

Towns at Waterford Cluster Design Standards



****All color samples shown are not a true representation of the actual color. DO NOT match to these samples, as you could end up with the wrong color. Reston Association will not reimburse for color matching errors. You must go to the paint store that sells the manufacture's paint and obtain the specified color ****

Color Palette

Townes at Waterford homes are predominantly brick. Major painted or stained areas include Doors, Window and Door Trim, Decks. Colors are expressed in Benjamin Moore Paints unless otherwise specified.

Entry Doors, Wrought Iron Railings, Metal Roofs

Adjacent homes should not be stained the same color.



Benjamin Moore
"Black Beauty"
2128-10



Benjamin Moore
"Palm Trees"
642



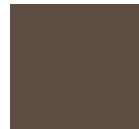
Benjamin Moore
"Bermuda Turquoise"
728



Benjamin Moore
"Boreal Forest"
AF-480



Benjamin Moore
"Dinner Party"
AF-300

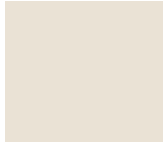


Benjamin Moore
"French Press"
AF-170

[Benjamin Moore Paints & Exterior Stains | Benjamin Moore](#)

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Siding



Champagne (827)



Herringbone (819)

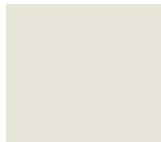


Wicker (809)

[Vinyl Siding \(norandex.com\)](http://norandex.com)

(Note: Siding is pre-finished and requires no painting. Siding is Wolverine Classic Double 4.5" Clapboard Vinyl Siding in smooth "restoration" finish)

Trim and Garage Doors

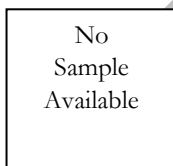


Benjamin Moore
"Sea Pearl"
OC-19

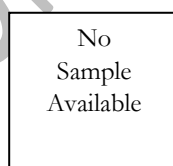


Benjamin Moore
"Winter Orchard"
1555

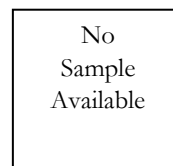
Brick



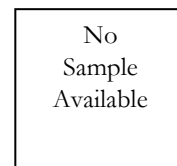
Continental
#575



Continental
#582



General Shale Somerset
Rose Colonial
37-10-766



Continental #570
(Alternate selection)

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Accent Brick



Calvert #10
"Rose Red"

Roofing

All homes in the same row must have the same roofing color



GAF Timberline
Architectural
Shingles
"Weathered
Wood"



GAF Timberline
Architectural
Shingles
"Slate Gray"



CertainTeed
Landmark
Architectural
Shingles
"Granite Gray"



CertainTeed
Landmark
Architectural
Shingles
"Weathered
Wood"

Metal Roof

End units only

Color: to match
door and railing

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Decks

- Pressure-treated wood, color: left to weather naturally
- Other composite decking products, colors closely matching colors below



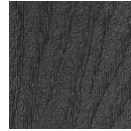
Trex
Transcend
"Tiki Torch"



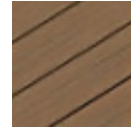
Trex
Transcend
"Spiced Rum"



Trex
Transcend
"Lava Rock"



Trex
Transcend
"Winchester
Gray"



Fiberon
"Toasted
Sand"

Left
To
Weather

Stipulations:

- Homeowners may choose an equivalent composite color from an alternative composite manufacturer; and
- Composite materials to be installed on deck boards only, and not on railings.

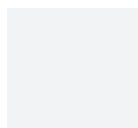
Deck Railing, Privacy Screens

No Sample Available	Custom White N403 Formula: Vienna Paint of Herndon #1 deck railing white Custom Color Match Rev: 05/18/2023 Mixed On: 05/18/2023 N403 - 1X (Gallon) Y3 0x 7.0000 S1 0x 4.0000 W1 0x 20.5000 B1 0x 0.5000 Calculated match quality may not be accurately predicted
Custom White * N403	

*Custom White is a special mix color and is only available at Vienna Paints of Herndon

(282 Sunset Park Dr. Herndon, VA 20170)

