



TO: All Fairfield Homeowners

FROM: Fairfield HOA

DATE: May 9, 2017

RE: Preapproved Architectural Modifications

To simplify the approval process for certain architectural modifications, the HOA has developed a pre-approved reference guide which specifies exterior light fixtures, type and color of exterior paint and requirements for installation of a ground patio and second level screen porch and/or open deck. Although homeowners are still required to submit a formal application, requests meeting standard approval guidelines will be expedited and will avoid the processing fee.

If there are any questions regarding the information on this reference list, please contact our Fairfield property manager.

Thank you,
Fairfield HOA

Document approved as of 5/9/2017
 Fairfield Pre-Approved Architectural Component Listing

Unit Component	Recommended Replacement	Model #	Approx Cost	Supplier	
Front Entrance Storm Door	Anderson	Model 4000 w/brass hardware	\$219	Home Depot	Pre-approved
Front Entrance Light Fixture	Hampton Bay, Twin LED	Model# HB7024-05TP SKU#1000638388	\$59.97	Home Depot	Pre-approved
	Wilkerson 1-Light Outdoor Wall Mount	Model# 23451 SKU#1001564271	\$39.97	Home Depot	Pre-approved
Rear Entrance Light Fixture	Acclaim Lighting Builders Choice	7-1/4 Black Outdoor wall light Model 100BK	\$14.26	Lowes	Pre-approved
	Hampton Bay	Matte Black 1-Light Outdoor Jelly-Jar Wall light Model #WB0317	\$4.97	Home Depot	Pre-approved
Windows	Replacement Windows can be purchased thru Shone Lumber in Georgetown, DE. Homeowners are responsible for all unit windows.	Windows must be of the same type and white trim	Contact Shone Lumber at 302-253-0200 for pricing	Shone Lumber	MUST SUBMIT ARCHITECTURAL REPAIR/REQUEST FORM TO COUNCIL PRIOR TO INSTALLATION
Rear Ground Patio	Cement, Brick or Pavers	Must be identical to any pre-existing pads installed at the specific building and Homeowner must submit AR Form with plans and for approval from Council	Varies by Contractor		Council recommends that the homeowner visit Bldg 15/5 - 35753 N. Gloucester Circle to view the paverstone patio out back. To view a cement pad set up, visit Bldg 12/5 - 27505 Brockton Place
Rear Second Level Screen Porch and/or Open Deck	MUST SUBMIT ARCHITECTURAL REPAIR/REQUEST FORM TO COUNCIL FOR APPROVAL	Must be consistent with pre-existing units	Varies by Supplier		MUST SUBMIT ARCHITECTURAL REPAIR/REQUEST FORM TO COUNCIL FOR APPROVAL
Garage Door	MUST SUBMIT ARCHITECTURAL REPAIR/REQUEST FORM TO COUNCIL FOR APPROVAL	Like for Like	Varies by Supplier		MUST SUBMIT ARCHITECTURAL REPAIR/REQUEST FORM TO COUNCIL FOR APPROVAL
Exterior Paint	Sherwin Williams Oil Based Primer	White 6403-25833	Varies by Store	Sherwin Williams	Pre-approved
	Sherwin Williams Duration Exterior Latex	Gloss Super White 6403-61317	Varies by Store	Sherwin Williams	Pre-approved