

Call to Order 6:13.

Attendance: Kim, Pam, Joan, Eric, Chris, Clive

(Note: Incorrect information from Sequoia which listed 6:30 pm start. At 6:30, additional residents showed up - names not collected. Website & Calendar both listed 6:30 start)

ARC members did make the question regarding Violations.

-Was the document going to go for legal review. Ans: Yes

-If a violation went to Court and HOA lost- who would pay?

Document Review.

Page 2. Add quotes to Article VI, VII

Page 4. Procedures General 6. Last sentence should read, "before an application is Approved.
Scratch everything else.

Page 5. Received by ARC or Management Company. Tighten up that paragraph.
30 Calendar Days.

What is the time limit? Nothing in Covenants lists a timetable.

Is there a reset on the time limit? For instance if new information is requested, does that reset it to a new 30 days for response?

CLIVE to follow up.

Page 6.

Attic Ventilators. Remove (Prefinished Dark)

Building Alterations. Remove #1, repetitive. Replace with #3 and renumerate all else below.

Building Alterations. #6. Scratch (metal or wood), we don't care material type.

#6. Last sentence. Add "with" the style of the house and the Hiddenbrook community.

Page 7. **Decks.**

Remove #1. Renumerate 1, 2, 3. #3 - scratch the 1st sentence. Emphasize changes. (if they are doing same, no need to apply)

Driveways. (Add note to provide Plat with applications)

1. Re-Add 1st Sentence.

Define width after side by side (not greater than 18').

Fix that paragraph.

Page 8/9.

Exterior Maintenance. 2.b. Add bricks or mortar.

2.c. Remove siding, fencing, and decking, should read "any exterior surface".

Page 9. **Fences.** (add note to include plat with application)

#4. Should read same as Decks, "All fencing must complement that of the primary structure and be in natural wood tones. When repainting or re-staining, all changes must be approved in advance."

Dimensions/Style.

#2. Better examples? Current goes off the page.

For Fence Style pictures. Currently there is a 5 Board Estate photo shown as unacceptable which should be acceptable now (4, 5 & 6 Board Estate all acceptable)

Page 12. **Garage Doors.** #2. Remove the word Glass, replace with windows (we don't care the material) 1st sentence should read "may be windows. Windows on the top panel is acceptable"

Need better Example pictures of acceptable garage door styles/types.

Page 13. **General Maintenance.** Remove #1 and #3. These are covered under Driveways.

Page 13. **Landscaping.** Retitle as "Lawns and Landscaping"

Page 14. **Mailboxes and Newspaper Boxes.**

#3. Should read, "Color of mailbox and posts should be Black, White or match color of house."

Fix Images.

(Note: There was a question if numbers are required to be on mailboxes by post office regulations. If so, what size? **CLIVE to follow up.** If not, drop the subject)

Page 15. **Miscellaneous Items.**

#4. Add following "Screens" (between 4' - 6' height) to compliment the home color.

#9. Table for now. Suggest we get baseline. What approved colors? Do we want to limit this or add note to coordinate with the existing community standards.

ARC noted that they would like better pictures for **Garbage Privacy Screens** as this is highly contentious item currently.

Page 16. **Patios and Ground Level Decks.** **Clive to follow up.**

Patio is defined as a permanent structure attached to the house that cannot be picked up and moved. What about Hardscaped landscapes?

Page 16. **Propane Tanks.** Add following "Privacy Screen (between 4' - 6' height) to compliment the home color."

Page 17. **Recreation and Play Equipment.** #3. Remove 1st sentence.

Page 17. **Roofing.** Replace "Any proposed materials update" with "Any repair or replacement"

Page 18. **Screened Porches/Sunrooms/Three Seasons Rooms.** #3. Add “of” same grade or better and “of” identical

Page 18. **Sheds.** #1. Need to add Verbage, re: must follow Fairfax County Rules on Setbacks.

Page 19. **Siding, Trim and Doors.** #3. Replace “shall be painted the same color.” with “shall be painted an approved color.”

Page 19. **Shutters.** #1. Replace “Any changes to shutter color or style must be submitted for approval.” with “Any changes to shutter color, style or size must be submitted for approval.”

#2. The shutter should not shorter. Add “be” The shutter should not be shorter”

#2. Remove **Red** from existing language. “In those exceptions the length of the shutters is not to extend past the **side window trim and the** shadow box below, but also not be less than three inches of the full length of the window and the shadowbox below.”

ARC noted that they would like better pictures for **Shutters** as this is highly contentious item currently.