

ROSE HILL FALLS COMMUNITY ASSOCIATION

Standards and Guidelines for:

Windows, Doors, Decks, Railings and
Fences, Shutters, Roofs/Shingles and
Basketball Hoops



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Windows

When considering replacement windows, residents of the Rose Hill Falls are required to submit their applications to the AEPC for review. The following general rules are used as guidelines for residents during their consideration and request for quotes processes. In the order of priorities, the following rules shall be applied whenever applicable without imposing environmental hazards or inconvenience to the life of surrounding areas. The members of AEPC shall withhold the final decisions upon applying the rules outlined below, when reviewing applications by residents.

General Rule 1: Replacement windows shall be the same as or at least visually equivalent to the current windows, from the perspectives, including but not limited to, color, style, type of material, dimension, and means of operations.

General Rule 2: Replacement windows shall be the same as or at least visually equivalent to the current windows of surrounding neighbors. The surrounding neighbors are defined as those in the same cu-de-sec, in the same or opposite row that have windows or doors facing to yours.

General Rule 3: Replacement windows shall follow the default standard specifications outlined below.

Material type	Wood, Vinyl, or any that is the same as the one in the current window
Color	<ol style="list-style-type: none">1. The same as the current window or2. The same as the siding or3. White
Glass	<ol style="list-style-type: none">1. The same as the current window or2. Double pane
Style	<ol style="list-style-type: none">1. The same as the current window or2. Double hung windows with colonial grid <p>For example, if you have double hung now, you shall replace it with double hung; if you have colonial grid within the double hung window, you are not permitted to replace it with a double hung window without colonial grid.</p>
Grid	Colonial Grid
Screen	Full screen is required for all windows at front, side, or back of the building.
Dimension	<ol style="list-style-type: none">1. The same as the current window or2. Slightly smaller than the original window due to the spaces taken by the replacement window within the current window frame

