

ARCHITECTURE REVIEW GUIDELINES

One of the special characteristic-defining features of Tollgate is the colonial Williamsburg appearance of our community. As homeowners of this Association, we are responsible for keeping our individual properties and all the common areas in good condition and preserving the desirable aesthetic qualities and property values of our neighborhood. The intent of these guidelines is to provide existing and future homeowners a measure of predictability about the criteria used by the Association during the architecture review process and to help new members transitioning to the Architecture Committee and Board make more objective, consistent decisions that benefit homeowners and the Association over time.

Please carefully read these guidelines before submitting an exterior work request form (available on our Association website www.tollgateway.org) to the Architecture Committee. The guidelines are meant to be helpful, not onerous; they do not replace nor take precedence over any of the Association's existing By-Laws, Covenants or future amendments. If in doubt, seek clarification before undertaking any alterations to your home or adjacent property.

The Architecture Committee will promptly review each exterior work request received and perform its due diligence. During the review process a concerted effort is made to accommodate homeowner preferences and estimated contractor work schedules while retaining the architectural integrity of Tollgate and adhering to the By-Laws and Covenants of our Association. With your cooperation and support, Tollgate will continue to remain one of the most attractive and desirable neighborhoods in the City of Falls Church.

Exterior Painting

- The Association endorses the Martin-Senour Williamsburg collection of **exterior** paints
- Other manufacturer's brands of exterior paint (e.g., Benjamin Moore, Sherwin-Williams, McCormick, etc.) may be used so long as the color hues **match** the exterior paints from the Martin-Senour Williamsburg collection. Black is considered another color
- No gloss used on base color for siding
- Prior to submittal to the Architecture Committee, we encourage homeowners to purchase a small amount of the paint(s) desired and conduct a paint test. This will allow one the opportunity to actually see how the paint looks on the materials being used at different times of day and how those color selections appear in relation to nearby Tollgate properties, etc.
- Please obtain desired manufacturer color paint chips from a local hardware store and include them with the exterior work request form submitted to the Architecture Committee
- Identify a primary and secondary color preference for siding (base), front door, accent trim, shutters (if applicable), and garage door (if applicable)

Gutters

- Gutters or gutter guards/covers in the front must be copper. Side or back gutters may be painted to look like copper or painted the trim color of the house

Roofs

- To keep to the Williamsburg style, the front roofs on Tollgate properties should be either cedar shake or slate, or faux materials that have the same appearance. Rear roofs may have asphalt shingles to reduce cost, if desired. Non-conforming roofs should be made to conform the next time the front roof is replaced
- Color and texture of roofing materials should be in harmony with the exterior paint and color scheme of the home

Siding

- Replacement siding should conform to or look like the existing style on the home. Use of newer, more energy efficient and durable products such as James Hardie plank are encouraged. Some James Hardie plank stock colors are compatible with the Martin-Senour Williamsburg Collection of exterior colors. Homeowners interested in using any of the following stock colors may do so after obtaining Architecture Committee approval.

Siding

Autumn Tan (George Pitt House Bisque)
Khaki Brown (James Muir Shop Fawn)
Monterey Taupe (Blue Bell Tavern Gray Green)
Mountain Sage (George Pitt House Green)
Sandstone Beige (Market Square Tavern Shell)
Timber Bark (Purdie House Gray Slate)
Woodstock Brown (Market Square Tavern Gray)

Trim / Accent Only

Country Lane Red (Nicholson Store Red)
Evening Blue (Bracken Tenement Blue Slate)
Harris Cream (Griffin House Ivory)
Navajo Beige (Courthouse White)

Note: James Hardie plank can be purchased in a primed condition and painted, allowing for a wider choice of colors. Homeowners may pick an exterior color from the Martin-Senour Williamsburg Collection and request approval for the use of that color.

Front (Main) Doors

- Should appear to be made of wood but may be made of other, more energy efficient or durable materials. May either be a raised six-panel door without windows or a door with windows and four panels

Storm Doors

- Full view glass only
- If wooden, the color should match that of the front door
- If metal, the metal should match (wherever possible) the color of the front door

Garage Doors

The Architecture Committee has reviewed materials currently on the market and is not satisfied that any are of sufficient durability or attractiveness to be used at Tollgate. Therefore, all garage doors must be made of wood

- Must have raised panels
- Material - wood (not vinyl or aluminum)

- May come with or without windows

Window Replacements

- Replace with existing similar style windows, especially in front

Front Steps

- Must be maintained in the existing colonial style
- When repaired use same color brick. Mortar should match the existing mortar color (no gray)

Railings (in front or along porch)

- Wooden railings should be in keeping with a colonial design, with finials approved by the Architecture Committee. Paint color should be Outside White or coordinated with the house trim color
- Wrought iron railings should be replaced with similar railings and painted black

Decks

- Consult adjoining neighbors and develop a plan if the deck is new or significantly changed from an existing deck
- Provide the plan to the Architecture Committee for review / approval
- Materials can be pressured treated wood or synthetic material such as Trex
- Obtain a building permit from the City of Falls Church prior to construction to meet Code

Brick Walls and Fences

- Must be maintained in their existing style (brick walls should never be painted)

New Back Gates

- Should be wrought iron or wooden in a colonial style

Backyard Storage Sheds

- Storage shed plans need to be reviewed/approved by the Architecture Committee

Outside Hardware & Light Fixtures

- Should be of colonial design. Painted black or any natural metal finish except chrome
- A picture of a porch light that matches the street lamps on Tollgate Way is available on the Association website. The porch light can be purchased at Dominion Electric on Lee Highway

House Numbers

- Should be brass or black

Exterior Flags

- Should be limited to the U.S. flag or the national flags of residents; however, no seasonal banners or sports flags

Existing Exterior Non-Conforming Items

- New homeowners should be made aware of any non-conforming features and, further, be made aware that those features must be brought into compliance when replacement is required