



Fairlington Villages,
A Condominium Association

**Antennae and Satellite Dish Policy
(July 10, 2002)**

In order to preserve our standing in the National Register of Historic Places, the Board of Directors hereby approves the installation of antennae and satellite dishes with the following restrictions:

- A. Antennae and/or satellite dishes are installed, maintained, and/or used beneath and within any fence line surrounding common areas, limited common areas, or areas that are under the exclusive use and/or control of Association members.
 - B. Antennae and/or satellite dishes are not installed, maintained, or used on any fence with the Association;
 - C. Antennae and/or satellite dishes are not installed into or affixed onto any balcony floor, ceiling, rail, wall and/or other structure providing support to the balcony;
 - D. Antennae and/or satellite dishes are not installed, maintained, or used on the exterior walls of any unit and/or structure in the Association;
 - E. Antennae and/or satellite dishes are not installed, maintained, or used on that part of any unit above the plane of the underside of the roof sheathing used on the roof;
 - F. Antennae and/or satellite dishes are one meter or less in diameter or diagonal measurement; and
 - G. No new penetration of or attachment of wires to the exterior wall of any unit shall be allowed in connection with antennae and/or satellite dishes without first obtaining a variance from the Board of Directors;
 - H. Antennae and/or satellite dishes shall not extend more than six and one-half (6 ½) feet above the height of the ground, patio or balcony floor, without approval of the Variance Committee.
1. Except as otherwise stated herein, this policy does not affect the installation, use or maintenance of antennae and/or satellite dishes within any unit's upper, lower and vertical boundaries, as those boundaries are stated in the Declaration, so long as the antenna and/or satellite dish does not come into, onto or through common areas or limited common areas.
 2. All other rules, regulations and use policies relating to the use of antennae and/or satellite dishes that are not inconsistent with the terms set forth above shall remain in full force and effect.



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**Standard Policy for Installing Exterior Electrical Outlets
April 2002**

In order to maintain the structural integrity, condition and appearance of the exterior brick walls of residential units in Fairlington Village, the installation of any exterior electrical outlets shall adhere to the following restrictions. These restrictions apply to any exterior outlets that penetrate the exterior of residential buildings.

- One (1) exterior electrical outlet may be installed outside near the rear back or side door of residential units.
- The electrical outlet must be GFCI (Ground Fault Circuit Interrupters) and be weatherproof receptacles with hinged covers over the outlet(s).
- All work must be performed by a professional, licensed electrician in conformance with Arlington County and Alexandria City Codes and with proper permits obtained.
- Exterior electrical outlets are to be installed no more than 18" above the ground or a balcony floor on the exterior wall.
- Exterior electrical outlets may not be attached to balconies or fences.
- Housing should be made of electrical code materials.
- No external wiring or conduits may be used.



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**Standard Policy for Residential Exterior Lighting Fixtures
April 2002**

In accordance with the By-laws and in order to preserve the historic designation of Fairlington Villages, A Condominium Association, the replacement of residential exterior lighting shall adhere to the following restrictions. These restrictions apply to any exterior lighting affixed to the front, side or back of the unit.

The *Chart of Maintenance Responsibilities* states that if:

- the light fixture serves one unit, it is the unit owner's responsibility.
- the light fixture serves more than one unit, it is the Association's responsibility.
- there is a boiler room under your unit, the light fixture at the entry way to that boiler room is the Association's responsibility.

Lighting fixtures that are the responsibility of, and replaced by, the unit owner must be of like style to the fixture original to the unit **or** "carriage/coach-style" lighting*. Carriage/coach style is defined as a "coach" light style having multi-faceted glass panes, some with a top or a bottom cap – usually tapering to a point at both top and/or bottom. These fixtures come with standard or motion/photosensitive features.

Lighting fixtures must be black in color with clear glass panes.

Lighting fixtures of the carriage/coach-style shall not exceed 16" in total height and 6" in width at the widest point.

Lighting fixtures must be operable and in good condition, i.e. appearance, at all times.

No new penetration of the exterior wall of any unit shall be allowed without a variance, and lighting fixtures shall not be installed in any other location on the building other than the original fixture location without a variance.

Flood lights and security-style lighting may not be installed by a homeowner. A homeowner may make a request to the Parking & Security Committee for the Association to install security lighting on the exterior of a residential building. After reviewing such a request, the Committee will make its recommendation to the Board. At no time will security lighting be installed in lieu of the original exterior light fixture (jelly-jar) or the carriage/coach style light fixture.

* One approved fixture is: Hampton Bay #248593, Outdoor Motion Sensing, Wall Lantern, Black Finish, (covers 1400 square feet and has 180 degree detection zone).