

**GREAT OAK
HOMEOWNERS ASSOCIATION, INC.
DESIGN and MAINTENANCE STANDARDS
("DESIGN GUIDELINES")**

Version 2021.0

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DOCUMENT CHANGES

This section of Appendix C summarizes changes approved by the Great Oak Board of Directors. Changes are documented starting with the most recent version and updates shown first.

Version #	Date	Description of Change	Section(s)	Changes made by:
2021.	1/4/2021	Version number changed Updates to Design Guidelines Property Maintenance Guidelines	<u>Design Guideline Updates:</u> <ul style="list-style-type: none"> • Community Color Standards • Objectives & Authority • Various Language Enhancements throughout • External Lighting • HVAC • Security Devices • Solar Panels/Roofs • Storage Containers • Fences • Trees • Holiday Lights/decor 	Sheldon Smith, Board Member [Approved by the Board (2/8/2021)]
1.4	02/10/2014	Updates to Design Guidelines and Property Maintenance Guidelines.	<u>Design Guidelines:</u> <ol style="list-style-type: none"> 1. Community Color Standards 2. Decks 3. Doors/Storm Doors 4. Fences 5. Greenhouses and Screened Porches 6. Landscaping 7. Swimming Pools/Exterior Hot Tubs and Saunas <u>Property Maintenance Guidelines:</u> <ol style="list-style-type: none"> 1. Lot Maintenance 	Rules Committee [Approved by the Board (02/10/2014)]
1.3	10/8/2012	Updates to all sections except those updated in Version 1.2, indicated below	<ol style="list-style-type: none"> 1. Objectives 2. Authority 3. New Construction, Replacements and Improvements 4. Covenants Committee Overall Review Criteria 5. Amendments to Design Guidelines 6. Applications 7. Review Procedures 8. Appeals Procedure 9. Design Guidelines 	Rules Committee [Approved by the Board (10/8/2012)]
1.2	3/10/2008	Updated Landscape and Vegetable Garden Installation Guidelines Updated Lot Maintenance Standards (Incl. changing section title to Property Maintenance Guidelines)	<ol style="list-style-type: none"> 1. Landscape and Vegetable Garden Guidelines 2. Property Maintenance Guidelines 	Rules Committee [Approved by the Board (3/10/2008)]

Version #	Date	Description of Change	Section(s)	Changes made by:
1.1.1	10/6/2007	Applied Formatting; Added Table of Contents; Added Change Log	Entire Document	P. Canute, Board Secretary
1.1	1/1/2003	Modified Rules	Lot Maintenance: Pesticides and Herbicides	Engle Homes
		Modified rules	Design Standards: Chimneys, Decks, Fences, Recreation and Play Equipment	
		Spelling Correction	Applications	
1.0	1/1/2002	Original Document	-	Engle Homes

OBJECTIVES

These Design and Maintenance Standards (hereafter, "Design Guidelines") shall enhance and further develop the mutually beneficial covenants and restrictions established in the Declaration of Covenants, Conditions and Restrictions for Great Oak. ("Declaration"). The *General Use Restrictions* set forth at Article VII of the Declaration are the restrictive covenants ("Covenants"). The specific objectives of these Design Guidelines are to:

1. Increase homeowner's awareness and understanding of the Covenants as the legal authority governing each homeowner's use of his property. Because the Covenants (as part of the Declaration) are recorded in the land records of Fairfax County for the entire Great Oak subdivision, each homeowner purchased his/her lot subject to the Covenants, and thereby agreed to comply with them. The Covenants are also the legal authority by which the Board approves and adopts binding rules and regulations derived from the Covenants.
2. Define and illustrate design guidelines, which will assist the Covenants Committee, the Association staff, and homeowners to maintain properties and develop exterior alterations and improvements, which are in harmony with the existing home, the immediate neighborhood and the community as a whole.
3. Assist homeowners in preparing a complete and acceptable application to the Covenants Committee.
4. To relate exterior improvements to Great Oak's open space.
5. To ensure conformance with the proffered conditions accepted by the Board of Supervisors of Fairfax County in the approval of Rezoning RZ 2000-HM-025.

AUTHORITY

The authority and responsibility for maintaining quality, design and appearance in Great Oak is founded in the Declaration, which as explained above is referenced in every deed and is thus in the chain of title of every lot in Great Oak. The intent of covenant enforcement is to assure homeowners that the standards of design quality and lot upkeep will be maintained consistently throughout the community. This, in turn, protects property values and enhances the overall community environment. The specific language follows.

Article VI. Section 6.1 of the Declaration explicitly states that all exterior alterations require the approval of the Covenants Committee.

Section 6.1 Development and Use of Property.

"No building, fence, wall, or other structure or improvement shall be commenced, erected or maintained upon the Property, nor shall any exterior addition to or change or alteration therein be made (including change in color) until the plans and specifications showing the nature, kind,

shape, heights, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Covenants Committee...”

This paragraph specifically states that the Covenants Committee must approve any change, permanent or temporary, to the exterior appearance of one's property. Further, once a plan is approved, it must be precisely adhered to, or, alternatively, a modification to the approved initial application must be approved in accordance with current design guidelines.