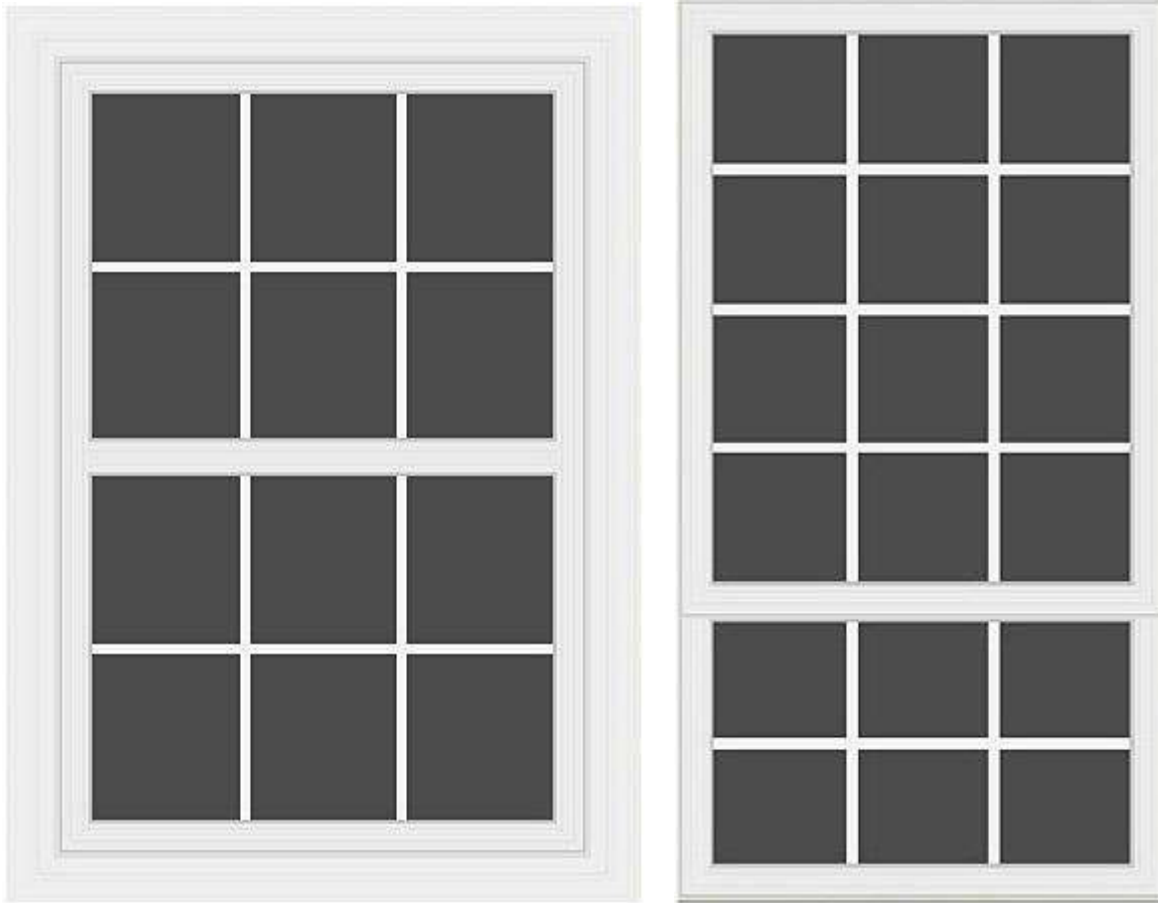
Window Replacement Companies

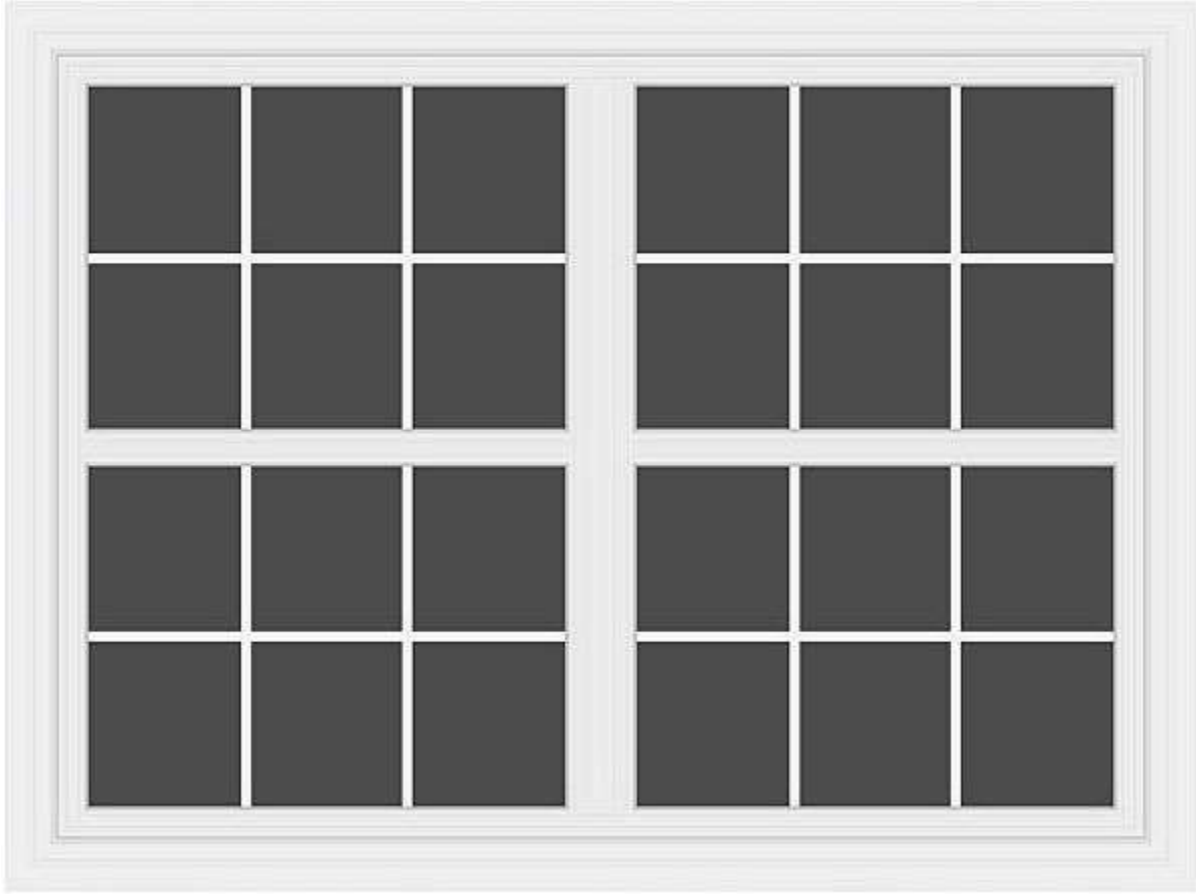
Neither the HOA nor the AEPC has endorsed any particular vendors or professional contractors for the replacement window services of the residents in this community.