Windows



White Vinyl

Townes at Waterford Cluster Information

Architectural Style: Traditional style townhomes

Builder: Stanley Martin Companies

Date of Construction: 1997

Sister Clusters: None

Section: 1 Par: 12B Lots: 1-43

Streets: Waterhaven Drive, Waterhaven Court

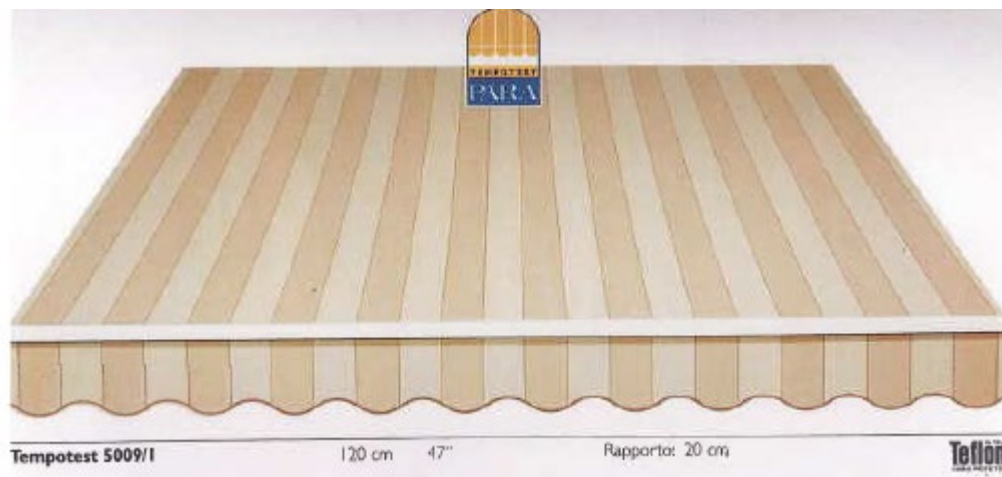
Awnings

- Sunair, Tempotest awning material
- To be located above the deck on the second level at the rear of the house

With the following stipulations:

1. That the awning be installed 9.5' -10' above the deck floor, as needed for clearance above existing vents and to achieve the necessary pitch of a 3" drop for every foot of projection from the wall for the extension of the open awning over the existing deck;
2. That all **awning fabric color be Tempotest 5009/1, with stripes of sand and beige colors;**
3. That the awning **valance be style "E, a simple scallop design"**
4. That a metal hood (cover) be required
5. That the entire **metal frame and hood be painted "Sand" color and**
6. That the awning be the full width of the townhouse, with the allowances made for the existing downspouts

Note: Cluster members are not prohibited from purchasing a motorized retraction system and a wind sensor to be mounted on the roof eaves.



Tempotest 5009/1 Fabric Swatch



Valance Design: "E"

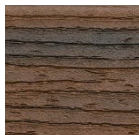
Decks

Decks

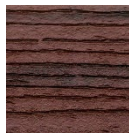
- Pressure treated wood, with simple vertical picket railings with repeated decorative railing treatment; or composite railing per approved standard shown below.
- Wood decks left to weather naturally with railings and pickets to be stained **Custom color Match, deck railing, N403. This special mix color and is only available at Vienna Paints of Herndon (282 Sunset Park Dr. Herndon, VA 20170)**
- Where decks are adjacent to each other, lattice privacy screens can be added.
- Composite Materials- must be installed on deck boards only. Composite railings shown below.
- Homeowners may choose an equivalent composite color from an alternative manufacturer.



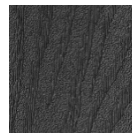
Trex
Transcend
"Tiki Torch"



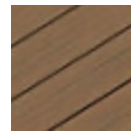
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Trex
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"Toasted
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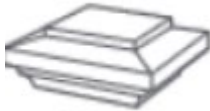

Left
To
Weather



Railings

- Simple wood vertical picket railings with repeated decorative railing treatment.
- Composite materials shown below

Trex Transcend (composite)			
			
Trex Transcend Post Sleeve 39" H, 4" x 4" W Classic White	Trex Transcend Baluster Square composite 36" H, 1.25" x 1.25" W Classic White	Trex Transcend Post sleeve cap 4" x 4" Classic White	Trex Transcend Post sleeve skirt 4" x 4" Classic White

