

**P R O P H E C Y H O M E O W N E R ' S
A S S O C I A T I O N**

**G U I D E L I N E S F O R R E N O V A T I N G H O M E S
W I T H
V E R T I C A L V I N Y L S I D I N G**

TABLE OF CONTENTS

	Section
HOMEOWNER'S INFORMATION	A
PHOA INSTALLATION SPECIFICATIONS	B
APPLICATION FOR APPROVAL	C

Prophecy Homeowner's Association, Inc.

P.O. Box 44557

Fort Washington, MD 20749

PROPHECY HOMEOWNER'S ASSOCIATION INC.
GUIDELINES FOR RENOVATING HOMES WITH
VERTICAL VINYL SIDING

S E C T I O N
A
H O M E O W N E R S I N F O R M A T I O N

PROPHECY HOMEOWNER'S ASSOCIATION
SPECIFICATIONS FOR VERTICAL VINYL SIDING

These specifications must be part of any work contract document agreed upon by the homeowner and the contractor. The homeowner is solely responsible for insuring the contractor adheres to the specifications detailed in this document.

STYLE AND TYPE OF VINYL:

- (1) The homeowner must use triple six (6) inch unvented soffit with wood grain pattern.
- (2) All siding must be installed vertically.
- (3) The homeowner must include all miscellaneous vinyl and aluminum accessories appropriate to complete the job (J-Channel, Corners, Window and Door Trim, etc.) and cover all wood surfaces.
- (4) The homeowner must use siding materials from one of the following manufacturers that have been authorized by the Board: ALCOA/MASTIC, HEARTLAND, or VIPCO.
- (5) If the homeowner wishes to utilize a product by a manufacturer not listed above, the homeowner **MUST** submit samples of the products to the Board for approval prior to the start of any work.

COLOR:

- (1) The siding must all be of the same color. The trim may be of the same color as the siding or a complimentary color as approved by the Board. The following is a list of approved siding colors and the approved matching trim colors:

MANUFACTURER	APPROVED SIDING COLOR	APPROVED MATCHING TRIM COLORS
ALCOA/MASTIC	BEIGE	BEIGE, DESERT SAND, WHITE, PEBBLESTONE CLAY, MUSKET BROWN
	CHAMPAIGNE	CHAMPAIGNE, PEBBLESTONE CLAY, WHITE, MUSKET BROWN
	DESERT SAND	DESERT SAND, BEIGE, WHITE, PEBBLESTONE CLAY, MUSKET BROWN
	PEBBLESTONE CLAY	PEBBLESTONE CLAY, BEIGE, WHITE, CHAMPAIGNE, DESERT SAND, MUSKET BROWN

PROPHECY HOMEOWNER'S ASSOCIATION
HOMEOWNER'S INFORMATION FOR THE INSTALLATION
OF VERTICAL VINYL SIDING

COLOR SELECTION: (continued),

MANUFACTURER	APPROVED SIDING COLOR	APPROVED MATCHING TRIM COLORS
HEARTLAND	ANTIQUÉ WHITE	ANTIQUÉ WHITE, CLAY, WHITE, SANDALWOOD, BROWN
	CLAY	CLAY, ANTIQUÉ WHITE, WHITE, BROWN
	SANDALWOOD	SANDALWOOD, ANTIQUÉ WHITE, WHITE, BROWN

MANUFACTURER	APPROVED SIDING COLOR	APPROVED MATCHING TRIM COLORS
VIPCO	IVORY	IVORY, COUNTRY BEIGE, CLAY, MUSKET BROWN, CLOUD WHITE
	CLAY	CLAY, SANDPEBBLE, IVORY, MUSKET BROWN, CLOUD WHITE
	SANDPEBBLE	SANDPEBBLE, CLAY, MUSKET BROWN, CLOUD WHITE
	COUNTRY BEIGE	COUNTRY BEIGE, IVORY, MUSKET BROWN, CLOUD WHITE

INSTALLATION:

The overall appearance of the dwelling after installation of the new vinyl siding **MUST** match the existing architectural style and exterior appearance as closely as possible. To ensure this consistency, the homeowner **MUST** follow these four (4) basic guidelines:

- (1) All existing T1-11 on the dwelling (front, sides and back) must be covered.
- (2) All wood siding and trim that is rotten, warped or bowed should be replaced before siding is installed. The existing wood siding can be replaced with exterior grade plywood of the same thickness. This may allow the homeowner to reduce overall costs, as exterior grade plywood is generally more economical than T1-11.
- (3) All wood trim should be wrapped with vinyl clad aluminum that matches the color of the siding or the trim.
- (4) The use of rigid insulation (normally installed between the existing wood siding and the new vinyl siding) is not a requirement. The homeowner, however, may choose to install this insulation to improve the overall insulating value of the exterior wall.