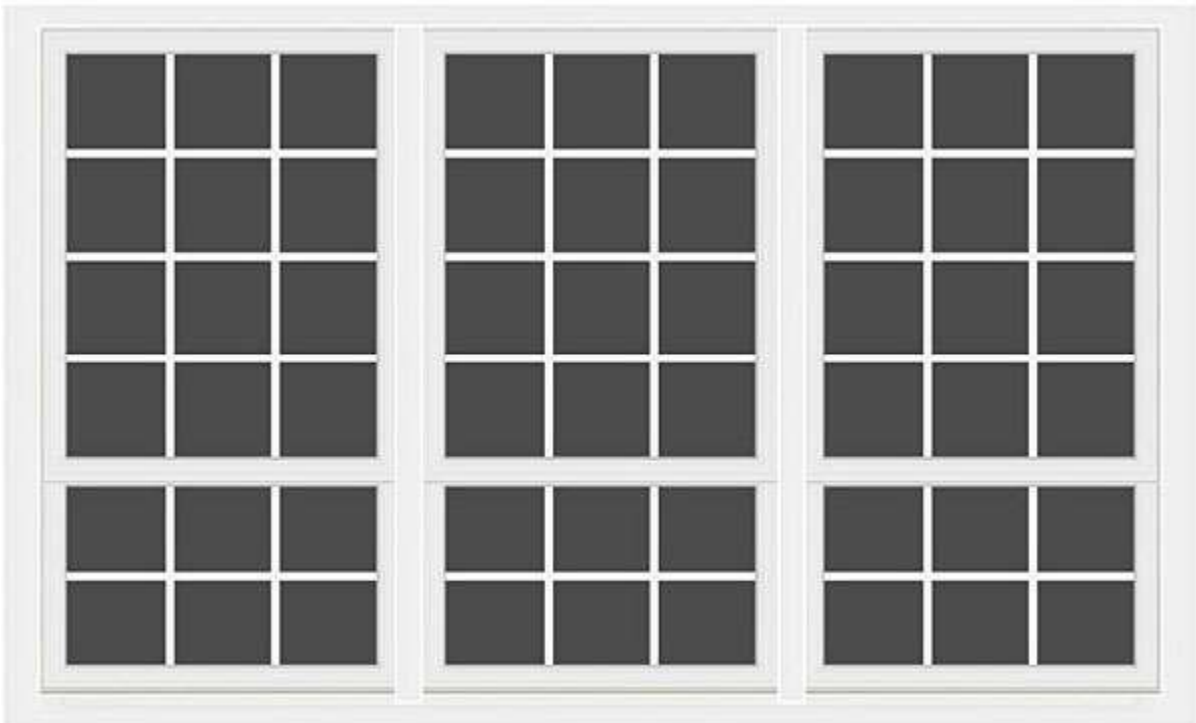
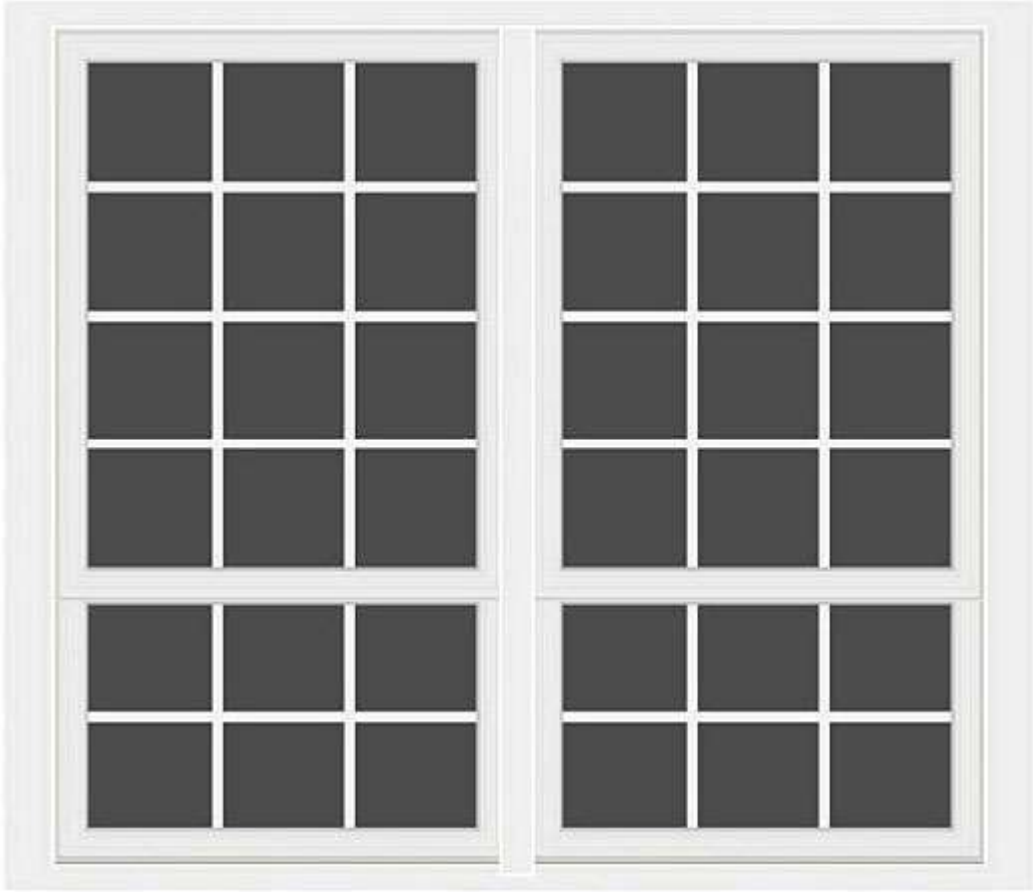
During the past few years, several residents have used varieties of window companies to either service or replace their windows. Please ask your neighbors or AEPC members for experience or referrals.