It is important to understand that Covenants Committee approval is not limited only to major alterations, such as adding a room, a garage, a fence or deck, but also includes such items as changes in exterior color, significant changes to landscaping, modifications to materials, the installation of a storm door, etc. Approval is also required when an existing item is removed.

Each application (application form is available online at the Great Oak HOA website and also available upon request from the Management Agent) is reviewed on an individual basis. There are no automatic or administrative approvals, unless provided for specifically in these Design Guidelines. For example, a homeowner who wishes to construct a deck identical to one already approved by the Covenants Committee must still submit an application, which must be approved prior to the start of construction.

These Design Guidelines shall be deemed rules and regulations of the Association, pursuant to Section 7.33 of the Declaration and Va. Code § 55.1-1819, and enforceable as such. In the event of a conflict between these Design Guidelines and the Declaration, the Declaration shall control.

NEW CONSTRUCTION, REPLACEMENTS AND IMPROVEMENTS

New construction or replacement of homes or portions thereof must be of a comparable size, style and architecture as the adjacent homes; must use comparable construction materials as the adjacent homes; and must meet current Great Oak Homeowners Association, Inc. (“Association”) Design Guidelines.

COVENANTS COMMITTEE OVERALL REVIEW CRITERIA

The Covenants Committee evaluates all submissions on the individual merits of each application. The Committee considers the characteristics of the housing type and the individual site, because what may be an acceptable design in one specific instance may not be for another.

Design decisions made by the Covenants Committee in reviewing applications are not based on any individual's personal opinion or taste. Rather, judgments of acceptable design are based on the

following objective criteria, which represent in more specific terms the general standards of the protective Covenants:

- Relation to the Great Oak Community Open Space

Common area open space is a design asset of Great Oak and thus part of the subdivision's design scheme which the Declaration seeks to preserve. Fencing, for example, can have a visually diminishing effect on open space. Other factors, such as removal of trees, disruption of the natural topography and changes in rate or direction of storm water run-off, also adversely affect Great Oak's open space.

- Validity of Concept

The basic idea must be sound and appropriate to its surroundings.

- Design Compatibility

The proposed improvements must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity and harmony in architectural style, quality of workmanship, use of like or similar building materials, color and construction details.

- Location and Impact on Neighbors

The proposed alteration should relate favorably to the landscape, the existing structure and the neighborhood. The primary concerns are access, view, sunlight, ventilation, and drainage. For example, fences may obstruct views, breezes, airflow or access to neighboring property; decks or larger additions may cause unwanted shadows on adjacent patios or infringe on a neighbor's privacy and view. As another example, an inappropriate "clutter" of play equipment, or an "ill-planned" landscape scheme may also affect neighbors.

- Scale

The size (in three dimensions) of the proposed alteration should be proportional to and balanced with adjacent structures and its surroundings. For example, a large addition to a small house may be inappropriate.

- Color

Color may be used to soften or intensify visual impact. Parts of an addition that is similar in design to an existing house, such as roofs and trim should match in color and composition. For more guidance on color see '*Community Color Standards*' found in this Appendix.

- Materials

Continuity and compatibility are established by use of the same or closely similar materials as were used on the original house. The options may be limited somewhat by the design and materials of the original house. For instance, horizontal siding on an addition should typically be the same style and color as on the original house. But variation in materials can sometimes complement an existing structure. For example, in certain circumstances an addition with horizontal siding may be compatible with a brick house. This illustrates again the consideration and deliberation that must be accorded each individual application.

- Workmanship

Workmanship is another standard applied to all exterior alterations. The quality of work should be equal to that of the surrounding structures or area. Poor construction practices, besides causing the owner problems, can be visually objectionable. In approving an application, the Association assumes no responsibility for the safety or structural validity of new construction. It is the responsibility of each applicant to obtain a Building Permit where required and to comply with County, State and Federal codes and regulations where required.

- Timing

Projects which remain uncompleted for long periods of time are visually objectionable and can be a nuisance and safety hazard for neighbors and the community. All applications must include an estimated completion date. If such time period is considered unreasonable, the Covenants Committee may disapprove the application on that basis alone. Typically, projects must be commenced within six (6) months of an approval and completed within six (6) months of commencement, unless a longer period is expressly approved by the Covenants Committee. *See also Section 7.5, Declaration.*

AMENDMENTS TO THE DESIGN GUIDELINES

These Design Guidelines may be reviewed and amended from time to time. Amendment of these Guidelines shall be adopted, as were the original Design Guidelines, by a majority vote of the Great Oak Board of Directors, in accordance with the process set forth at Section 7.33, Declaration.

APPLICATIONS

Applications for alterations or improvements must be submitted on the approved Association form. The application form requires information which will assist the Covenants Committee in reviewing plans for your proposed alteration or improvement. Specific information is detailed below. Applications submitted without all required information will be disapproved and returned to the applicant. The applicant may resubmit the application when all information is provided. The information required includes:

- Description

The application form requires a complete description of the alteration or improvement. This includes a complete listing of materials to be used; overall dimensions -- height, length, width, height above ground level, colors of the existing house, trim and roof colors; and colors of the proposed alteration or improvement. Manufacturer's pictures or depictions of their products or materials may be necessary.

