

FAIRLINGTON ARBOR

Policy Resolution No. 20-1

Amended October 27, 2020

(Establishing Rules Regarding Replacement of Doors in Fairlington Arbor)

RECITALS:

WHEREAS, Article V, Section 2 of the Fairlington Arbor bylaws provides that the Board of Directors shall have the power and duties necessary for the administration of the affairs of Fairlington Arbor; and

WHEREAS, the Board of Directors has concluded it is necessary and in the best interests of the community to establish rules relating to the establishment of standards for outside doors in the Arbor due to their visibility in the common areas;

WHEREAS, the Board of Directors recognizes that the recent developments of materials for doors provide increased energy efficiency and security.

WHEREAS, homeowners have expressed their desires to use more energy efficient and secure composite material and metal doors.

WHEREAS, the use of composite material and metal doors will reduce the amount of door painting required to be done by Fairlington Arbor.

NOW, THEREFORE, the Board of Directors adopts the following regulations for Fairlington Arbor, which shall be binding on all Unit Owners and their residents, occupants, tenants, successors, heirs, and assigns who currently or in the future may possess any sort of property interest in a unit within Fairlington Arbor, and which shall supersede any existing regulations of record on the same subject matter, including the "Living in the Arbor" Handbook.

I. Front Entry Doors Repair and Reconditioning

- A. Original front entry doors may be repaired or reconditioned to maintain the function and appearance of the original door. Co-owners shall consult with Arbor Management or the Board of Directors regarding any repairs or reconditioning that could change the appearance or functioning of the doors.
- B. In all cases, the round moulding that surrounds the entry door must be maintained or replaced if damaged. From time to time, Arbor Management may maintain a supply of this round moulding for use by co-owners to ensure uniformity, quality, and economy.
- C. The color of the repaired and/or reconditioned door must conform to the colors for doors approved by the Fairlington Arbor Board of Directors. Paint chips and color numbers of the permitted colors are available in the Arbor Office.

II. Replacement of Front Entry Doors

- A. A variance is required to replace any front entry door.
- B. Replacement front entry doors must:
 - i. Be made of a composite material, metal or wood,
 - ii. Be of high quality,
 - iii. Be one of the five door designs shown in Exhibit A to this policy
 - iv. Maintain the same door opening dimensions including door thickness, width and height, and
 - v. The color of the replacement door must conform to the colors for doors approved by the Fairlington Arbor Board of Directors. Paint chips and color numbers of the permitted colors are available in the Arbor Office.
- C. The round moulding that surrounds the entry door must be maintained or replaced if damaged. From time to time, Arbor Management may maintain a supply of this round moulding for use by co-owners to ensure uniformity, quality, and economy.

III. Coordination of Doors on Shared Porches

- A. The color of doors on the shared porches is preferred to be the same and be one of the Board-approved colors.

IV. Door Hardware

- A. Door hardware, including knobs, keyless entry devices, video doorbells, entry devices with embedded video cameras, dead bolts, mail slot, kick plate, knocker, etc., shall be brass, black or bronze in color.

V. French-style Doors from Dining Room

- A. A variance is required to replace the back dining room window with French-style doors.
- B. Double doors installed to replace the back dining room window may be a composite material, metal or wood.
- C. Double doors may be multi-lite or full view as shown in Exhibit B and may be one of the styles shown in Exhibit B. Narrow-width metal sliders as shown in Exhibit B are prohibited.
- D. Doors may open inward or outward.

- E. The round moulding that surrounds the entry door must be maintained or replaced if damaged. From time to time, Arbor Management may maintain a supply of this round moulding for use by co-owners to ensure uniformity, quality, and economy.
- F. Any replaced bricks must match surrounding brick. Mortar color must be that developed for matching Arbor mortar and approved by the Fairlington Arbor Board of Directors. Great care should be taken to blend any brick and mortar work with surrounding brick and mortar.

VI. Entry Doors for B-Units, (apartment-style units with common hallways)

- A. A variance is required to replace any unit's entry door.
- B. Replacement doors for the condominiums in B-unit buildings must:
 - i. Be made of a composite material, metal or wood,
 - ii. Be of high quality,
 - iii. Be the flat panel door shown in Exhibit C for B-unit doors, and
 - iv. Maintain the same door opening dimensions including door thickness, width and height.
- C. B-unit entry doors are painted by the Association to coordinate with the color scheme selected for the B-unit common areas.
- D. Hardware on the entry doors, including knobs, keyless entry devices, video doorbells, entry devices with embedded video cameras, dead bolts, kick plates, knockers, etc., shall be brass, black or bronze in color.
- E. Exterior entry doors for the common area hallways of B-unit buildings will be repaired or replaced by Fairlington Arbor. These doors may be composite material, metal or wood. The color of the Exterior entry doors must be black. The hardware, including kickplates, on the exterior doors must be antique bronze.

VII. Rear Entry Doors

- A. A variance is required to replace any rear entry door.
- B. Replacement rear entry doors must:
 - i. Be made of a composite material, metal or wood,
 - ii. Be of high quality,

- iii. Maintain the same door opening dimensions including door thickness, width and height,
 - iv. The color of the rear entry door may be white or one of the Board-approved colors for back entry doors, and
 - v. Be one of the four door designs shown in Exhibit D.
- C. The round moulding that surrounds the rear entry door must be maintained or replaced if damaged.
- D. Back entry doors may open inward or outward.

