

GLOSSARY OF TERMS for use in better understanding Ashburn Farm HOA guidelines, applying for exterior changes, and understanding lot-by-lot or violation notices.

<u>TERM</u>	<u>DEFINITION</u>
Adjacent Property	All property, including AF Common Area, which immediately borders, or has a direct view of an applicant's property.
Aesthetics	The philosophy of beauty.
Alteration	A change; modification or adjustment the act or process of altering
Apron (Driveway)	The concrete area that begins at the street curbs and extends to the asphalt driveway is called the "Apron". This portion of the driveway must be very strong to resist damage from heavy vehicles that might use the driveway to turn around.
Arbor	A vertical, decorative latticework structure, usually for supporting plantings. It typically has two sides and a top, and allows passage of an individual through it.
Architectural Review Board (ARB)	A volunteer committee who's primary objective is ensuring that all modifications, additions or alterations meet the requirements and standards set forth in the AF governing documents and to provide recommendations as issues arise.
Attached Home	A town home or single family attached home that is immediately next to and fastened to the next unit.
Attic Ventilation	Attic ventilation is the traditional way of controlling temperature and moisture in an attic. Ventilating an attic reduces temperature swings.
Appurtenant	Is a term for what belongs to and goes with something else, the accessories or things usually conjoined with the substantive matter in question.
Awnings	A roof like structure, often made of canvas or plastic, that serves as a shelter, as over a window, door, or deck.
Baluster	The upright portion of the row of supports for a deck or porch railing.
Bay Window	A window projecting outward from the main wall of a house.

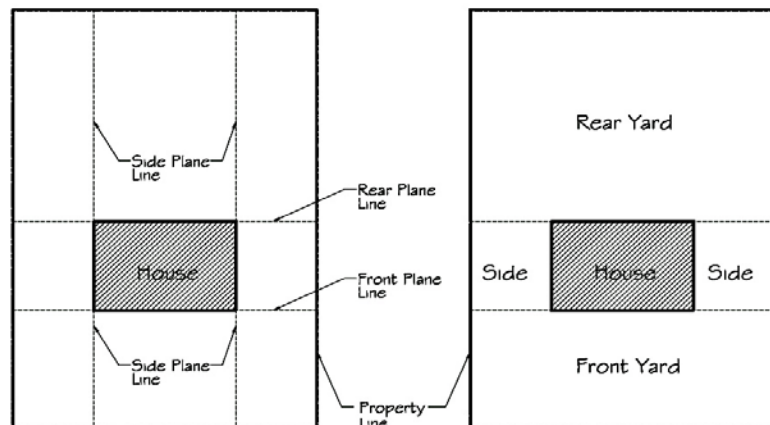
Board-on-Board (Fence Style)	A fence consisting of posts, horizontal and vertical slats in which the vertical members are fastened to alternating sides of the rails, with a rail cap fastened along the top. Also known as alternating board.
Building Restriction Line (BRL)	The line established by the setback requirements, which separates the buildable portion of the lot from the portion into which non-exempt structures must not encroach. BRLs usually appear on property plats.
Clothesline	A clothesline or washing line is any type of string, rope, cord, or twine that has been stretched between two points, above the level of the ground. Clothing that has recently been washed is hung along the line to dry, using clothes pegs or clothespins. Washing lines are attached either from a post or a wall.
Column	A vertical support ,or decorative element, consisting of a base, shaft, and capital, usually cylindrical.
Compost	A mixture of various decaying organic substances, as dead leaves or manure, used for fertilizing soil.
Deciduous	Means "temporary" or "tending to fall off" and is typically used in reference to trees or shrubs that lose their leaves seasonally. In a more specific sense deciduous means the dropping of a part that is no longer needed or falling away after its use is finished.
Detached Home	A single family home not attached to any other unit.
Dormer Window	A vertically framed window that projects from a sloping roof and has a roof of its own.
Double Line Fencing	Two fences that run parallel in close proximity with one another.
Drainage	The act or process of draining or a system of drains, artificial or natural.
EAA	Exterior Alteration Application.
Easement	A right held by to make use of the land of another for a limited purpose, as right of passage.
Eave	The overhang at the lower edge of the roof that usually projects out over the walls.
Egress	A means or place of going out; an exit.