- Site Plan/Plat

A site plan is a scaled drawing of your lot (plat) showing dimensions of the property, adjacent properties if applicable, and all existing improvements on your lot. You must draw your

proposed improvement of this plat and provide it with your application. Contour lines may be required where drainage is a consideration. More complex applications may require larger scale (10 to 20 feet to the inch scale).

• Drawings/Photographs

Complete scaled drawings showing all dimensions, elevations and details of the proposed improvement or alteration are required. Drawings should show the relation of the improvement or alteration to the existing home. Drawings which are unclear impair the informed consideration of the application by the Covenants Committee and may be returned to the applicant for clarification and resubmission. Photographs, catalogue clippings or manufacturer's "cut sheets" are acceptable for items such as lighting fixtures, storm doors, and other standard items.

• Signatures

The applicant is required to sign the application form. In addition, the signatures of all adjoining or affected property owners are required on all applications. The signatures do not constitute approval or disapproval of the proposed project; rather, they indicate that the adjoining property owners are aware that such alteration or improvement is intended by the applicant and will be considered by the Covenants Committee. Applications received without signatures will not be reviewed and will be summarily disapproved and returned as such. If any adjoining and affected homeowners are opposed to the plan, they must notify the Covenants Committee in writing outlining their objection(s). Refer to the Appeals Procedure section below for more information.

• Construction Schedule

Applications must contain the proposed construction schedule indicating both a commencement and completion date. All alterations or improvements must be commenced within 6 months of approval and completed within six (6) months of commencement, unless a longer period is expressly approved by the Covenants Committee. See also Section 7.5, Declaration.

REVIEW PROCEDURES

All applications should either be mailed or delivered to the Association at the offices of its Management Agent, as follows:

Sequoia Management, Inc.
13998 Parkeast Circle
Chantilly, VA 20151-2283

Phone: (703) 803-9641
Fax: (703) 968-0936

The Management Agent representative will review each application for complete information prior to the Covenants Committee review. After Covenants Committee review and action on the application, the Committee or the Management Agent will mail a decision letter to each applicant at

the address provided on the application. Letters of approval will be sent by first class mail. Letters of disapproval or applications that have been conditionally approved subject to specific conditions will be sent by certified mail. Letters of disapproval will set forth specific reasons for the disapproval and are always subject to appeal. Any adjoining or affected property owners that filed written objections within the specified timeframe will be notified of the Covenants Committee decision by first class mail.

As provided in Section 6.5 of the Declaration, the Covenants Committee must act on applications within sixty (60) days (or longer if extended in writing), after it receives a properly filed, complete application.

APPEALS PROCEDURE

Pursuant to Section 6.10, Declaration, an applicant whose application has been disapproved by the Covenants Committee (if disapproved on grounds *other than* that the application was incomplete as submitted) may appeal that decision to the Board of Directors. Such appeals must be based upon one or more of the following grounds:

- Proper procedures were not followed during the administration and review process.
- The applicant and any other affected homeowner attending the Covenants Committee review (meeting) were not given a fair hearing.
- The Covenants Committee was arbitrary or did not have a rational basis for a decision.

To initiate an appeal (or objection, if by an adjoining or affected property), the homeowner must submit a written request for an appeal hearing within ten (10) days of the Covenants Committee decision. The written request must be delivered to the Management Agent. The Board of Directors will conduct a hearing to consider the homeowner's appeal. Final resolution will be determined by a majority vote of the Board of Directors in attendance at the hearing. The appealing (or objecting) party shall receive written notice of the Board's decision within 20 days thereof. Failure of such notice for any reason shall not nullify or rescind the Board's decision.

DESIGN GUIDELINES

○ Air Conditioners

Air conditioning units extending from windows or protruding from the existing structure are prohibited. Additional exterior air conditioning units which are typically installed on a level pad on the ground, or the relocation of existing units may be considered so long as they are placed near existing units and do not have an adverse audible or visible impact on adjoining lots or open spaces.

○ Antennas

Antennas and satellite dishes of a diameter of one (1) meter or less are permitted on the property; however, they must be installed in the least obtrusive and least visible location on the lot. Satellite dishes in excess of one meter are not permitted.

To comply with 47 C.F.R. 1.4000, prior approval of the Covenants Committee is not required for the installation of a satellite dish or antenna less than one meter in diameter. However, prior notice of such an installation or planned installation is requested. Prior notice will allow the Covenants Committee to assist the homeowner in selecting the best possible location for the equipment, while complying with the requirement for the least visible and least obtrusive location. More specifically:

- **Ground Mount:** Should be located on a rear lot location. Where front or side yard locations are necessary, the antenna should be installed near other utility fixtures; or among shrubbery.
- **Roof Mount:** Should be located on the rear of the roof, below any ridgepole or peak. If a front roof mount is necessary, all equipment should be installed to one side of the roof, rather than in the center; and equipment may be required to be painted to match the roof (so long as warranties are not voided).
- **Structure Mount:** Should be located such that the equipment is adjacent to a chimney or other structure on the home; if on a deck, the equipment should be installed off to one side of the deck or adjacent to the house, if possible. Screening may be required.

