



CERTIFIED LETTER
RETURN RECEIPT REQUESTED

May 11, 2010

Donna Patchett
1118 Northwind Drive
Reston, VA 20194

Re: Westcott Woods Cluster, Section 75, Block 3

Dear Donna Patchett:

At its meeting of May 4, 2010, the Design Review Board (DRB) took the following action on your submission:

- a. Approved addition to cluster standards for window replacement in Westcott Woods Cluster to include the following:
 - Manufacturer: MW Windows or equal
 - Configuration: double hung and fixed to match existing
 - Window material: wood; aluminum-clad wood or composite; vinyl-clad wood or composite
 - Trim material: wood; PVC/composite; aluminum-clad wood or composite; vinyl-clad wood or composite

with the following stipulations:

5. that a change in window function (double hung to fixed, double hung to casement, etc.) must be applied for and will be reviewed by the Design Review Board on a case-by-case basis;
6. that the window frame width may not increase by more than 1" in any direction;
7. that there may be no change in trim dimensions and profile;
8. that all windows on a single elevation (side) must be replaced at the same time, with the exception of below grade basement windows;

2. that the window frame and trim color must be an exact match to the Design Review Board-approved trim color; and
 5. that the new windows exactly match the existing in overall dimensions, configuration, and style, and the new windows have muntins and mullions (grids) to match the existing.
- b. Approved addition to cluster standards for patio doors in Westcott Woods Cluster to include the following:
- Manufacturer: Therma Tru or equal
 - Configuration: hinged or sliding, including change from hinged to sliding or sliding to hinged
 - Door material: wood; aluminum-clad wood or composite; vinyl-clad wood or composite
 - Trim material: wood; PVC/composite; aluminum-clad wood or composite; vinyl-clad wood or composite

with the following stipulations:

1. that if the door configuration is changed, the new door must conform to the Design Review Board-approved standard for that door configuration in Westcott Woods Cluster;
2. that the door frame width may not increase by more than 1" in any direction;
3. that there may be no change in trim dimensions and profile;
4. that all doors on a single elevation (side) must be replaced at the same time, with the exception of below-grade basement doors, and may be mixed configurations;
5. that the door frame and trim color must be an exact match to the Design Review Board-approved trim color;
6. that hinged door replacements have muntins and mullions (grids) to match the existing and sliding door replacements have muntins and mullions (grids) to match the window and hinged door grid pattern or may have no grids to match the existing sliding door;

7. that doors on the same elevation (side) and in the same configuration (all sliding or all hinged) must have matching grid patterns; and
 8. that the new doors exactly match the existing in overall dimensions.
- c. Approved addition to cluster standard for fences in Westcott Woods Cluster to include the following:
- 48" high, black aluminized metal fences
 - 5/8" square pickets
 - 1" square rails
 - 2" square posts
 - 3 13/16" picket spacing
 - Straight top rail
 - Straight trim rail at the top running below and parallel with the top rail, as shown in submitted diagram

with the following stipulations:

1. that the metal fences may be installed adjacent to wood picket fences, but may not be installed between two existing wood fences;
2. that the gate(s) exactly match the materials and design of the fence, be the same height as the fence, and the top(s) be flat (not rounded); and
3. that the fence be installed with the finished side out;
4. that it be installed with all vertical elements straight and plumb, and horizontal elements sloped to follow grade; and
5. that the fence and gate(s) be a simple design with no ornamental features and all elements be black.

The Design Review Board notes that parallel fences are not allowed. Therefore, in adjacent installations the metal fence shall be attached to the adjacent fence and not installed to run parallel with an existing wood picket or metal fence.

Please note the following special information:


Article VI Protective Covenants and Easements of the Reston Deed

Section VI.1.(d)(2) Limitations.

(a) Any person or entity obtaining approval from the DRB shall commence construction or alteration in accordance with plans and specifications approved within six months after the date of approval and shall substantially complete any construction or alteration within eighteen months after the date of approval, or within such other periods as are specified in the approval during which to commence or complete construction. If any such person does not commence work within the time period specified, the approval shall lapse.

(b) Any person or entity obtaining approval of the DRB shall not deviate from the plans and specifications approved without the prior written consent of the DRB. Such person or entity shall notify the DRB when the alterations or improvements are complete. Approval of any particular plans and specifications or design does not waive the right of the DRB to disapprove such plans and specifications, or any elements or features thereof, if such plans and specifications are subsequently submitted for use in any other instance or by any other person or entity.

Sincerely,



Kim Dobbins, Covenants Advisor
Covenants Administration Department
703-435-6576, kimd@reston.org

cc: sent by regular first class mail

Donna Patchett
1118 Northwind Drive
Reston, VA 20194

Enclosure(s): Form 5A – Applicant's Rights

KD/lm

Design Review Board Decision

April 26, 2010

Westcott Woods Cluster Association

RE: WESCOTT WOODS CLUSTER 157 0

Review Date: November 03, 2009

Design Category: Doors : Garage, Replacement

Reviewed By: Design Review Board Panel

The following decision was made on your recent application to the Design Review Board:

Approved addition to standard for garage doors (Wayne-Dalton or equal; 5 panels high, 4 panels wide; raised "colonial"; solid panels) in Westcott Woods Cluster to include the following stipulations:

1. that the size and shape of garage door openings be maintained;
 2. that the material of the garage door be constructed of wood, aluminum-clad, or wood/composite material;
 3. that the size and profile of the exterior trim and casing shall be maintained and be painted in conformance with the Westcott Woods Cluster color palette; and
 4. that both garage doors be replaced at the same time.
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Design Review Board Decision

April 26, 2010

Westcott Woods Cluster Association

RE: WESCOTT WOODS CLUSTER 157 ()

Review Date: November 03, 2009

Design Category: Doors : Pedestrian, Replacement

Reviewed By: Design Review Board Panel

The following decision was made on your recent application to the Design Review Board:

Approved addition to cluster standard for front doors (wood, aluminum clad, wood/composite, fiberglass-clad wood/composite) in Westcott Woods Cluster to include:

- Six panel
- Four panel with 2 lites
- Four panel with top lite
- Two panel with 2 lites

with the following stipulations:

1. that the size and shape of the front door opening shall be maintained;
2. that the existing placement of the door and transom shall be maintained;
and
3. that the color of the front door and trim/casing must be in conformance with the Design Review Board-approved color palette for Westcott Woods Cluster.