

**SYCAMORE HILL HOMEOWNERS ASSOCIATION, INC.**

**POLICY RESOLUTION 03-2024**

**DESIGN GUIDELINES**

**(Policy Amending Deck/Patio/House Guidelines)**

WHEREAS, the Board of Directors adopted Policy Resolution 1 entitled “Design Guidelines – Architectural Review Board (ARB)” on July 17, 1997 and

WHEREAS, the Board of Directors adopted Policy Resolution No. 1-2005c on June 21, 2004., which modified the terms of Policy Resolution No. 1 that relate to the staining of exterior wood surfaces.

WHEREAS, the Board of Directors adopted Policy Resolution 2022-01 on March 21, 2022, which modified the terms of Policy Resolution No. 1-2005c that relate to decks/patios/sheds and house guidelines.

WHEREAS, Section II, B of Policy Resolution No. 1 as amended by Policy No. 1-2005c and Policy Resolution 2022-01, established the following criteria for any application to erect a deck that is submitted to the Association for approval.

WHEREAS, the Board of Directors has determined that it is in the Association’s best interest to amend and restate the criteria that will be used by the Architectural Review Board to review any application to erect or modify any deck and to establish the criteria that will govern any application to erect or modify a patio or shed that is submitted to the Architectural Review Board.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors does hereby replace the deck guidelines set forth in Section II, B of Policy Resolution No. 1; Policy Resolution No. 01-2005c and Policy Resolution 01-2009c and policy Resolution 2020-08 and Policy Resolution 2022-01 with the following criteria, which will be used to evaluate any application to erect or modify a deck, patio, house or shed that is submitted to the Architectural Review Board after the effective date of this Policy Resolution.

**A. Decks/Patios/Sheds**

1. Owners must submit an ARB application for approval to the Architectural Review Board prior to erecting or modifying any deck, patio or shed on any lot located within the Association. All such applications MUST include a house location survey that depicts the exact placement of the deck, patio or shed or any modification thereto on the Owner’s lot, as well as the applicable setbacks in the rear yard of the lot. Decks may not extend beyond the side plane of the home. Landings with stairs are permitted on the side of end units provided that they do not extend beyond any bay window or chimney located on the side of the dwelling.
2. Please refer to the Town of Leesburg for setbacks for both sheds and patios as set forth in their guidelines.
3. The lumber used to construct any deck, patio, shed or other enclosure must be decay resistant lumber that is similar in color and appearance to the lumber used by the Builder. Decking and cap rails may be constructed using

composite materials such as Trex. Owners must provide a color sample of the composite materials with any application to ensure that the composite materials mimic the appearance of natural wood. Owners must also include in any application to erect or modify any deck, patio, shed or other enclosures an application to apply stain color on the stain color palette established by the Association (which is listed as a separate item). No staining may be performed without prior approval of the Association. Decks, patios, sheds or other enclosures may not be constructed with metal materials.

4. Owners are required to obtain all necessary permits and approvals from both the Town of Leesburg and Loudoun County prior to submitting their ARB application to the HOA as this information needs to be included. All decks, patios, sheds or other enclosures must be constructed in accord with all applicable building codes.
5. Ground level patios or decks may be modified to create a screened in enclosure if, and only if, all of the following conditions are satisfied:
  - a. The patio or deck is located on the ground level of the dwelling or within 30 inches of ground level.
  - b. The patio or deck is covered by an existing or approved deck constructed on the second level of the home; and
  - c. A minimum distance of eight (8) feet exists between the patio or lower level decking and the bottom floor joist of the second level deck; and
  - d. The screen used to enclose the deck or patio must be of a standard mesh variety that is made of fiberglass or like material (i.e. not steel or aluminum), which incorporates framing with concealed attachment points; and
  - e. The framing and any door used to construct the screened-in enclosure must be constructed using decay resistant lumber that is similar in color, appearance and quality to the lumber used to construct the second level deck above the enclosure; and
  - f. The design of the door for the screened-in enclosure must be depicted in the application and is subject to the review and approval of the Architectural Review Board.

**B. Upper Deck Coverings (permanent coverings – roofs)**

1. Owners must submit an ARB application for approval to the Architectural Review Board prior to erecting or modifying any deck.
2. Owners must obtain all necessary permits and approvals from both the Town of Leesburg and Loudoun County. In some cases, an engineering survey may be necessary. All coverings must be constructed in accord with all applicable building codes. All structures are subject to any inspection by the Town of Leesburg or Loudoun County.
3. Upper level decks may be modified to include a permanent covering if and only if, all of the following conditions are satisfied:
  - a. The existing wall of the house has an adequate capacity to support additional load of a new permanent covering.
  - b. Frost footings are required for all bearing walls, slabs, decks, porches, trailer stoops and steps. Frost depth 24" minimum below finish grade is required.