○ Attic Ventilators

Attic ventilators may be located on the rear roof (if roof mounted) or the gable end of the home. Ventilators must be mounted on the least visible side of the peak or gable so as to minimize their visibility from public areas and adjoining lots.

○ Chimneys

Direct vent gas fireplaces may be permitted so long as they are constructed of materials that match vents of the existing house; or if no vent exists it matches gas fireplace vents located on adjacent homes in the community.

○ Clotheslines

Clotheslines or similar apparatus for the exterior drying of clothes or bedding are prohibited.

o Community Color Standards

Homeowners must adhere to the color standards applicable to the homes and improvements made to properties within the community. Homeowners whose properties are not in compliance with the Standards set forth in this section must bring their property into compliance or seek a written waiver from the Covenants Committee, including homeowners whose color decisions were approved prior to adoption of this Guideline on October 8, 2012. Homeowners should consult with the Covenants Committee if there are questions on the appropriate category or when a color change is proposed.

Approved Roof Shingle Colors (Standard architectural shingles)	
GAF Timberline HDZ	Charcoal
Certainteed Landmark	Moire Black Charcoal Black
Approved Sherwin-Williams brand exterior colors. All paints should be in Gloss finish:	
Garage Door and Trim Colors (Note: Garage Doors and Trim must be the same color)	
Townhouse Garage Door and matching Trim Color	Napery (SW 6386)
Single Family Garage Door and matching Trim Color	Extra White (SW 7006) or Napery (SW 6386)
Front Door, Shutter, and Trim Colors (Note: Front Entrance Doors and Shutter must be the same color; All Door hardware must match and be in bright brass color)	
Front Door Trim and Window Trim Color	Extra White (SW 7006)
Front door and Shutter Colors	Naval (SW 6244) Hunt Club (SW 6468) Napery (SW 6386) Fireweed (SW 6328) Tricorn Black (SW 6258) Chateau Brown (SW 7510) Web Grey (SW 7075)

<p>o Decks and other Structures</p>	<p>Decking (walking surface) must be stained in clear or light natural wood tones. Man-made wood substitutes should be in colors equivalent to those set forth in these Community Color Standards.</p> <p>Railings, privacy screens, gazebos, screened porches and other wood structures must be stained in transparent or semi-transparent colors listed or other brands' equivalents:</p> <p>BEHR Brand:</p> <ol style="list-style-type: none"> 1. Golden Honey (T-170) 2. Anitque Oak (T-171) 3. Golden Beige (ST-158) 4. Natural (500/400) 5. Natural Sequoia (T-172) <p>SIKKENS Brand:</p> <ol style="list-style-type: none"> 1. Natural (078) 2. Natural Oak (005) <p>SHERWIN WILLIAMS Brand:</p> <ol style="list-style-type: none"> 1. Baja Beige (SW3509) 2. Mission Wall (SW3502) 3. Spice Chest (SW3513)
<p>o Fences</p>	<p>Fences must be stained in light natural wood tones as listed in "Decks and other Structures" in this section.</p>
<p>o Metal Railings/Trim</p>	<p>Tricorn Black (SW 6258) High Gloss finish</p>

o Decks (see also Patios)

Decks provide for an extension of a home's living space. They may be designed to include bench seating areas, overhead timbers and trellises for shade and hanging plants, planter areas, and hot tubs with appropriate scale privacy screening. When deck design schemes include other exterior changes, such as fencing, lights, plantings, etc., other appropriate sections of these Design Guidelines should be consulted prior to submitting the application. All decks must meet Fairfax County setback and building codes.

- o Location Decks shall generally be located in rear yards. Side yard locations may be considered when lot size or topography prohibits rear yard

- locations. In all cases, the view of adjacent and affected owners will be considered.
- Size and Scale Deck size should be appropriate to the scale of the home as sited on the lot. Decks must meet Fairfax County minimum setback specifications and should not be constructed across Building Restriction Lines (BRL) shown on individual site plans (plats).
 - Decks on homes Decks must be set back a minimum of six feet from the rear property line or according to the Fairfax County setback requirements. Decks on interior town homes must be set in at least one foot on each side. End unit town homes must be set in at least one foot on the side that abuts an interior unit and meet Fairfax County setback requirements on the exterior side. This separation allows for ease of maintenance and provides a measure of privacy.
 - Under Deck Storage Elevated decks include an under-deck area which has a visual impact on adjacent and nearby areas. When using an under-deck area for informal storage, the visual impact should be kept in mind. Storage must be maintained so as to present a neat, uncluttered appearance. Lattice or similar screening or landscaping will be required to screen objectionable views. (Also see “Privacy Screening” and “Property Maintenance Guidelines”)
 - Material and Color Materials should have natural weathering qualities as does wood or synthetic qualities as does Trex. All railings and posts must be stained or painted in accord with the ‘*Community Color Standards*’ section in this Appendix.
 - Railing and Post Details Railings of decks must be the Windowpane, Traditional (parallel vertical), or Chippendale design. Railings and support posts must meet Fairfax County requirements for deck railings and posts, or the standards set forth below, whichever is more stringent. The maximum permissible railing height is 42".
 - Stairs When the use of stairs is desired, the Covenants Committee encourages the practice of interrupting the flight of stairs with a landing for both safety and appearance. Stairs, as well as tread and riser dimensions, must meet Fairfax County building codes.
 - Drainage If changes in grade or other conditions, which will affect drainage, are anticipated, they must be indicated on the application, with drainage areas to be shown on the site plan. Approval will be denied if adjoining properties are adversely affected by changes in drainage.

