
10. The color of the existing siding may be changed to another cluster-approved siding color, provided the new color does not match the siding of any adjoining townhome.
11. Approval for siding replacement cannot be processed by easy application or staff approval.
12. Permanent physical distortion to the lines of the siding, bulges in the siding or trim, or spotted siding or trim will constitute a violation of the architectural guidelines.