TimberTech (composite)			
			
TimberTech TradeMark Rail 39" H, 4" x 4" W Classic White	TimberTech Infills Square composite 36" H, 1.25" x 1.25" W White hite	TimberTech Island Post sleeve cap 4" x 4" Classic White	Trex Transcend Post sleeve skirt 4" x 4" Classic White

With the following stipulations:

1. Any new or replacement deck must conform to composite and/or wood color requirements listed above
2. When existing railings, post and baulusters are in need of painting, the raling must be brought into compliance with composite and/or wood color requirements listed above.
3. Privacy screens must match the deck railing material and color and conform to the already established size standards
4. Alternative manufacturers may be used with an application for staff review.

Spiral Staircases

- Constructed of steel, with a continuous handrail and simple vertical pickets and follow Fairfax County code requirements. All stairs are painted black and are located on rear decks.



Doors

Storm Door

- Follow Design Guidelines

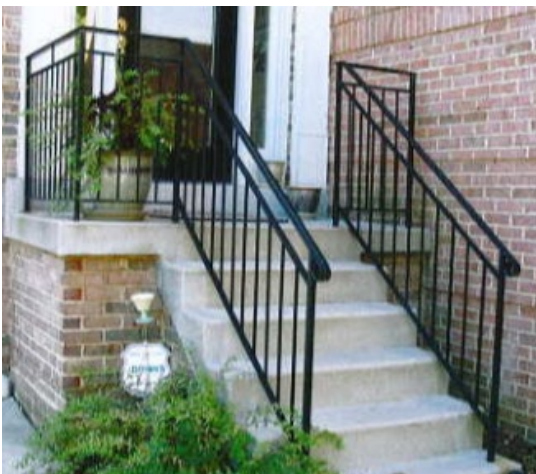
Front Entry Door

- Full view glass doors with side lites
- Railings, roofs and doors must be painted at the same time with the approved color



Front Entry Railing

- Wrought iron railings
- Railings, roofs and doors must be painted at the same time with the approved color



Rear Entry Doors

- Full view glass doors
- Glass sliders



Garage Doors



Fences

Color

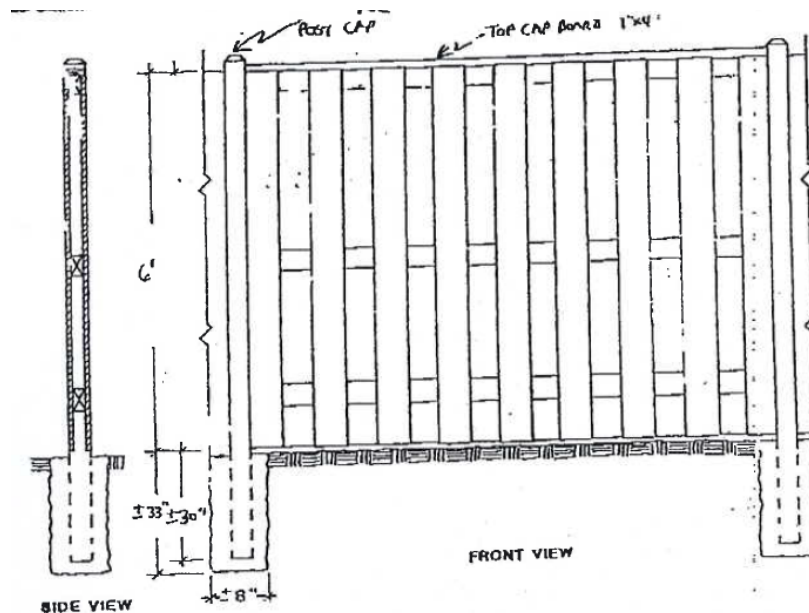
Left to weather naturally

Fence Design

6' high Western Cedar Board-on-board fence, to be located between lots as privacy fences and along rear property lines

With the following stipulations:

1. That a 1" x 6" horizontal trim be incorporated at the top (below the capboard) and bottom of the fence
2. That the design be modified to include 6" x 6" post and a 2" x 6" capboard
3. That the fence be constructed flat and level, with the sections stepped to accommodate any change in grade; that the bottom of the fence follow the grade or be stepped; the "steps" should not exceed 12" at either top or bottom; and all vertical members must be straight and plum;
4. That the gate design be solid board with a rounded top