Grandfathering: Decks that do not comply with the new guidelines adopted by the Great Oak Board of Directors on 02/10/2014 (v1.4 of the “*Great Oak Homeowners Association Inc. Design and Maintenance Guidelines*”) must be made compliant according to the following schedule.

- Railing and Post Details: Deck railings and posts must be brought into compliance when the railings and posts are replaced or undergo substantial repairs.

- Colors: A deck must be brought into compliance when it is replaced.

Homeowners shall contact the Covenants Committee prior to undertaking substantial work on decks that were in existence as of the approval date cited above to ensure that such work will bring the decks into compliance with these Guidelines or continue to be eligible under these Grandfathering allowances.

- Doghouse/Pet Structures

The Covenants Committee may consider applications for doghouses or other pet structures on a case-by-case basis. Doghouses must be located in the rear of the property and must be screened from view of the street and adjoining lots. Pre-manufactured doghouses may be permitted if appropriate in style and appropriately placed and screened. Applicant-constructed doghouses should complement the existing home in color and material and should not exceed 12 square feet or be higher than 4 feet above ground level. Doghouse areas are to be kept free of animal waste and debris. Dog runs are prohibited.

Dogs must be on a leash at all times when off the owner's property. Dog owners are responsible for cleaning up after their pet on common areas and on their own lot. Dogs must be kept quiet so that they do not create a nuisance for adjoining lot owners. See also Section 7.9 (*Animals*), Declaration.

- Doors

- Exterior:

Front doors should be of the style originally installed by the builder. Hardware should be bright or polished brass in color and in a style similar to door hardware installed by the builder.

Front doors must be the same color as the shutters on the home. The color of front doors should be the same as originally applied by the builder or if a change of color is proposed it must be one of the approved colors described in the '*Community Color Standards*' section of this Appendix. The new color must be compatible and complementary with the color of the applicant's home and adjacent homes. An application is required when a homeowner proposes to change the color of the front door.

- Storm:

Storm doors placed on front entrances should be full view, without significant decoration, ornamentation or edging. (For example, half view and cross buck storm doors with scalloping are not permitted.) Storm doors shall match the color of the front door or the trim around the front door.

[See also Garage Doors]

- Driveways

Extensions, modifications or additions to driveways will be considered only if there is no adverse aesthetic or drainage impact on adjoining lots. Driveway modifications must be constructed of the same material as found in the existing driveway. Driveway extensions must be of a size and scale

which will complement the property, rather than become a focal point. Extended driveways may not be used for parking inoperable, commercial, recreational or unused vehicles.

○ Exterior Decorative Objects

An application is required for all exterior decorative objects exceeding 30 inches in height and 18 inches in width or depth, including natural and man-made objects. Decorative objects will be considered based on their size, color, scale, appropriateness with the surrounding area, and their visual impact of adjoining lots and open space. Exterior decorative objects include such items as plaques to be affixed to the home, sculptures, fountains, small decorative pools, stumps, boulders, driftwood, free standing poles of any type, and items attached to approved structures.

○ Electronic Insect Traps

Electronic insect traps will be regulated based on the same criteria as for exterior lighting. In addition, no device shall be installed or maintained in such a way as to cause discomfort to adjacent owners from noise and may only be operated during those times when the immediate area protected by the trap is occupied by the owner or guests.

○ Exterior Lighting (Fixtures & Post)

Light fixtures on the front of the home including light posts, must be replaced with the original compatible style and scale with the builder-installed fixtures (3 light cluster) and should be bright or polished brass in color. Fixtures in the back of the house should also match the color of the builder-installed fixtures.

Landscape lighting located along a walkway or among shrubbery will be considered so long as it does not detract from or overwhelm the overall lighting appearance of the home and property.

Additional exterior lighting (flood lighting, motion sensors & lights, entrance lighting, etc.) shall not be directed outside the boundaries of the applicant's property. Light fixtures should also comply with the neighborhood color standards. Applications for additional exterior lighting should include wattage, height of light fixture above ground, and a complete description of the light fixture and its proposed location on the property.

○ Exterior Surfaces

Exterior materials and colors have been selected and approved to present a uniform design theme for the community. Any replacement roofing or siding must match the original builder-installed material. Replacement of trim must match the originally builder-installed trims and doors. Generally, painted surfaces may only be painted; stained surfaces may only be stained; and unstained surfaces (brick, siding, etc.) may only be replaced with like material and may only be left unpainted or unstained. In the event that a material or color is not available or if there is a problem with any material, the Covenants Committee may approve a similar alternative material and/or color.

