



Architectural Control Committee Preferred Standards
UPDATE of December 9, 2022

Strasburg Station is governed by a board and the HOA. The HOA rules apply to all owners and renters. All exterior additions or changes need to be pre-approved before work can be done. Per the HOA Regulations, if you intend to use something not listed below, **before** purchasing or contracting for it, please complete the "Application for Approval of Exterior Changes or Improvements" form (available with this handout and on the SS HOA website here: <https://strasburgstationhoa.com> and email or deliver it to the ACC Chair Sue Mariotti, cloverms1@gmail.com. Questions? Email those, as well. You will receive a determination letter within 3 days or less. Forms can be dropped off at any ACC member's home (see list at end of these instructions or the cover letter or on SS HOA website.

Here are suggested replacement materials based on currently available items which closely match the original fixtures or materials used by the builder of this community -- Alan Toothman. This does not mean you cannot choose other, higher quality products for your homes.

Exterior Paint - Trim:

Do NOT use off-the-shelf white, off-white, sand, beige, or almond color paints. When it dries it will not match the original paint of your house or that of neighbors. Especially on large surfaces like a garage door or the trim around front doors.



Our builder left the exact formula for all outside trim. That custom-tinted paint is available at any Sherwin-Williams store using the formula you see in the image at left. Or use the Sherwin-Williams store at 1011B S Main St, Woodstock, VA 22664, 540-459-8125 which has the formula in their files under "Alan Toothman House Exterior." If a homeowner goes in and asks, Sherwin-Williams can make the precise color for your trim.

Custom-tinted Sherwin-Williams "Resilience" Exterior Acrylic Latex Satin paint is the recommended exterior trim option. Other good Sherwin-Williams Exterior Acrylic Latex paints are "Duration" and "Emerald Rain Refresh." All can be tinted in the official custom color formula at left and have superior wear and longevity characteristics.

Outdoor light replacements:

Please keep as close to the original light fixtures as possible in polished or antique brass in a similar size as the originals. Front door lights are 10 to 12" high; garage lights 14" to 18" high. Some owners use the same sized fixture for garage and front door. All replacement fixtures must be approved. We urge the selection of lighting which minimizes light pollution -- the spillover of light from your property which can blind drivers or disturb

neighbors. Consider using frosted bulbs with clear-glass fixtures or select a unit with frosted, seeded, or glacier glass surrounds. Suggestions include:



1. Front Door: Design House 501833 Augusta: This is a polished brass outdoor wall light. The cost through Amazon is ~\$38 or Home Depot (as Augusta Brass Wall Lantern Sconce) for \$37.99. See <https://amzn.to/2Mz2XYp> or <https://thd.co/31IGHoL> Picture of polished brass model appears at left.

2. Sides of Garage Door: Sea Gull Lighting 8510-02 Classico One-Light Outdoor Wall Lantern with Clear Beveled Glass Panels, Polished Brass Finish: These lights could be used for either side of garage area or door, too, and can be found on Amazon. They are slightly longer lights than the ones we currently have but the style is very close to older ones. Price: \$100 per light. See <https://amzn.to/2TbIsn2> Picture of polished brass model at right.



Examples of the compliant light fixtures can be seen at 151, 157, and 149 Ruth Ct.



3. Front Door: Quoizel Newbury 1 Light 12" Tall Outdoor Wall Sconce with Clear Glass, Model: NY8315A, \$74.99 from the Newbury Collection available at: <https://www.build.com/quoizel-ny8315/s629109?uid=354632>. Sides of Garage Door: same fixture in 14" Antique Brass version: <https://www.amazon.com/Quoizel-NY8318K-Newbury-3-Light-Outdoor/dp/B000P71EMG?th=1> or same 14" version on Build.com here: <https://www.build.com/quoizel-ny8316/s629110?uid=354640> for ~\$79.99 per fixture. Antique brass model appears in picture at left and also can be seen on house at 183 Maynard Lane.

4. Sides of Garage Door: Weisberg Dimmable Outdoor Wall Lantern SKU: W000897618 in Antique Brass at \$87.99 by Charlton Home Shop via Wayfair at <https://tinyurl.com/3dzvwbhc>. Also available in polished brass. Picture of antique brass version appears at right.



We will consider properly sized, well-constructed brass outdoor light fixtures which closely match the pre-approved versions you see above. Let us see any you have found so we can review them and, if approved, suggest them to other owners, as well.

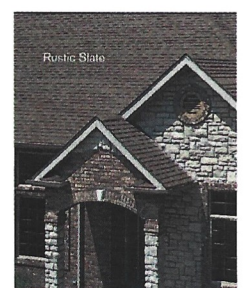
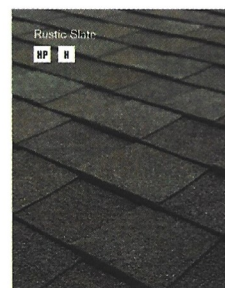
Shingles and Roof Replacement:

One choice is approved. If you are planning to replace roof shingles, please submit a request to the committee indicating which product and color you plan to use.

Tamko's Classic Heritage Rustic Slate: Architectural grade



and original product and color and used by Alan Toothman when our houses were built. You may see the new version of these shingles installed on houses at 42 and 44 Ruth Ct and 134 Maynard Ln.



