

HICKORY CLUSTER ASSOCIATION

TYPE: General

RE-ADOPTED: April 19, 2017

Resolution #6

BOOK OF RESOLUTIONS

Fence Standards

WHEREAS, Article IV, Section 1, of the Bylaws states "the affairs of the corporation shall be managed by its directors." Therefore, the Board of Directors may do all such acts and things except as by law, by the Virginia Property Owners Association Act, by the Declaration or by these Bylaws may not be delegated to the Board of Directors by the Lot Owners; and

WHEREAS, it is essential to clarify and further define the standards for fences as approved by the Board of Directors as of July 1989 and amended November 3, 1993;

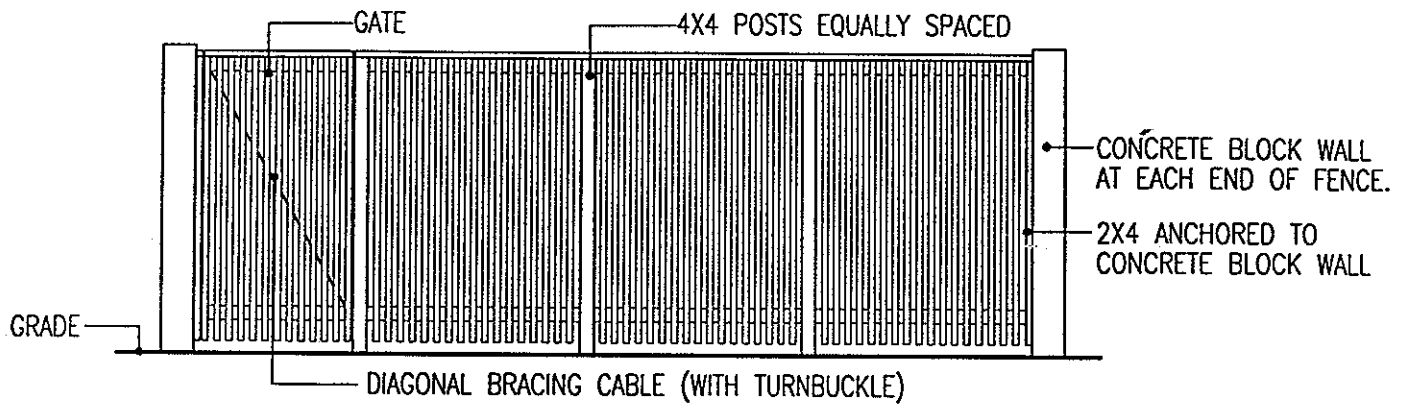
NOW THEREFORE, BE IT RESOLVED THAT:

The standards defined in this resolution constitute the entire standard and supercede any previous standard. The Reston Association Design Review Board approved this standard on November 10, 1998.

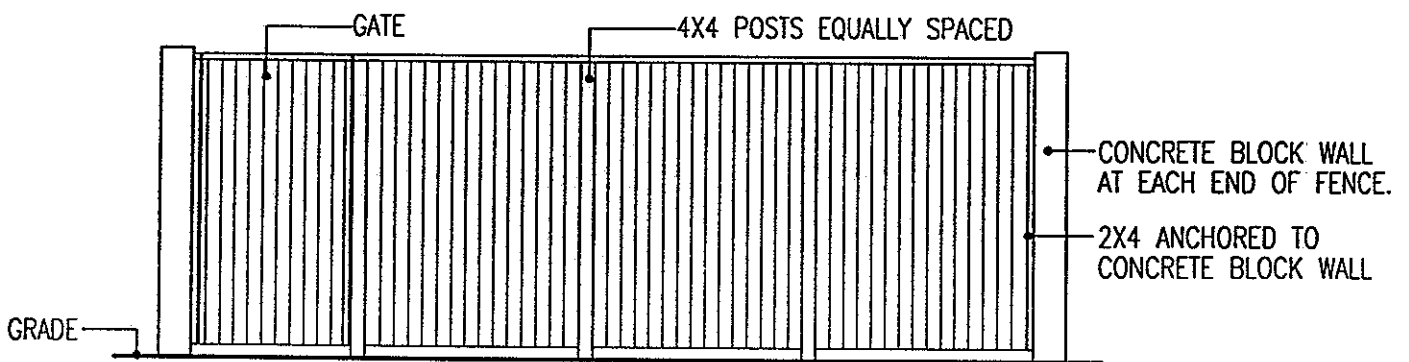
Any homeowner wishing to add, remove, or change a fence must first secure approval from the Hickory Cluster Board of Directors and the Reston Design Review Board—even if the fence design complies with this standard. For designs complying with this standard, the approval process is simpler and quicker.