○ Exterior Trim

The color of trim should be the same as originally applied by the builder. If a change of color is proposed, it must be one of the approved colors described in the 'Community Color Standards' section of this Appendix. The color of the trim should be the same as the Garage Door.

o Fences

Proper fencing can have a unifying effect upon a neighborhood. Improper fencing can detract from the appearance of a neighborhood. Consideration will be given to minimize any loss of views, sunlight and natural ventilation of adjacent properties. [Further information can be found in the Declaration of Covenants, Conditions and Restrictions, Article VII, Section 7.12]

o Location

Fences are restricted to rear and side yards. Side yard fences may extend forward from the rear yard to no closer than 12 feet of the front corner of the home. There are two standard exceptions to this rule, as follows:

- interior town homes may place a fence on the property line between the town home and the attached town home.
- a fence may be located closer to the front corner of the home when required by Fairfax County ordinance as a connecting link.

Double-fencing is not permitted in Great Oak. By way of explanation, new fences may not be placed in parallel proximity to pre-existing fences. Two fences cannot be placed in such a way as to create a narrow opening not reasonably accessible by the applicant or other residents. If possible, new fencing on property lines should meet so as to join with pre-existing fences. The new fence must be placed as close as possible (without being physically connected) to the pre-existing fence. Alternatively, if the existing fence owner agrees to physically connecting the neighboring owner's new fence to the existing fence, they may be connected. For assistance with the placement of a proposed fence, residents should contact the Covenants Committee for guidance.

Consideration for other variances to fence placement criteria may be given because of the topography and siting of the applicant's house in relation to adjacent houses and rear yard size. Any such variation must have the written approval of the Covenants Committee.

o Maintenance

Single fences on property lines that physically separate adjacent lots are considered "division fences" or "boundary line fences" in Virginia. They are also sometimes referred to as "party fences." As such, the maintenance of the fence is the joint responsibility of the lot owners who share the fence line. Homeowners are responsible for regular maintenance of the fence. If a fence is located a significant distance *inside* a property line, that homeowner is responsible to maintain that portion of his/her lot that is outside the fence line.

o Height

The mandatory fence height for any fence on any lot within Great Oak is 72".

o Fence Style

Property line fencing shall be board-on-board.

- **Materials and Colors**

To create a uniform appearance within the community, fences must be constructed of natural wood and stained or preserved in natural light wood tones only, as described in the 'Community Color Standards' section of this Appendix.

- **Screening Lots on Major Roadways**

Special privacy needs of a homeowner because of the topography or orientation to adjacent streets or roadways may be met by planting a "green" barrier of trees and/or shrubbery along the property line. Such barrier must be of an appropriate scale and design to complement existing streetscape design. The barrier should not shorten or obscure traffic sightline distances. Privacy fencing is not considered an appropriate barrier along a major roadway and will not be permitted.

Grandfathering: Fences that do not comply with new guidelines adopted by the Great Oak Board of Directors on 02/10/2014 (v1.04 of the "Great Oak Homeowners Association Inc. Design and Maintenance Guidelines") must be made compliant according to the following schedule.

- **Location:** A fence must be brought into compliance when replaced or within 5 years of approval of new Guidelines as cited above.
- **Fence Style:** A fence must be brought into compliance when the fence is replaced or undergoes substantial repairs.
- **Colors:** A fence must be brought into compliance when the fence is replaced.

Homeowners are urged to contact the Covenants Committee prior to undertaking substantial work on fences that were in existence as of the approval date cited above to ensure that such work will bring the fence into compliance with these Guidelines or that the fence continues to be eligible under these Grandfathering allowances.

- **Flags/Banners**

An American flag or the flag of any one of the U.S. states or territories may be flown from a flagpole meeting the standards set forth in this Appendix (see Flagpoles). Other flags and decorative banners may be displayed on a flagpole meeting the standards set forth in this Appendix for a period not to exceed 48 consecutive hours. Such flag or decorative banner must be appropriate for general public display; the Covenants Committee reserves the right to notify any homeowner when such flag or decorative banner fails to meet generally accepted appropriateness and upon notice the homeowner shall be obligated to remove the flag or decorative banner immediately. [Further information can be found in the Declaration of Covenants, Conditions, and Restrictions, Article VII, Section 7.15]

- **Flagpoles**

Permanent, freestanding flagpoles are prohibited. Temporary flagpole staffs, which do not exceed six feet in length and are attached at an incline to the house or dwelling unit with decorative flags, do not require an application.

o Flues and Vents

Flues and vents protruding through a roofline must be located to the rear of the ridgepole. Flues or vents visible on any exterior wall of the house must be painted in a color compatible with the siding color of the structure.

o Garages

Garages may not be converted to living space or otherwise converted for purposes other than parking. [Further information can be found in the Declaration of Covenants, Conditions and Restrictions, Article VII, Section 7.14].

o Garage Doors

Garage doors must remain consistent with the style installed by the builder. The color of garage doors should be the same as the color of the trim on the home. If a change of color is proposed, the color must be selected from the approved colors (refer to *Community Color Standards* section in this Appendix) and such selection must be compatible and complementary with the color of the applicant's home and adjacent homes. Color changes must be approved by the Covenants Committee.

