

AERIES ON THE BAY RESIDENTS FACT SHEET
TOWNHOUSES

A. Exterior Paint: Available from Bennette Paint Co., 5802 Virginia Beach Blvd. (Suite 158 Janaf (formerly Montgomery Wards building) Norfolk, 466-1003. Tell them you want paint for Aeries on the Bay. Please do not rely on matching paint chips or paint by ANY other manufacturers that may age differently. These approved paints have proven to be uniform and durable at Aeries.

	Color	Material	Paint	Primer
Trim	Moron Brown Flat	Wood	Solid Latex Stain	9-225
Doors	Moron Brown Semi-Gloss	Steel or Fiberglass	Latex Acrylic Enamel	8-228
Garage Door	Moron Brown Flat	Wood	Solid Latex Stain	9-225
	Moron Brown Semi-Gloss	Steel	Latex Acrylic Enamel	8-228
Siding	Aeries Beige Flat	Rough Sawn Cedar	Solid Latex Stain	9-225
		Hardiplank	100% Acrylic Latex	7-225
Block Walls	Pongee	Concrete Block	Latex	7-225
Spiral Stairs	Black	Steel	Oil Base Enamel	28-227

Vertical lines in the middle of continuous walls between units are not acceptable. Coordinate with your neighbor.

B. Garage Doors: A garage door is the largest moving object in the home and a major component affecting the appearance of our homes. Proper installation and maintenance are necessary to provide safe, trouble-free operation. For replacement, four-section, metal raised panel doors with no windows are approved. Order the closest compatible color and repaint as specified above.

C. Shingles: GAF Royal Sovereign Weathered Gray w/ Algae Eater. Similar shingles manufactured by other manufacturers may age differently and are not approved. Defective Fire Retardant Plywood (FRT) roof sheathing that was used when these townhouses were built deteriorated so severely that it could not be walked-on safely. By now, most FRT has been replaced. Instead of FRT, the City Building Code Administrator has specified installation of 5/8" Type X gypsum wallboard under the roof sheathing four feet on either side of the firewall where the firewall does not extend more than 30 inches above the roof. A Building Permit is required for reroofing.

D. Front Doors: Only paneled, steel, insulated doors are approved at this time.

E. Storm Doors: Full lite, vinyl, aluminum or fiberglass with bronze, almond or sandstone or best--terratone (perfect match to Moron Brown) baked-on finishes are approved.

G. Windows: Fogging in insulated glass windows is due to failure of the seals, which allows moisture between the panes. In the initial stages, fogging may be apparent only in some weather conditions. Insulated glass units (IGUs) can be replaced. Guarantees on replacement IGUs vary from one to five years. For replacement windows or sliding glass patio doors, aluminum, aluminum-clad wood or vinyl, or fiberglass frames with bronze finish are approved in a style consistent with windows being replaced. Casement windows are also approved to replace sliders.

Additional documents are available from the Architectural Standards Committee (ASC) and at www.aeriesonthebay.com:

Declaration of Covenants, Conditions and Restrictions	Helpful Hints
Architectural Guidelines (AAG) – Townhouses	Exhibit A – Fence Specifications
Architectural Guidelines (AAG) – Detached Houses	Procedures: Application for Approval of Improvements and Alterations (AIA)
By-Laws for Aeries on the Bay Civic League	