Window Examples

The following images show a number of widely used double hung windows with colonial grids in varieties of combinations. Residents may use the following images for references in research or request for quote from vendors. Please note the pictures below are for illustration purpose only and shall not be deemed as the only choices from which the residents may select.







Doors

Front Entry Doors, Storm Doors, and Back Doors

The following standards are to be used as guidelines in replacing residential doors. Please note these are styles that will be approved. We are not recommending a particular manufacturer or vendor, but the specified STYLE TYPES must be followed. Please also note if you are using a different manufacturer than ProVia, choose the closest color match to those listed below, and submit it on your written application to the AEPC.

ALL STYLES ARE FROM PROVIA and the link is www.proviaproducts.com

Front Entry Doors	Stain Choices	Paint Choices
<ul style="list-style-type: none"> • Signet # 006 without glass • Signet # 419 with glass 	<ul style="list-style-type: none"> • American Cherry • Chestnut • Hazelnut • Coffee Bean • Pecan • Espresso 	<ul style="list-style-type: none"> • Black • Rustic Bronze • Forest Green • For Winchester, only <ul style="list-style-type: none"> – Mountain Berry – Enzian Blue

OR

<ul style="list-style-type: none"> • Heritage # 006 without glass • Heritage # 206 with glass • Heritage # 400-4P with glass 	<ul style="list-style-type: none"> • Dark Oak • Walnut • Mahogany 	<ul style="list-style-type: none"> • Black • Rustic Bronze • Forest Green • For Winchester, only <ul style="list-style-type: none"> – Mountain Berry – Enzian Blue
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Storm Doors	Color Choices
<ul style="list-style-type: none"> • Deluxe # 397 Full Lite Glass 	<ul style="list-style-type: none"> • Café' Cream • Sand Piper Beige • Rustic Bronze

Back Doors	Color Choices
<ul style="list-style-type: none"> • Signet or Heritage # 460 Full Lite Glass 	<ul style="list-style-type: none"> • Café' Cream • Sand Piper Beige

Replacing Garage Doors

The following standards are to be used as guidelines in replacing garage doors. Please note this is a STYLE TYPE which will be approved. We are not recommending a particular manufacturer or vendor. Please also note, if you are choosing a different manufacturer than Clopay, choose the closest color match, and submit it on your written application to the AEPC.