Gate

Rounded top gate



Lights

Front Entry Light Fixture

- Maxim Craftsman Collection Model #MAX 4045 HOBUE, 16 1/2" H x 9" W x 10 1/2" D finish: "Burnished Amber" (End unit townhomes)
- Artcraft, St Moritz Collection, Model #AC 8631 BZ, 7.5" D x 12.5" H, Amber glass, finish: "Bronze"
- Minka Lavery 8722-A615B Harveston Manor 1 Light Outdoor Wall Mount
- Atwood Outdoor Wall 1 Light finish: "Oil Rubbed Bronze", 6"W x 11"H
- Kichler K9747 OB, with seed glass panels
- Breakwater Bay, Clarinda Wall Light, Oil Rubber Bronze, approx. 14.17" H x 8.6" W x 9.8"D



Rear Entry Light Fixture

- Kichler Model #KIC-9611OZ 5" W x 8.5" H, 1-60W MED, 4.5" back plate, Solid Brass, Clear Class, Olde Bronze, wall mount
- Kichler K9613 OB
- Kichler K9611 OB



Security Lights

One double-headed security light fixture per house, located at the rear (above the sliding glass door, under the mid-level cantilevered section of the house) with the stipulation that the security lights be directed downwards and have an incandescent light source.



Windows

All window replacements require an application to be submitted for review by the Design Review Board.



Solar Panels

- Solar panels must only be installed on a roof that has had new, DRB-approved cluster standard shingles installed within 10 years of the proposed solar panel installation.
- Homeowners must first consider all existing structures prior to selecting location for proposed solar panel system.
- Preferred location for installation of solar panels would be the rear-facing roof, in a manner that is least visible from other lots and street view.
- Visibility of devices and their components must be minimized from public view and may be required to be screened from the street and/or neighboring properties in a manner approved by the TAW Board.
- Flush-mounted solar panels (i.e., the plane of the array is parallel to the roof) on a roof which faces the street, is permitted only if documentation is provided from an independent, solar panel design specialist, who is certified by the North American Board of Certified Energy Practitioners and is licensed in Virginia establishing that installation on the rear-facing roof:
 - I. Increases the cost installation of the solar energy collection device by five percent over the projected cost of the initially proposed installation or
 - II. Reduces the energy production by the solar energy collection device by 10 percent below the projected energy production of the initially proposed installation.
- Installation must be by a qualified, licensed, experienced solar installer.
- Ground mounted panels are not permitted.
- All components of the solar panel system should be integrated into the design of the home.
- The color of the solar panel system components must conform to the color of the roof shingles to the fullest extent practical. Solar “shingles” that mimic the look of a composite shingle are acceptable but should match the color of the current roof shingles as close as is practical.
- Orientation of all solar panels must be the same (horizontal or vertical).
- Roof-mounted solar panel systems must be installed so that the solar panels are flush-mounted and centered.
- The solar panel installation should be appropriate for the size and shape of the roof face and set back no less than 18” from each edge of the roof. Solar energy devices (panels) must not break the roof ridgeline
- All pipes, wires, support structures and control devices must be concealed and placed as inconspicuously as possible when viewed from all angles.
- Piping and electrical connections must be located directly under and/or within the perimeter of the panels, when possible.
- The homeowner must maintain panels to ensure proper functioning and appearance. This includes but is not limited to regular cleaning of the panels. Proof of function must be supplied in support of the TAW Board architectural inspection process, conducted every 3

years or at other times as deemed necessary by the TAW Board. The homeowner must demonstrate to the TAW Board inspection team that the system is operating properly.

- Violations of the rules and regulations contained herein will be pursued the same as any other covenants enforcement in accordance with the Association's published policies and procedures.

General Photographs – Misc.

House Numbers



HVAC

Located behind home



General Photographs – Cluster Common

Cluster Mailboxes



Cluster Light Poles



General Photographs – Elevations







If you need additional assistance, please contact your cluster advisor to set up an appointment.

[Click here to contact your covenants advisor](#)

[Click here to download the Design Review application](#)