Fences, Railings and Decking:

All fences, decks, and railings must be approved by the Architectural Control Committee before construction begins. Fences for pet control should be of the invisible type.

Additional information regarding fences is in Section 14 under regulations: Only rear lot line fences on the perimeter of the subdivision are allowed. Fences, railings and decking shall be the same color, (almond) and of the same maintenance-free material as the existing privacy fences between duplexes and the railings around your current patios or decks. No fence shall be constructed of chain link or metal wire and shall not exceed six feet in height.

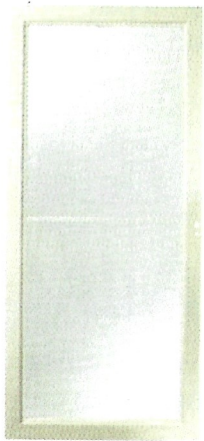


An example of a maintenance free deck using high quality composite decking, pilings, and railings can be seen on the back side of 159 Ruth Ct.

Supplier: Dutch Way LLC (Vinyl Decks and Fencing) Mt. Crawford, VA has been used satisfactorily by several residents. See Dutch Way <https://www.dutchway.com/>

Storm Doors:

All storm doors must be almond in color, handles in brass, and must be approved by the Architectural Control Committee.



Andersen 45 Minute Easy Install System Handle Set Brass
Model# HNDLTREZB
★★★★★ (218)
\$55⁰⁰

Two approved models are 1) Larson Signature Premium Full-View Aluminum Storm Door in almond color. Price at Lowe's are ~\$318. Handles and screens sold separately. See <https://tinyurl.com/n694wytj>

2) Andersen 36 in. x 81 in. 3000 Series Almond Right-Hand (or Left-Hand) Self-Storing Easy Install Aluminum Storm Door in almond color. Price at Home Depot is \$284. Handle and screens sold separately. See: <https://tinyurl.com/t48vmn9>.

Handles must be in brass or brass color. Approved handle is Andersen Model # HNDLTREZB; Store SKU #974818 at Amazon for \$88 at

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House Numbers: The original polished brass house numbers are difficult to see day or



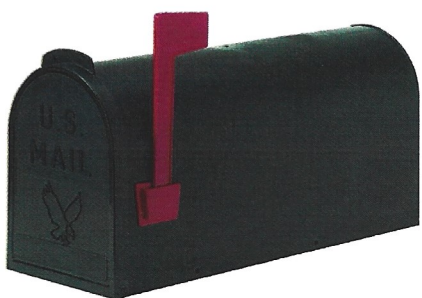
night, making it risky for fire or other emergency services to locate you. The best, easiest, and quickest approved fix is wiggle off the numbers, lightly sand, spray paint the numbers dark brown (or black) as you see in image at left. One other approved option is the purchase of a custom bronze, copper or brass plaque with house



number-only, and installed in same location where your prior brass numbers were located. Please...do not leave both old and new house numbers on walls.

Sources: Black outdoor paint for metal available at any hardware store. Custom house-number plaque available from Amazon as Whitehall Personalized Cast Metal Address Plaque Oval (12" x 6.75") Bronze with Gold Numbers \$39.99 here: <https://tinyurl.com/yc463qdt>. Or at Home Depot or Lowe's as Whitehall 6-3/4-in H x 12-in W Bronze/Gold Aluminum Address Plaque with house numbers only Item #652510 Model #FE01OG <https://tinyurl.com/y72fmugy>.

Mailboxes:



All mailboxes must be solid black vinyl 19 x 10 x 7 inches with standard red flag for USPS notification. Experience has shown metal boxes deteriorate quickly in our windy, wet climate, requiring retouching or replacement. Vinyl/plastic/copolymer is currently the only approved option. All mailbox posts must remain white and exactly match existing ones. So far, all posts are original and in excellent condition. Changes need preapproval. Approved vinyl mailboxes are Flambeau T-R4501BL Standard Classic

Mailbox, Rural Style, #1, Black. Price: \$20.38 on Amazon. See <https://amzn.to/31aOuWC>.

OTHER Outdoor considerations

Exterior Caulking of doors, windows, and fixtures:



DAP Almond Silicone Rubber Door, Siding and Window Sealant 10.1 oz.
★★★★☆ - 8
\$7.99

All exterior caulking should be done with material which closely matches the color of the trim. In most instances, this should be Almond or light sand or sandstone color.

Many exterior caulks are available locally in Almond Color: e.g., Big Stretch, Dap, others, from Lowe's, Home Depot, and Ace Hardware. In some instances, you



will need to special order almond color. White caulk against existing sand-color trim, unless painted over, stands out.

Signs:

The only signs approved for any owner to use outside the home is a "For Sale" sign.

VIOLATIONS: Violations of our HOA Architectural Rules can result in a notice requiring immediate removal, replacement, repainting, or other changes of all exterior changes made to your house or property done without prior written HOA approval.

We urge homeowners to not ignore notices of violations or see them as "trifling matters over design or taste" letting them reach the point where repairs are more costly because they now include the repairs plus hefty legal fees. Any unpaid fees will accrue monthly fines which can result in liens on your property disallowing sales or rentals.

In conclusion, the Architectural Control Committee is here to keep Strasburg Station in compliance with the Homeowner's Association's Declaration of Covenants and Restrictions and to maintain the continuity of the thoughtful designs which inspired this unique neighborhood.