PROPHECY HOMEOWNER'S ASSOCIATION

**HOMEOWNER'S INFORMATION FOR THE INSTALLATION
OF VERTICAL VINYL SIDING**

SELECTING A CONTRACTOR:

The Board does not endorse any particular siding contractor for the installation of the siding selected by the homeowner. However, there are two (2) requirements that **MUST** be followed by the homeowner before an Application For Approval can be considered:

- (1) The contractor selected by the homeowner **MUST** be licensed. Solely for the homeowner's protection, the Board strongly recommends that the contractor also be bonded.
- (2) The PHOA Specifications For Vinyl Siding, dated 05/16/94, **MUST** be part of any work contract document agreed upon by the homeowner and the contractor. The homeowner is totally responsible for insuring the contractor adheres to the specifications detailed in the PHOA Specifications document.

When making a contractor selection, the homeowner should consider such criteria as the previous track record, performance, and reputation of the contractor. Another important item for consideration is what type of installation warranties the contractor offers. In addition, the homeowner may want to contact the Better Business Bureau to determine if the contractor has any complaints pending.

APPROVAL PROCESS:

APPLICATIONS WHERE AUTHORIZED MANUFACTURERS AND COLORS SELECTED:

- o Once the homeowner has selected the manufacturer, color, and contractor, he/she should complete an Application for Approval and mail to the address listed on the application. The Board will make a determination within thirty (30) days after receiving the application and notify the homeowner of the decision.

APPLICATIONS WHERE NON-AUTHORIZED MANUFACTURERS AND COLORS SELECTED:

- o Once the homeowner has selected the manufacturer, color, and contractor, he/she should complete an Application for Approval and mail to the address listed on the application. The homeowner **MUST** also submit samples of the siding and trim material to the Board, which clearly shows texture and color selection. The Board will make a determination within thirty (30) days after receiving the application and all required samples and notify the homeowner of the decision.

PROPHECY HOMEOWNER'S ASSOCIATION INC.
GUIDELINES FOR RENOVATING HOMES WITH
VERTICAL VINYL SIDING

S E C T I O N
B
I N S T A L L A T I O N S P E C I F I C A T I O N S

PROPHECY HOMEOWNER'S ASSOCIATION
SPECIFICATIONS FOR VERTICAL VINYL SIDING

These specifications must be part of any work contract document agreed upon by the homeowner and the contractor. The homeowner is solely responsible for insuring the contractor adheres to the specifications detailed in this document.

STYLE AND TYPE OF VINYL:

- (1) The homeowner must use triple six (6) inch unvented soffit with wood grain pattern.
- (2) All siding must be installed vertically.
- (3) The homeowner must include all miscellaneous vinyl and aluminum accessories appropriate to complete the job (J-Channel, Corners, Window and Door Trim, etc.) and cover all wood surfaces.
- (4) The homeowner must use siding materials from one of the following manufacturers that have been authorized by the Board:
ALCOA/MASTIC, HEARTLAND, or VIPCO.
- (5) If the homeowner wishes to utilize a product by a manufacturer not listed above, the homeowner MUST submit samples of the products to the Board for approval prior to the start of any work.

COLOR:

- (1) The siding must all be of the same color. The trim may be of the same color as the siding or a complimentary color as approved by the Board. The following is a list of approved siding colors and the approved matching trim colors:

MANUFACTURER	APPROVED SIDING COLOR	APPROVED MATCHING TRIM COLORS
ALCOA/MASTIC	BEIGE	BEIGE, DESERT SAND, WHITE, PEBBLESTONE CLAY, MUSKET BROWN
	CHAMPAIGNE	CHAMPAIGNE, PEBBLESTONE CLAY, WHITE, MUSKET BROWN
	DESERT SAND	DESERT SAND, BEIGE, WHITE, PEBBLESTONE CLAY, MUSKET BROWN
	PEBBLESTONE CLAY	PEBBLESTONE CLAY, BEIGE, WHITE, CHAMPAIGNE, DESERT SAND, MUSKET BROWN