- c. Facia, soffit and shingle color to match existing on the original home.
- d. Assumed soil bearing capacity is 1500 PSF minimum.
- e. Required wall construction beneath proposed porch roof addition should consist of 2 x 6 lumber (stud grade or better) with a maximum center –center spacing of 19.2”.
- f. Openings below the proposed porch roof addition do not exceed 2'6” in width with a minimum header size of (3) 2 x 8 or what is needed for the size of the area.
- g. Trusses, chords and lumber must be approved in accordance with ANSI/TPI 1, section 6.3. As part of new construction by a homeowner, gutters must match or complement the existing trim color or area of the home to which they are attached. Extensions of downspouts at ground level are discouraged because of drainage considerations on adjoining properties and open spaces. All downspout extensions must be buried in such a manner to adequately manage runoff, according to correct engineering practices and local codes.

**C. Other Enclosures**

- 1. Additions – Subject to the Town of Leesburg and Loudoun County guidelines at the time ARB application is submitted.
- 2. Submittal of an ARB application to the Homeowner’s Association.

**D. Approvable Fence and Deck Stains**

**1. These are all Behr colors from Home Depot**

**a. Solids:**

- 1) Cordovan Brown – SC – 104
- 2) Chocolate Brown – SC – 129
- 3) Padre Brown – SC – 105
- 4) Redwood Naturaltone – SC – 122
- 5) Cedar Naturaltone – SC – 533

**b. Transparent:**

- 1) Golden Honey – T – 170
- 2) Natural Sequoia – T – 172
- 3) Chocolate – T – 129
- 4) Antique Oak – T – 171
- 5) Cordovan Brown – T – 104

**c. Ready to Use Pre-Mixed Colors:**

- 1) Natural 500/400
- 2) Cedar Naturaltone 501/401
- 3) Redwood 502/402

**d. Semi-Transparent:**

- 1) Padre Brown – ST – 105

- 2) Cordovan Brown – ST – 104
- 3) Redwood Naturaltone – ST – 122
- 4) Cedar Naturaltone – ST – 533
- 5) Chocolate – ST – 129

**2. Other Deck Modifications:**

- a. Approved composite colors for use on installation of deck boards or stair step boards only. Not to be used on deck rails or sides.

1) Trex Transcend Signature Colors:

- a) Lava Rock
- b) Spiced Rum
- c) Havana Gold
- d) Jasper
- e) Carmel
- f) Biscayne
- g) Rainier
- h) Rope Swing
- i) Whidbey
- j) Ocracoke
- k) Tiki Torch
- l) Island Mist

2) Trex Enhance Colors:

- a) Foggy Wharf
- b) Saddle
- c) Coastal Bluff
- d) Clam Shell
- e) Rocky Harbor
- f) Toasted Sand
- g) Beach Dune

3) Trex Select:

- a) Saddle
- b) Pebble Grey

- b. White and Black PVC material can be used for railings and pickets only, no cocktail rails or main frames.
- c. Main frames and posts are to be built from pressure treated wood.
- d. Black pickets are also approvable.

**3. Approved HOA siding colors:**

- a. The following siding colors are for use in replacement of the home's siding.
  - 1) Almond
  - 2) Sandstone
  - 3) Victorian Gray
  - 4) Desert Sand
  - 5) Cameo
  - 6) Pebblestone Clay
  - 7) Sage
  - 8) Harbor Grey
  - 9) White

4. The following are approved front door and shutter colors.

- a. The front door and shutter color palette colors were re-named by Sherwin Williams in 2023.

Old color Name

Hearthstone  
Old Colonial Red  
Farmhouse Red  
Carolina Slate  
Pinewood  
Black  
Drum Hill Grey  
Foxhall Green  
Georgetown Green  
Cobblestone Grey  
Valley Green  
Grey Flannel  
Old Carriage Brown  
Gunston Hall  
Persian Plum  
Aspiration  
Chadwicke Tan

New Color Name

Web Gray SW 7075  
Sommelier SW 7595  
Rookwood Red SW 2802  
Mount Etna SW 7625  
No change  
Tricorn Black SW 6258  
No change  
Foxhall Green SW 9184  
Rookwood Shutter Green SW2809  
Thunder Gray SW 7645  
No change  
No change  
No change  
No change  
Carriage Door SW 7594  
Gale Force SW 7605  
Nearly Brown SW 9093

# RESOLUTION ACTION RECORD

Duly adopted at a meeting of the Board of Directors held on August 26<sup>th</sup>, 2024.

Motion by: SCOTT MILLER Seconded by: BEN WATERS

VOTE:	YES	NO	ABSTAIN	ABSENT
 _____ President	✓	_____	_____	_____
 _____ Vice President	✓	_____	_____	_____
 _____ Treasurer	✓	_____	_____	_____
Rebecca Dodson _____ Secretary	✓	_____	_____	_____
 _____ Member at Large	✓	_____	_____	_____

Resolution effective September 1, 2024