

Run Date: 10/09/2024  
Run Time: 11:38 pm

**Avenel Community Association**  
**CCR History Report**  
**Detailed Report by Street Address**

**Avenel Farm Drive**

9739 Avenel Farm Drive	Kevin Dougherty	Lot/Unit #:	18E	Account #:	4344
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<b># 1</b>	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	BAS - Basketball Goal	YES	Pending	10/09/2024	10/09/2024		NONE

**Summary:** Portable Basketball Goal

**Detailed Description**

Maintain the portable basketball goal at the rear of the driveway.

**Stipulation**

<u>Type</u>	<u>Date</u>	<u>Note</u>
Note	10/09/2024	Tom recommends screening with 3 Chindo Viburnum a minimum of 5' at the time of planting.

<b># 2</b>	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	ADD - Addition	YES	Pending	10/09/2024	10/09/2024		NONE

**Summary:** Addition

**Detailed Description**

Install an addition attached to the rear right corner of the home. Install a screened in porch, small patio, fountain and fence at the rear of the home.

**Stipulation**

<u>Type</u>	<u>Date</u>	<u>Note</u>
Note	10/09/2024	Tom/Rob made a site visit and recommend screening the left side of the fence with evergreen shrubs 4'-5' tall planted on 6ft centers and foundations plantings for the right side of the addition.

9820 Avenel Farm Drive	Elnara Muradova	Lot/Unit #:	83F	Account #:	4934
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<b># 6</b>	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	DRI - Driveway	YES	Pending	10/09/2024	10/09/2024		NONE

**Summary:** Driveway

**Detailed Description**

Widen the driveway to 27' at the entrance to allow for easier ingress/egress. The driveway will be asphalt and top dressed to maintain a consistent appearance.

**Stipulation**

<u>Type</u>	<u>Date</u>	<u>Note</u>
Note	10/09/2024	The owner has agreed to flag the new driveway boundaries with orange flags for committee review.

**Chartwell Manor Court**

10020 Chartwell Manor Court	Jin Wang	Lot/Unit #:	26I	Account #:	5606
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<b># 6</b>	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	WIN - Window(s)	YES	Pending	10/09/2024	10/09/2024		NONE

**Summary:** Windows

**Detailed Description**

Replace 9 windows on the front of the home and 2 windows on the left side of the home with windows to match style, functionality, and muntin patterns.

**Stipulation**

<u>Type</u>	<u>Date</u>	<u>Note</u>
Note	10/09/2024	The muntins on the new windows are between the glass. The original muntins divide the glass.

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***Eagle Ridge Drive***

9400 Eagle Ridge Drive	Patrick Gulbrandson	Lot/Unit #:	7G	Account #:	3648
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# 4	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	OTH - other	YES	Pending	10/09/2024	10/09/2024		NONE

**Summary:** Bench

**Detailed Description**

Install a wood bench in the front yard.

**Stipulation**

<u>Type</u>	<u>Date</u>	<u>Note</u>
Note	10/09/2024	The owner is applying for two locations for the bench. The first is near the front door, and the other is at the flagstone patio built in the front yard.

***Holly Leaf Lane***

8929 Holly Leaf Lane	Wolf Blitzer	Lot/Unit #:	91B	Account #:	1285
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# 6	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	WIN - Window(s)	YES	Pending	10/09/2024	10/09/2024		NONE

**Summary:** Windows, Front Door, and Painting

**Detailed Description**

Replace all the windows on the home with Pella Lifestyle Series windows. The design, muntin pattern, and function of the windows will remain constant with the original windows. The outward trim color will be Classic White with the trim and garage doors of the home painted to match. Replace the front door with a wood 6-panel door with full sidelights painted Hollanach Black.

**Stipulation**

***Natelli Woods Lane***

7100 Natelli Woods Lane	Younglin Lim	Lot/Unit #:	79G	Account #:	4072
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# 1	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	ADD - Addition	YES	Pending	10/09/2024	10/09/2024		NONE

**Summary:** Addition

**Detailed Description**

Install a new 4 car garage with materials to match the existing home. Install a pool and fence in the rear yard.

**Stipulation**

<u>Type</u>	<u>Date</u>	<u>Note</u>
Note	10/09/2024	This application would be reviewed on a conceptual basis. Further details regarding materials, specs, and colors will be presented at a later date.

7113 Natelli Woods Lane	Carole Tomko	Lot/Unit #:	57G	Account #:	4068
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# 4	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	RAL - Railings	YES	Pending	10/09/2024	10/09/2024		NONE

**Summary:** Railings

**Detailed Description**

Remove the columns along the 2nd story balcony guest bedroom and replace with black railings to match the existing.

**Stipulation**

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**Potomac School Terrace**

8509 Potomac School Terrace	Justin Miller	Lot/Unit #:	312B	Account #:	6825
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<b># 7</b>	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	PAT - Patio	YES	Pending	10/09/2024	10/09/2024		NONE

**Summary:** Patio

**Detailed Description**

Remove the deck at the rear yard and replace with a slightly larger flagstone patio.

**Stipulation**

**Rapley Ridge Lane**

8402 Rapley Ridge Lane	Shahin Korangy	Lot/Unit #:	88C	Account #:	8350
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<b># 7</b>	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	MIS - Miscellaneous	YES	Pending	10/09/2024	10/09/2024		NONE

**Summary:** Retaining wall, landscaping, and fence

**Detailed Description**

Relocate the fence along the left and rear of the property to 4' within the property line and install landscape screening. Extend the existing retaining wall along the rear of the pool.

**Stipulation**

**Turnberry Drive**

9402 Turnberry Drive	Walter Smith, III	Lot/Unit #:	337D	Account #:	3310
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<b># 2</b>	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	WIN - Window(s)	YES	Pending	10/09/2024	10/09/2024		NONE

**Summary:** Windows

**Detailed Description**

Replace two windows on the rear elevation to match the existing windows.

**Stipulation**

**Willow Gate Lane**

9112 Willow Gate Lane	Geoff Meni	Lot/Unit #:	117B	Account #:	1575
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<b># 8</b>	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	RAL - Railings	YES	Pending	10/09/2024	10/09/2024		NONE

**Summary:** Railings and Staircase

**Detailed Description**

Change the design of the previously approved white PVC deck railings to aluminum railings between white composite posts. The aluminum will either be black or matte bronze. If matte bronze is acceptable for the railings, the spiral staircase would be made matte bronze to match.

**Stipulation**