THIS STYLE IS FROM CLOPAY and the link is www.clopaydoor.com

Classic Collection	
Door Design	Color
• Short Traditional; No Windows	• Almond

Decks

Homeowners of town homes must keep the exact dimensions, height position, and location of their original deck if replacing the existing deck.

Permits, Size, and Application Requirements

Single family home owners will need to get a permit from the City of Rockville for any changes outside their original deck size. Documentation of dimensions shown on the original plat/survey must be provided; and approval will be contingent on permitting from the City of Rockville and approval from Rose Hill Falls AEPC. Complete manufacturer's specifications and wood stain colors must be submitted for final approval by the AEPC.

Materials – Wood

Replacing the deck flooring with pressure treated wood, stained in a natural wood color is acceptable. The wood colors may be a clear natural seal, light wood color stain, or medium wood color stain. No paint colors will be approved.

Materials – Composite

Acceptable composite materials may be used as an alternate to wood decking. Two examples which will be approved are:

Tamko, EverGrain Composite Decking, Classic Collection;

Approved Colors: Weathered Wood, Cedar, Redwood

<http://www.tamko.com/decks>

Trex, Enhance decking, Colors: Beach Dune, Saddle (or)

Transcend decking, Colors: Tree House, Lava Rock, Spiced Rum, Tiki Torch

<http://www.trex.com/products/decking-and-railing/>

Railings

For deck railings please see the railing section of the Standards Document.

Railings and Fences

Front Railings and Back Railings (Including Deck Railings)

Homeowners may replace their existing wood railings with the exact same design in wood, and then paint using the exact match to the original paint color, which is McCormick Paint **Alcoa Almond**. McCormick Paint's color formula for this color for a 1 gallon can is B 12, C 60, L 60, Base 501. As an alternative, you may also use Sherman Williams **Irish Cream** which is #SW 7537.

Or

They may choose to replace the existing wood railings with vinyl.

The following two vinyl choices closely match in color and design the original handrails and meet approval of the AEPC:

- 1) Endurance handrail from Railing Dynamics, Inc [RDI]: Specification: Original Rail with square balusters and New England base, ball post cap, solid, vinyl, color: sand.

Or

- 2) Contour handrail from Fairway vinyl systems: Contour with square balusters and Classic Post trim base, ball post cap, solid vinyl, color: tan

Fences

Town house fences are to match the existing wood privacy panels in dimension, design, and color; and are to be in keeping with the surrounding fences.

Single family fences are to be split rail in design, stained in a natural wood tone, and may have light wire mesh installed between the rails for pet security. No other forms of wire are allowed.

Shutters

When considering replacement shutters, residents of the Rose Hill Falls are required to submit their applications to the AEPC for review. The following general rules are used as guidelines for residents during their consideration and request for quotes processes. In the order of priorities, the following rules shall be applied whenever applicable without imposing environmental hazards or inconvenience to the life of surrounding areas. The members of AEPC shall withhold the final decisions upon applying the rules outlined below, when reviewing applications by residents.

General Rule 1: Replacement shutters shall be the same as or at least visually equivalent to the current shutters, from the perspectives, including but not limited to, color, style, types of material, dimension, etc.

General Rule 2: Replacement shutters shall be the same as or at least visually equivalent to the current shutters of surrounding neighbors. The surrounding neighbors are defined as those in the same cu-de-sec, in the same or opposite row that have windows or doors facing to yours.

General Rule 3: If you have missing shutters, you should consider doing any of the following, depending upon how many shutters are missing and other exterior features:

General Rule 3.1 - Find a replacement shutter with compatible style, color and material to match existing shutters EXACTLY.

General Rule 3.2 - Replace all shutters based on rules above.

General Rule 3.3 - If one or more shutters are missing, find a replacement shutter of the EXACT style as the existing. Install the new shutter(s) then repaint all of the shutters [both new and existing] in the same color as the original or an approved AEPC standard color.