PROPHECY HOMEOWNER'S ASSOCIATION
SPECIFICATIONS FOR VERTICAL VINYL SIDING

COLOR: (continued),

MANUFACTURER	APPROVED SIDING COLOR	APPROVED MATCHING TRIM COLORS
HEARTLAND	ANTIQUE WHITE	ANTIQUE WHITE, CLAY, WHITE, SANDALWOOD, BROWN
	CLAY	CLAY, ANTIQUE WHITE, WHITE, BROWN
	SANDALWOOD	SANDALWOOD, ANTIQUE WHITE, WHITE, BROWN

MANUFACTURER	APPROVED SIDING COLOR	APPROVED MATCHING TRIM COLORS
VIPCO	IVORY	IVORY, COUNTRY BEIGE, CLAY, MUSKET BROWN, CLOUD WHITE
	CLAY	CLAY, SANDPEBBLE, IVORY, MUSKET BROWN, CLOUD WHITE
	SANDPEBBLE	SANDPEBBLE, CLAY, MUSKET BROWN, CLOUD WHITE
	COUNTRY BEIGE	COUNTRY BEIGE, IVORY, MUSKET BROWN, CLOUD WHITE

APPLICATION:

- (1) All siding, trim and accessories shall be installed in accordance with all applicable state and local codes.
- (2) All T1-11 on the dwelling (Front, Sides and Back) **MUST** be covered.
- (3) Siding **MUST** be installed vertically on these surfaces.
- (4) All existing wood siding and trim that is rotten, warped, or bowed should be replaced with exterior grade plywood or new T1-11. Good T1-11 can remain in place to be covered.
- (5) Wood trim must be replaced with the appropriate vinyl accessories or wrapped in vinyl clad aluminum.
- (6) The wide boards (1" x 8-1/2") that separate the first and second floors on the front and back of the Venus & Jupiter models should be replaced with a 1" x 4" board that can be wrapped with vinyl clad aluminum. (See note below for description of models).
- (7) The seam above the front door in the Saturn model can be covered with the same 1" by 4" board. (Many of the Saturn models already have this added)

**PROPHECY HOMEOWNER'S ASSOCIATION
SPECIFICATIONS FOR VERTICAL VINYL SIDING**

APPLICATION: (continued),

- (8) The use of additional insulation is not a requirement. However, if extra insulation is used, it must be rigid polystyrene insulation with a thickness between 1/4" and 3/4". Insulation should be fastened securely to the studs and must be level, plumb, and free of gaps. Boards of insulation should be placed with the longest dimension perpendicular to the longest dimension of the T1-11.
- (9) If insulation is added before the installation of the siding, the wood window and door trim must also be padded with wood of the same dimension and then wrapped with vinyl clad aluminum to ensure that the trim profile protrudes beyond the siding.
- (10) The resulting overall appearance of the dwelling must adhere as closely as possible to the existing architectural styles as the new material will permit.

DESCRIPTION OF MODELS:

- o Venus Model - 3 bedroom with walkout basement
- o Jupiter Model - 2 bedroom with walkout basement
- o Saturn Model - 3 bedroom with sunken basement and walkout living room.

Concurred:

CONTRACTOR

HOMEOWNER

DATE

DATE

VI. Architectural Guidelines

By living in a townhouse community, there are certain architectural guidelines that must be adhered to. These guidelines have been established to insure the uniformity, upkeep and overall appearance of your home and community. It is the homeowner's responsibility to maintain their property under these guidelines. This in effect will not only maintain the aesthetics of your community but will also maintain and increase the value of your property. Listed below are some guidelines that have been set. Again this is not a comprehensive list, please refer to the By-laws and Declaration of Covenants, Conditions and Restrictions for more details or call the Management Agent.

A. Paint Colors for T1-11 Wood Siding

Townhomes in the "Old Prophecy" must be painted. Townhomes that are constructed from T1-11 Wood Siding are those homes that are labeled in this document as "Old Prophecy". Listed below are previously approved paint colors for these homes.

T1-11		DURON	BENJAMIN MOORE
SIDING	Dark	5223 M Toffee Crunch 8740	1026
	Medium	5693 Arrowroot 8243	1110
	Light	5700 W Maple Leaf 7781	1149
TRIM	Dark	5223 M Toffee Crunch	1026
	Medium	5693 Arrowroot	1110
	Light	5700 W Maple Leaf	1149
	Light	5820 W White-White 8700	876
DOORS		4454 I Sherry 7785	1146
		4525 Y LH Rainbow's End 7720	300
		4425 N Pumpkin Patch 7310	126
		4275 A Plymouth Red 7856	1204

The exterior of your home may only be painted with two different colors. One color being painted on the T1-11 siding and the other on the trim. You may however paint the T1-11 siding and the trim the same color, but no more than two colors should be painted on the home's exterior.