The intent of this fence standard is to improve the overall appearance of Hickory Cluster. The design of the cluster is based on the overall composition of elements in blocks and houses, rather than a variety of distinctive differences in the design of individual houses. The standard array of Reston Association standard fences provides too many options to maintain the overall design consistency of housing blocks. This standard will provide a limited number of fencing options, consistent with Hickory Cluster standards for brick, paint colors, concrete finish colors, windows, light fixtures, and other design elements to reinforce the overall design of the cluster.

1. The following standards shall apply to all new or reconstructed fences and walls in Hickory Cluster.
2. All common walls shared by two property owners shall be six foot high concrete block walls.
3. In situations defined by the following the owner shall have the option of one of the following five Hickory Cluster Standard Designs:
 - a. No fence or wall,
 - b. A screen of shrubs neatly trimmed, flat on top, and no higher than six feet,
 - c. A wood screen (per illustrations 1 and 2),
 - d. A solid wood fence (per illustrations 1 and 2), or
 - e. A concrete block wall.
4. Wood fences and wood screens shall not be used for more than one face of an enclosure.
5. A wood fence or wood screen shall not be a continuation of a concrete block wall in the same plane, except when used as a gate.
6. A concrete block wall may have a gate of either the solid wood or the wood screen design. The solid wood fence shall have a matching solid wood gate. The wood screen shall have a matching wood gate.
7. All gates shall be located at the end of a run of fence or wall.
8. Hardware for gates shall be galvanized and of a simple design, with an unobtrusive appearance from the community side of the fence. No hinges with exposed hinge flanges shall be used.
9. Diagonal bracing for gates shall be on the inside. If the gate is in a wood screen fence, the diagonal bracing shall be a cable with a turnbuckle for adjustment of tension.
10. Wood materials shall be No. 1 pressure treated pine.
11. Wood fences and gates shall be treated with clear stain to protect the wood. Concrete block walls shall be painted in white or asteroid colors as specified in the Hickory Cluster Exterior Painting Standards.