Elevation	A two dimensional drawing or representation of an exterior face of a building in its entirety. (rear elevation, side elevation, front elevation, etc.)
Erosion	The process by which the surface of the earth is worn away by the action of water, glaciers, winds, waves, etc.
Exterior	Outer; being on the outer side of your house.
Fanlight (window)	Semi-circular window over a doorway or another window.
Fascia	Facing band along the top of a wall just below the roof.
Flashing	Aluminum or other materials used to make the joint between attached home roofs, or similar transitional edges, weather-tight.
Flue	A pipe, tube, or channel for conveying hot air, gas, steam, or smoke, as from a furnace or fireplace to a chimney.
Gable	The triangular portion of the end of a dwelling formed by the slope of the roof and the top of the uppermost story.
Gable Vent	A vent located in the gable of a dwelling.
Gazebo	A six-sided stand alone structure with a roof.
Gutter	The trough that serves as the water removal component of roofing, mounted along the lowest edges of a roof.
Hardscape	The part of a building's grounds consisting of structures, such as patios, retaining walls, and walkways, made with hard materials.
Hot Tub	A wooden tub, usually large enough to accommodate several persons that is filled with hot aerated water and often equipped with a thermostat and whirlpool; used for recreation or physical therapy and often placed out of doors, as on a porch or deck.
Ingress	A means or place of entering; entryway.
Lamppost	A post, usually of metal, supporting a lamp that lights your front yard.

Landscaping	To improve the appearance of (an area of land) by planting trees, shrubs, plants, flowers or grass, or altering the contours of the ground.
Lattice	A one dimensional structure of open crossed strips of wood used as a screen or support.
Maintenance	The act of maintaining or the state of being maintained. The work of keeping something in proper condition; upkeep.
Mount Vernon (Fence style)	A style of picket fence with a scoop/scallop cut along the top edge of the fence, without a rail cap fastened along the top.
Mullions & Muntins	The wood strips or simulated wood strips making up a grid, creating the framework for panes of glass in a window or giving the illusion of panes of glass. Also referred to as grilles or divided lights.
Patio	An area, usually paved, adjoining a house and used as an area for outdoor lounging or dining.
Pergola	A structure, similar to an arbor, with lattice roofing. Most commonly used as a deck feature for hanging and supporting plantings.
Picket (Fence style)	A fence consisting of posts, horizontal rails and narrow vertical slats with a comparable space between slats, fastened to the same side of the rails with no rail cap fastened along the top.
Pipestem (Driveway)	A pipestem driveway is a shared driveway for several houses. The driveway is a private stem off a street or cul-de-sac that the homeowners are jointly responsible for.

Plane (Side, Rear, Front)

See diagram below:



Plat (or Site Plan)	A legal scale drawing representing a piece of land that constitutes a property lot. This document is obtained at the owner's property settlement, or closing. If you do not have a copy of your plat, contact the lending institution from which the mortgage was obtained.
Pond	A small body of water artificially formed.
Rakeboards	Diagonal trim running alongside edge of roof shingles. Attached homes, most often, have rakeboards visible from only the front or rear of the unit depending on whether it staggers forward or rear from the neighboring units.
Ridgeline	A line formed along the highest points of a ridge.
Right of Way	This buffer zone between the end of a building lot and the actual roadway is called the right-of-way. It is often owned by the local, state or federal government or it is protected with legal easements so that utilities can be extended to reach all property owners along the roadway.
Roof Ridge Vent	An opening along the peak of the roof used for ventilation purposes.
Satellite Dish	A dish antenna used to receive and transmit signals relayed by satellite.
Seal Coating	Seal Coating is a thin asphaltic treatment used to protect pavement surfaces mostly from aging. Seal Coating is a thin layer and works well as void fillers. It is mostly used for parking lots, pipestems, and driveways.
Sidelite (Window)	A window at the side of a door or another window.
Services	An act of helpful activity; help; aid; to do someone a service. The providing or provider of accomodation and activities required by the public or the performance of duties or the duties performed as occupation.
Site Plan	See "Plat".
Soffit	The finished underside of an eave, usually aluminum or vinyl, and may be solid or perforated.
Transom	A window opening above a door or the horizontal division or cross-bar in a window.
Trellis	A lattice structure on which vines and plants grow.

Trim

All framing around windows and doors, including decorative mantles, pediments, and other edging on outside of house.

Widow's Walk

Decorative/non-functional small roof deck with guardrail.



See diagram below for more information:

