

# THE BURKE CENTRE CONSERVANCY ARCHITECTURAL STANDARDS - Revised 2021

## SECTION I – OVERVIEW

### A. INTRODUCTION

#### A.1. Planned Residential Community (PRC)

Burke Centre falls under Fairfax County's Planned Residential Community (PRC) zoning classification.

The PRC classification extends beyond the basic shelter and utility requirements of a conventional tract community, establishing a community organization, the Burke Centre Conservancy (BCC), to provide a wide range of community services. Key aspects of a PRC include legally enforceable architectural standards and guidelines, along with a network of open space that is owned, maintained and controlled by the BCC for its members.

#### A.2. A Sense of Community

One of the Burke Centre Conservancy's most important functions is to maintain and enhance the aesthetic quality and appearance of the homes, other structures and environment within Burke Centre.

This is supported by sustaining and maintaining a sense of community beginning with individual properties, progressing through clusters, neighborhoods and finally to the community at large. The Conservancy, including its Architectural Review Board (ARB) whose members are appointed by the Board of Trustees (BOT), serves to support this sense of community.

#### A.3. Burke Centre Conservancy Covenants Provisions

Article III. Section 4 of the Covenants establishes the Architectural Review Board (ARB) to "...*regulate the external design, appearance and location of the Properties and improvements thereon in such a manner so as to preserve and enhance values and maintain a harmonious relationship among structures and the natural vegetation and topography.*"

Article VI, Section 1 (c) of the Covenants is very explicit regarding the conditions for Architectural Control:

***"Conditions for Architectural Control.*** *No improvements, alterations, repairs, change of paint colors, excavations, changes in grade or other work, which in any way alters the exterior of any lot or common area or the improvements located thereon from its natural or improved state, existing on the date such property was first subject to this Declaration shall be made or done without the prior written approval of the Architectural Review Board. No building, residence, or other structure, fence, wall or landscaping in lieu thereof, shall be commenced, erected, maintained, improved, altered, made or done on such property without the prior written approval of the Architectural Review Board."*

This paragraph clearly states that prior ARB written approval is required for any change to the exterior appearance of any lot or common area, or to the improvements located thereon. It is important to understand that this ARB approval requirement applies to all exterior modifications or alterations. Repairs and maintenance that do not change exterior appearances (no changes to existing materials, style, color, texture, function or dimensions) of the lot or improvements thereon do not require ARB approval, unless specifically required by these Standards.

#### A.4. Publication Purpose

The purpose of the *Burke Centre Conservancy Architectural Standards* is to provide architectural

guidelines to be used by the Conservancy and Conservancy members in planning exterior modifications to lots and common areas and improvements located thereon, and by the Architectural Review Board (ARB) in reviewing applications for such modifications. This document also serves to:

- Assist Conservancy members in preparing and submitting complete Architectural Review Applications.
- Describe the organizations and procedures that constitute the Architectural Review Process.
- Describe property maintenance responsibilities.
- Describe the Conservancy’s procedures for enforcing architectural standards and maintenance responsibilities.

**B. PHILOSOPHY**

**B.1.** The Burke Centre Architectural Review Board (ARB) is the Conservancy entity authorized to approve changes to the appearance and maintenance of properties within Burke Centre through the application and enforcement of *the Burke Centre Conservancy Architectural Standards*. In fulfilling this role, the ARB and the CS-ARB staff represent the Conservancy community in consistent and objective application and enforcement of the architectural and maintenance standards. ARB decisions are based on whether a proposed modification and/or property conforms to the approved standards as published in the *Burke Center Conservancy Architectural Standards*, not personal likes and dislikes.

**B.2. PROPERTY TYPES AND SENSE OF COMMUNITY CONSIDERATIONS**

1.	Individual Property:	Home and lot architectural style, and conformity with natural surroundings	
2.	Adjacent Properties:	Compatibility and consistency with cluster lots and natural surroundings	
3.	Neighborhood:	Compatibility and consistency throughout the cluster and neighborhood (Commons, Landings, Oaks, Ponds or Woods) and with natural surroundings	
4.	Burke Centre:	Community-wide continuity and appearance	

**Residential**

**Single Family Homes**

External modification to a single family home has the greatest impact on adjacent properties, the cluster and the neighborhood; however, external modifications to a single family home in one neighborhood can impact and set a precedent throughout the entire community.

**Multiple Dwelling-Units (Townhomes, Condominiums, Duplexes or Quadruplexes)**

Modification of an individual dwelling unit has the greatest impact on adjacent units within the dwelling unit structure, the cluster and the neighborhood. Townhomes and condominiums are considered to be either Uniform Townhomes or Condominiums or Non-Uniform Townhomes and Condominiums (see F. Glossary of Terms).

**Non-Residential (commercial, public, non-profit)**

**Single unit (one entity)**

Because of location and /or size, an external modification can affect the entire community.

**Multiple-Units (office complex and store fronts)**

Because of size and location, an external modification can affect the entire community.

**SECTION II – ARCHITECTURAL STANDARDS**

**C. GENERAL CRITERIA**

The ARB has a specific functional responsibility to regulate the external design, appearance and location of the property improvements on lots within Burke Centre. In reviewing applications for external modifications or alterations the ARB considers the following six general criteria.

**C.1. DESIGN**

The proposed modification must be compatible with the architectural style and characteristics of the applicant's home, adjoining homes, cluster and neighborhood setting. Design compatibility is defined as similarity in architectural style, scale, materials (type, style and dimension), design and construction detail. Multiple Dwelling Units (townhomes, condominiums, duplexes and quadruplexes) each present unique challenges to maintaining design compatibility. Exterior modification applications for individual dwelling units within a multiple dwelling unit structure are considered from the perspective of maintaining consistency and/or compatibility, as appropriate, throughout the structure. See specific Standard for details on materials.

**C.2. COLOR**

The proposed color(s) must provide continuity by being consistent (matching) or compatible, as applicable, with the existing color scheme/combination of the structure, its surroundings and throughout the cluster or neighborhood.

**C.3. LOCATION AND IMPACT**

The proposed modification(s) must relate favorably to the landscape, the existing structure(s), adjoining properties, the Cluster and the Neighborhood. The proposed modification(s) must relate favorably to the local environment and enhance local ecological conditions. Changes in the rate or direction of water drainage must not adversely affect any adjoining property, private or common. No modification shall be placed on, or encroach upon, open space.

**C.4. SCALE**

Lot size and configuration have a bearing on the consideration of a proposed modification, and are considered by the ARB in applying the applicable standard(s). The size and proportion of a proposed modification must be appropriate in relation to lot size and configuration, adjacent structures and its surroundings.

**C.5. WORKMANSHIP**

The proposed modification(s) must meet all Fairfax County code requirements and the applicant must secure all required permits. The modification and work must be completed in compliance with the approved application and the Burke Centre Conservancy Architectural Standards. The owner is responsible for ensuring that the approved modification(s) is completed in accordance with the approved Architectural Review Board Application, and in accordance with industry standard construction and installation practices.

**C.6. TIMING**

The modification must be completed within the time frame approved by the ARB.

**D. COMPLIANCE WITH APPLICABLE FAIRFAX COUNTY CODES AND PERMIT REQUIREMENTS**

All modifications to lots, common areas and improvements thereon must comply with applicable Commonwealth of Virginia and Fairfax County codes and permit requirements. **It is the lot owner's responsibility to ensure compliance.**