If you would like to paint your home a color which is not listed, you must submit your request in writing [for approval] to the Architectural Committee, in care of the Prophecy Board of Directors. In your request please include a color sample of the paint, and the manufacturers name. After submission the Architectural Committee has 30 days to answer your request.

B. *Stain Colors doe Towhomes in the "New Prophecy"*

Townhomes in the "New Prophecy" must be stained. We refer to those stained homes on Buckland Court as "New Prophecy". Listed below are previously approved stain colors for these homes.

WARNING: These homes may not be painted !

WOOD SIDING

STAIN

Olympic

SEMI TRANSPARENT HOUSE and TRIM STAIN

#718 Naturaltone Fir/Pine

SOLID COLOR HOUSE and TRIM STAIN

Chamoise

Cedar

DOORS

McCORMICK OIL BASE PAINT

Cobblestone Grey

Farmhouse Red

Tavern Beige

Sage Green

Hearthstone

Foxhall Green

Sandstone

Cypress

Grey Stone

If you would like to stain your home or paint your door a color which is not listed, please submit your request in writing [for approval] to the Architectural Committee, in care of the Prophecy Board of Directors. In your request please include a color sample of the stain or paint, and the manufacturers name. After submission the Architectural Committee has 30 days to answer your request.

The above information has been reprinted as service to the Homeowners and can be found in Section 17 of your "Welcome to Prophecy Manual".

C. EXTERIOR CHANGES

All exterior changes must be presented in writing to the Architectural Committee, in care of the Prophecy Board of Directors. The change request should state the nature, color, kind, shape, height, materials and location of the desired change. These changes include but are not limited to the installation of new windows, doors, fences, sheds, siding, re-painting or re-staining with colors other than those that have been pre-approved.

- **WINDOWS**
The only windows that are allowed in Prophecy are clear double hung windows that are free of grids or slashes. Windows must only open up and down and *not* left to right.
- **DOORS**
Any change in your door should be submitted in writing to the Architectural Committee, in care of the Prophecy Board of Directors. Please include in your request the name, type, and characteristics of the door.
- **FENCES**
The current approved fence is the WYNGATE (1x6 inch board on board, vertical) with (4x4 inch post of Western Red Cedar, unpainted). All fences must be unpainted.
- **SHEDS**
Sheds are allowed to be constructed; but only within a fence, behind your home. Please contact the Management Agent for more detail specifications. If you are considering installing a shed, the specifications must be adhered to.
- **GROUND LEVEL PATIOS/DECKS**
Ground level patios/decks are allowed to be constructed; but only at ground level, within a fence, and behind your home. Please contact the Management Agent for more detail specifications. If you are considering installing a ground level patio or deck, the specifications must be adhered to.

As a general rule, always contact the Board of Directors for approval of any exterior changes. This will save you time and expense by knowing your changes are approved before implemented. If any exterior changes are made that are not within the architectural guidelines, the Board of Directors will take action as outlined in the By-laws of the Association.

D. T1-11 WOOD SIDING and VERTICAL VINYL SIDING

The original construction of the townhomes in Prophecy, referred to as "Old Prophecy" are constructed of T1-11 Wood Siding. This siding is still an acceptable and approved form of exterior siding. T1-11 wood siding must be painted with a pre-approved paint color (see page 7) or a color that has been approved by the Architectural Committee from your request.

In 1994, the Board of Directors approved the use of vertical vinyl siding as a replacement for the T1-11 Wood Siding. Vertical vinyl siding may only be used on homes in Old Prophecy, which only included those homes that are currently constructed of T1-11 Wood Siding. Vertical vinyl siding may *not* be used on the homes in New Prophecy, they may only be covered with wood and stained.

The Board of Directors prepared a comprehensive document detailing the specifications, requirements, and colors for installing vertical vinyl siding. If you desire to replace your T1-11 with vertical vinyl siding, please contact the Management Agent, in care of the Prophecy Board of Directors for a copy of the Vertical Vinyl Siding Guidelines and Specifications Document. Before you consider installing vinyl siding please insure you have read this document. To install vertical vinyl siding you must submit a request for approval, a copy of which is included in the Guidelines and Specifications.