Garage doors should be left in a fully closed position when not in use. Using a garage as an obvious pet confinement area (leaving garage doors partially open with or without screening) is not permitted.

o Greenhouses and Screened Porches

Greenhouses and screen porch enclosures will be reviewed as room additions (see also Room Additions/Sunrooms).

- o Location Greenhouses and screened porches shall be located on the rear of the house or lot.
- o Size and Scale Greenhouses and screened porches should be appropriate to the scale of the home as sited on the lot. They must be set back a minimum of six feet from the rear property line or according to Fairfax County minimum setback requirements and should not be constructed across Building Restriction Lines (BRL) as shown on individual plats or site plans.
- o Materials and Color Greenhouses shall be a glass enclosure. The use of plastics is prohibited.
Screened porches should match the existing house in materials and color, except that they may also be constructed of finished natural woods (see '*Community Color Standards*'). The use of a shed type roof is prohibited. In all cases, the screened porch roof must be shingled to match the existing house. Screen material should be a dark nylon or aluminum type.

o Greenhouse Windows

Greenhouse windows may be installed on the rear area of a home so long as the color and materials in the window match those in the existing house.

○ Grills

Permanent grills or barbecue areas will be considered on a case-by-case basis. Construction design, scale and materials of permanent grill areas must complement the existing house and lot. Temporary grills should be stored out of sight when not in use.

○ Gutters

As part of new construction by a homeowner, gutters must match or complement the existing trim color or area of the home to which they are attached. Extensions of downspouts at ground level are discouraged because of drainage considerations on adjoining properties and open spaces. All downspout extensions must be buried in such a manner to adequately manage runoff, according to correct engineering practices and local codes.

○ Heating, ventilation, and air conditioning (HVAC)

Air conditioner units do not require approval of the Covenants Committee if they are installed in the same exact location of the existing base pad or mounting bracket. If the location, type of pad, or mounting is changed, then an application shall be required. It is preferred that the units remain in their original location. Window-mounted and through-the-wall units are not permitted.

○ Holiday Lights/Decorations

Exterior holiday lights/decorations may be installed no earlier than 30 days prior to the holiday and must be removed within 15 days after the holiday.

○ House Numbers

House numbers should be legible and of a size and color appropriate for the applicant's house.

○ Landscaping

An application is required when plant materials will serve as hedges, fences, barriers or screens and will meet or exceed 48" in height at maturity. Hedges and the like will generally only be considered for rear and side yard (not extending forward of the front plane of the home into the front yard) installations.

An application is required when plant materials to be planted other than as hedges, fences, barriers or screens will: 1) exceed 8 feet in height at maturity; or, 2) extend over adjacent home's property lines. Placement and scale of landscaping features in relation to adjacent landscaping will be considered by the Covenants Committee during the review of the application.

An application is required when the use of landscape timbers or stone is contemplated. The tops of such retaining or decorative walls must be level and step down to accommodate grade changes. Retaining or decorative walls must not adversely impact drainage and may require landscaping to soften the visual impact.

Sand, rocks, bricks, timber, mulch and similar materials may be used as design elements but should not dominate the landscape design. Monolithic paving or covering front or side yards or

portions thereof with mulch, gravel, stones, pebbles as the principle design element will not be permitted without prior approval by the Covenants Committee

An application is required for vegetable gardens (see Landscape and Vegetable Garden Guidelines)

○ Painting and Staining

An application is not required for re-painting or re-staining a specific object to match the builder-applied color or current color provided that it meets the *Community Color Standards*.

Homeowners who wish to paint or stain an object that currently is not in compliance with *Community Color Standards* must submit an application to the Covenants Committee with the new proposed color chosen from the *Community Color Standards* section of this Appendix.

Color changes apply to the siding, doors, shutters, trim, roofing and other appurtenant structures. Changes to exterior colors should relate to and complement the colors of the home and of the houses in the immediate area.

○ Patios (also see Decks)

Patios provide a means for ground level extension of indoor space with less visual impact than elevated decks. Patios should be located in the rear yard and should be installed within Fairfax County setback required limits, and not across Building Restriction Lines (BRL). Patios may be constructed of wood, concrete, brick, pavers, landscape slate, flagstone, etc.

When patio design schemes include other exterior changes, such as fencing, lights, plantings, etc., other appropriate sections of the Design Guidelines should be consulted prior to submitting an application.

○ Porches

See Greenhouses and Screened Porches.

○ Privacy Screening

On a case-by-case basis, semi-transparent or transparent fencing (decorative lattice, louvers, board-on-board) used for privacy screening may be considered. Such screening will only be considered when views from adjoining, adjacent and affected lots are not adversely impacted.

○ Recreation and Play Equipment

Creatively designed play equipment is encouraged. These guidelines are provided to reconcile the need for play equipment with the goal of minimizing its visual impact. Careful thought should be given to location and kinds of equipment to be installed since neighborhood facilities will be of a larger scale and have greater usage. The use of play equipment using natural color tones to blend with the natural surroundings is encouraged.