VIII. Storm/Screen Doors

- A. A variance is required to replace any storm or screen door, whether on the front entry door, on the rear entry door or patio doors from dining room.
- B. Storm/Screen Doors shall be:
- i. Made of metal
 - ii. White in color,
 - iii. Full view storm/screen doors, and
 - iv. Hardware on front storm doors must be brass, black or bronze in color.

IX. Policy Regarding Pet Doors in Front and Rear Entry Doors

- A. The installation or use of pet doors or other devices to allow the entrance or egress of animals in Fairlington Arbor units' front or rear doors is prohibited.

X. Arbor Management Vendor Options – No Liability

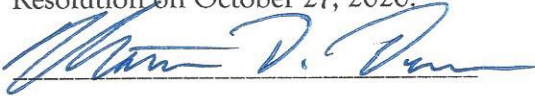
- A. From time to time, the Arbor Board of Directors or Arbor Management may become aware of vendors with experience installing entry doors or storm/screen doors for Arbor units and may make available the identities of those vendors to Arbor unit owners, as a convenience to the community. The Arbor bears no liability for the work done by those vendors.

XI. Enforcement of this Policy

- A. The Arbor reserves all its legal remedies, including, but not limited to, the assessment of special monetary assessments and/or suspension of privileges, subject to the due process procedures set forth in 55-79.80:2 of the Code of Virginia, the Fairlington Arbor By-Laws, and other governing documents of the community. Any assessments imposed by the Board of Directors pursuant to this paragraph

shall be made in accordance with the By-Laws and the Virginia Condominium Act, including the right to accelerate payments and recover attorney's fees and costs.

I hereby certify that the Fairlington Arbor Board of Directors adopted this Policy Resolution on October 27, 2020.

A handwritten signature in blue ink, appearing to read "Matthew D. Duncan", is written over a horizontal line.

Matthew D. Duncan
President, Fairlington Arbor

EXHIBITS FOLLOW

EXHIBIT A

Option #1: 2-Lite, 4-Panel Entry Door with Rectangular Glass Panes



Option #2: 4-Lite, 4-Panel Entry Door with Arched Glass Panes



EXHIBIT A (cont.)

Option #3: 4-Lite, 4-Panel Entry Door with Rectangular Glass Panes



Option #4: 9-Lite, 2-Panel Entry Door with Rectangular Glass Panes



EXHIBIT A (cont.)

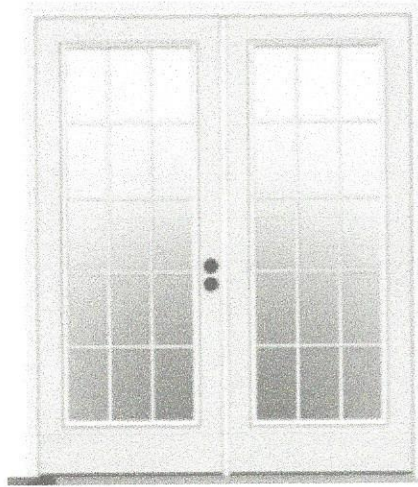
Option #5: 12-Lite, 4-Panel Entry Door with Rectangular Glass Panes



EXHIBIT B

French-style Doors for Replacing Back Dining Room Window

Traditional French Door



Full View Traditional French Door

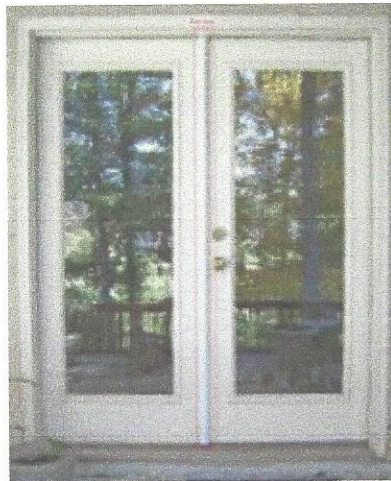


Exhibit B (cont.)

Slider French Door (May be full view or with grids)



Bi-Fold French Doors



Prohibited Narrow-width Metal Sliding Doors

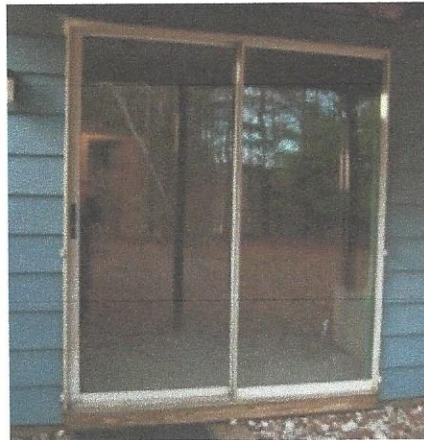


EXHIBIT C

Entry Door for B-Units



EXHIBIT D

Rear Entry Doors

Option #1: 4-Lite, 2-Panel Entry Door with Rectangular Glass Panes



Option #2: 9-Lite, 2-Panel Entry Door with Rectangular Glass Panes



Exhibit D (cont.)

Option #3: 15-Lite Entry Door with Rectangular Glass Panes



Option #4: Full-view Entry Door