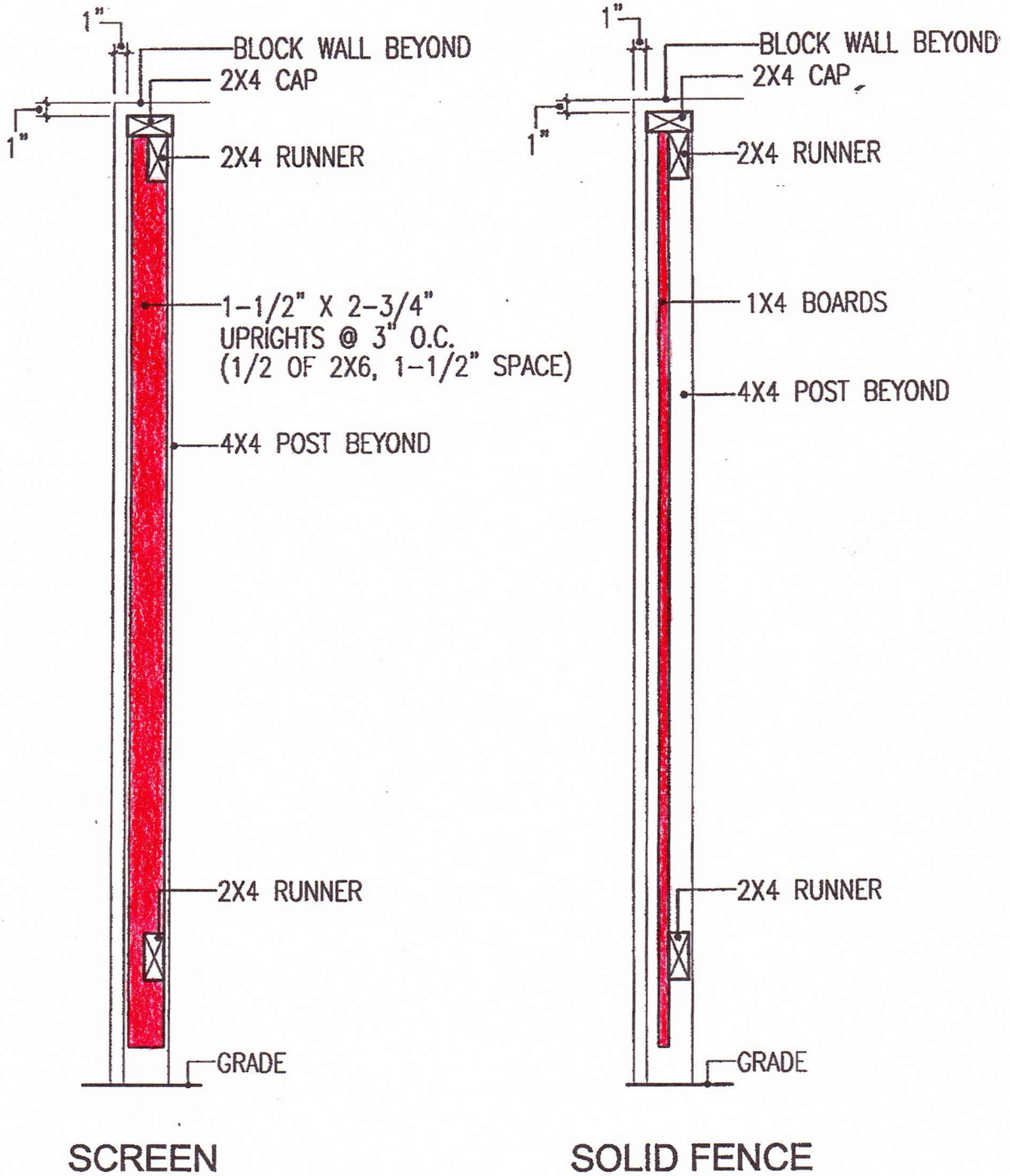
SCREEN ELEVATION



SOLID FENCE ELEVATION

GENERAL NOTES:

1. FENCE POSTS SPACED EQUALLY @ APPROXIMATELY 4'-4" O.C.
2. 4X4 ANCHORED TO CONCRETE BLOCK USED AT WALL. NO POST AT WALL.
3. GATE LOCATED AT END OF FENCE NEXT TO WALL.
4. SEE FENCE SECTIONS, PLATE 2, GATE SECTION SIMILAR.
5. DIAGONAL BRACE AT GATE: CABLE WITH TURNBUCKLE
6. GATE HARDWARE: SIMPLE DESIGN, NO EXPOSED HINGE FLANGES
7. FENCE MATERIAL: CLEAR GRADE (NO.1) PRESSURE TREATED PINE.



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DATE ADOPTED: November 18, 1998

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BOOK OF RESOLUTIONS

Fence Standards

HCA President _____ Date _____

HCA Secretary Chris Freeman Date 11/18/98

HCA Board:

- David Keever President
- Sibylle Schumann Vice President
- Chris Freeman Secretary
- Robert Laird
- Richard Speier
- Larry Stipek
- Kevin Wolcott

Administrative Note:
 Board President, David Keever, joined the November 18, 1998 board meeting via conference call. He expects to return from his business trip by Monday, November 23, and will affix his signature to these documents at that time.