WARNING: If a home has been painted or stained with a color that has not been previously approved, the homeowner will be expected to re-paint or re-stain the home with an approved color. This must be done at the homeowner's expense. The Board of Directors has the right to enter upon your property and re-paint, re-stain or repair any home in Prophecy which does not meet the requirements of the Architectural Committee. The cost to do so will be included in the yearly assessments for that homeowner. This action will be taken when all other attempts have failed in trying to get the homeowner to rectify the problem.

Larry Lundy recommended that because of time we skip the remaining old business items and move to the management report.

MANAGEMENT REPORT

- o The pool contractor's, Mr. Laslo, recommendation that a fan be installed in the filter room was tabled until the next meeting. This will be considered with the 1992 pool management proposals.

In response to a resident's request for approval on the appropriate asphalt shingle to use in reshingling their roof the board selected several colors of shingle in keeping in line with our architectural specifications. The colors selected were:

Cinnamon Frost	-	By Certainteed
Timber Blend	-	By Certainteed
Cedar Blend	-	By Tamko
Pastel Brown	-	By Tamko
Autumn Brown	-	By GAF
Golden Cedar	-	By GAF

On the Holly Johnson (1-2) account the Board agreed to close the account.

Kevin McAfee suggested that we do not pursue the foreclosure on the Flournoy (30-6) account. However, he felt that we should pursue a personal suit.

Mr. Robinson's (6325 Bentham Court) attorney and Mr. Nagle's office have had several discussions. Mr. Robinson has been presented several options, however, as of this date there has been no resolution.

Lawrence requested that Teddy provide each Board member with a copy of the attorney's monthly fees.

The 12/21/91 meeting was adjourned at 9:00 p.m. The next regular Board of Director's meeting is scheduled for Thursday, January 23, 1991 at the Oxon Hill library at 7:00 p.m.

Roofing
Roof



Prophecy Home Improvement Guidelines

Below are guidelines to follow in choosing colors and manufacturers of roofs, paint, wood siding, and doors. If you would like to paint/stain your home with a color not listed, you must submit your request in writing to the Architectural Committee, in care of the Board of Directors, for approval. Include a sample of the color in your request. The Architectural Committee will respond within thirty days.

COLOR	MANUFACTURER
Cinnamon Frost	Certainteed
Timber Blend	Certainteed
Cedar Blend	Tamko
Pastel Brown	Tamko
Autumn Brown	GAF
Golden Cedar	GAF

AREAS	TONES	DURON	COLORS	BENJAMIN MOORE
Siding	Dark	8744D	Toffee Crunch	1026
	Medium	8243	Arrowroot	1110
	Light	7781	Maple Leaf	1149
Trim	Dark	8744D	Toffee Crunch	1026
	Medium	8243	Arrowroot	1110
	Light	5700	Maple Leaf	1149
	Light	8700	White-White	876
Doors	N/A	7785	Sherry	1146
	N/A	7726	Rainbow's End	300
	N/A	7316	Pumpkin Patch	126
	N/A	7856	Plymouth Red	1204

The exterior of your home may only be painted with two different colors. One color being used on the T1 – 11 siding and the other color on the trim. You may paint the siding and the trim the same color, but no more than two colors should be painted on the home's exterior.

AREAS	MANUFACTURERS	COLORS
Wood Siding	Olympic	Semi-Transparent Stain (#718 Naturaltone or Fir/Pine) Solid Color Stain (Chamois or Cedar)
Doors	McCormick Oil Base	Cobblestone Grey
		Farmhouse Red
		Tavern Beige
		Sage Green
		Hearthstone
		Foxhall Green
		Sandstone
		Cypress
Grey Stone		

PROPHECY HOMEOWNER'S ASSOCIATION
APPLICATION FOR APPROVAL TO INSTALL
VERTICAL VINYL SIDING

=====
Mail completed application to : **PROPHECY HOMEOWNERS ASSOCIATION**
ATTN: ARCHITECTURAL COMMITTEE
~~P. O. BOX 549~~ *PO Box 44557*
OXON HILL, MD. 20750-0549 *77. WASH. MD 20740*
=====

Homeowners Name _____

Address _____

Telephone Home _____ Work _____

I would like to install vertical vinyl siding and have selected the following:

Name Of Manufacturer _____

Color Of Siding _____

Color Of Trim _____

Name Of Contractor _____

Contractor's Address _____

Contractor License No. _____

SPECIAL COMMENTS: _____

HOMEOWNER'S SIGNATURE _____

DATE _____