Shutter Brand or Manufacture Companies

Neither the HOA nor the AEPC has endorsed any particular brand, manufacturer, vendors or professional contractors for the replacement shutter services of the residents in this community.

During the past a few years, several residents have used varieties of companies to either service or replace their shutters. Please ask your neighbors or AEPC members for experience or referrals.

Roofs/Shingles

Adopted: August 4, 2010

Revised: September 22, 2013

An Application for Exterior Modifications must be submitted for all roof/shingle replacements. The roof can represent a large visual impact on a structure; therefore, it is important to properly integrate the roof/shingle into the design of the house to minimize visual impact.

Roof/shingle replacements will be evaluated subject to the following guidelines:

1. AEPC written approval is required prior to installation.
2. Alternatives for cedar shake may be:
 - Classic natural wood with the understanding that the per-square unit weight can be supported by current roof.
 - Two-piece laminated fiberglass construction with the understanding that per-square unit weight can be supported by current roof.
 - Three-piece laminated fiberglass construction with the understanding that per-square unit weight can be supported by current roof.
 - Asphalt shingles will be required for any solar panel system installation.
3. UL Class A fire resistance rating.
4. Colors of roof will be uniform with adjoining town home roofs. If you are using two or three laminated fiber glass and/or Asphalt shingles, the following manufacturer's colors should be your guide (see attached for additional information):
 - From the "Eco-Shake Environmental Produce", the required color name is "Driftwood".
 - From the "Grand Canyon Lifetime Designer Shingles", the recommended color name is "Storm Cloud Gray".
 - From the "CertainTeed Luxury Designer Independence Series", the recommended color name is "Georgetown Gray".
 - From the "CertainTeed Landmark Plus and Premium Series", the recommended color name is "Georgetown Gray".
5. "Actual" Cedar Shake is always acceptable as a roof replacement material.
6. Replacing an ORIGINAL roof with an EXACT match to the existing is always acceptable.

Please remember AEPC written approval is required on color and product material prior to installation.

APPROVED – SEPTEMBER 30, 2014

Below is a summary of colors, possible cost information and vendors.

The objective of the HOA is to maintain certain uniformity and integrity of homes with shake roofs. The base color will be mid-gray to dark-gray please note below. If you are using two or three laminated fiber glass and/or Asphalt shingles, the following are the manufacturer’s colors:

Shingle Manufacturers	Tint Combination Names In Mid- Gray to Dark- Gray	Approximation of Prices 10% up or down <i>A square is equal to 10 x10 sq ft.</i>
Actual “Cedar Shake”		\$1000 per sq. (\$600 material & \$400 labor)
“Eco-shake” Environmental Produce	“Driftwood”	\$700 per sq. (\$400 material & \$300 Labor)
“Grand Canyon” Lifetime Designer Shingles	“Storm Cloud Gray”	\$600 per sq. (\$350 material & \$250 Labor)
“CertainTeed” Luxury, Designer “Independence Series”	“Georgetown Gray”	<i>\$500-\$400 per sq. (\$300-\$200 material and \$200 Labor)</i>
“CertainTeed” LANDMARK Plus & Premium Series	“Georgetown Gray”	<i>\$400 per sq. (\$200 material and \$200 Labor)</i>

****Please remember AEPC written approval is required on color and products prior to installation.***

Possible Vender/Not a recommendation	Phone Number
American Home Contractors	(301) 209-7000
Bartlett Exteriors	(301) 208-0848
Central Roofing	(301) 881-2424
Maryland Home Improvement Masters, Inc.	(301) 809-0915
Phifer Construction Co, Inc.	(301) 598-1859
Shanco Exteriors	(310) 208-8048

Basketball Hoops

Rose Hill Falls Community Association provides a common area basketball court amenity for the use of all residents. No basketball hoops of any kind may be kept on the lot in the front or side of any unit or affixed to the house or other exterior structures in any way. Portable basketball hoops may be kept in the backyards provided they are not visible from adjacent lots and that they are granted prior approval from the AEPC. Desired type, color, and size must be submitted in writing to the AEPC for the approval process.

All changes and improvement specifications must be submitted to the AEPC on the application form for review.