Location and Site - Play equipment, including but not limited to playhouses, swings, climbing equipment, etc., must be placed in rear yards in such a location where it has a minimal impact on adjoining and adjacent lots or nearby streets. Consideration will be given to lot size, equipment size and design, amount of visual screening proposed or required, etc.

Basketball backboards, goals and other recreational equipment attached to homes, garages or fixed poles are not permitted. Portable basketball poles, goals and/or backboards with hoops are permitted within Great Oak but must be stored out of sight when not in use for extended periods. Consideration must be given to the visual impact of adjacent and nearby residents when using such equipment. No play lines may be painted on the driveway. Basketball play is limited to daylight hours and street play is prohibited.

Temporary Play Equipment, including trampolines, plastic playhouses, small sliding boards, and sand boxes, do not require an application, but must be used in the rear yard and stored out of sight when not in use for extended periods. Consideration must be given to the visual impact of adjacent and nearby residents when using such equipment.

○ Room Additions/Sunrooms

Room additions are those which substantially alter the existing structure and become an original fixture of the existing home.

- Location The location of major alterations should not impair views or the amount of sunlight and natural ventilation on adjacent properties. Room additions and garages must meet Fairfax County setback requirements and may not be constructed across Building Restriction Lines (BRL).
- Materials and Color The design of room additions or garages should be the same or compatible in design, scale and materials with the applicant's house and adjoining or adjacent houses. Colors should be in accordance with those described in the '*Community Color Standards*' section of this Appendix. Roof pitches must match or be compatible with the roof slope on the applicant's existing house. Roofing materials must match that of the existing house; siding must match existing siding in color, material, size and style. Windows and doors must match those used in the existing house and should be located in a manner which relates well to the location of exterior other windows and doors in the existing house.

If changes in grade or other conditions which will affect drainage are planned, such changes must be indicated in the application. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage.

○ Satellite Dishes

See Antennas.

○ Security Devices

Security devices installed in place of doorbells do not require pre-approval of the Covenants Committee, however devices should be located in the same place and similar color to the door hardware or trim.

All other security devices will require applications and should include size, colors, and installation locations.

Any exterior security equipment including cameras, fixtures and conduits shall be designed, located and installed so as to be an integral part of the architecture of the home, such as upper corners of the garage or doorbells, and shall not affect or detract from the home's original design and appearance (e.g. such as on a brick facade). Barred or ornate metal security doors, windows, or grilles are prohibited.

○ Shutters

Windows on which the developer placed shutters must continue to have shutters as a trim feature of those homes. The color of the shutters on homes must match the color of the front entrance door and comply with the *Community Color Standards* section of this Appendix.

○ Sidewalks and Pathways

The installation of sidewalks or pathways will be considered if they are appropriate for the intended use and are appropriate to the size and scale of the lot. Stone, concrete, slate, flagstone or brick pavers would be appropriate materials. Pathways or sidewalks must be set back from Fairfax County set back requirements and may not be constructed across Building Restriction Lines (BRL) or easements.

○ Signs and Flyers

No signs may be posted on any lots other than one (1) real estate sign listing a property for sale or rent. Security system signs may be displayed apart from the home but no more than 2 feet from the secured building. Signs advertising products or services or signs denouncing another person, place, entity or thing are prohibited. No signs or flyers can be posted on community mailboxes. Signs placed in community open spaces from time to time by the Board of Directors are exempt. *See also* Section 7.15, Declaration.

Placement of Real Estate Signs: Real estate signs must be posted within 10 feet to the immediate left or right of, and/or set back at least 2 feet from the property lines. Temporary real estate signs used for advertising a property Open House may be placed on community open space (common area) no more than 48 hours prior to the Open House and must be removed at the close of the event. In no event can temporary real estate signs remain on community open space from more than 48 hours.

○ Skylights

Skylights and solar tubes may be mounted on a rear roof location, parallel with the roof plane. The glass or surface material should be clear or dark tinted. White-tinted material is not permitted.

○ Solar Panels & Solar Roofs

Solar panels may be mounted on rear or side roofs of the dwellings so as not be visible from the front curb and parallel with the roof plane. Solar panels must accord with the *Community Color Standards* section of this Appendix. Solar panels, solar roofs, and any related power storage and or back up devices require approval by the Covenants Committee and should include drawings,

photos, colors, sizes, and other pertinent details. All solar devices should have antiglare or antireflective capabilities. Solar devices shall not exceed the original roof dimensions.

o Storage Containers (Moving & Dumpsters)

Storage containers may not be placed in common areas. Storage containers may be placed on owner driveways for 7 days or less. Anticipated durations in excess of 7 days require pre-approval by the Board.

o Storage Sheds

Any storage shed has an aesthetic impact on neighboring lots. Inconsiderately placed or poorly designed sheds can visually and functionally negate an otherwise desirable residential area. No pre-fabricated, metal or barn type sheds will be permitted in Great Oak.

It is important to remember in choosing and locating a shed that there are needs other than storage, which must be considered as follows:

- o The architectural design of the shed should appear as part of the house, the fence, or may be part of a gazebo, deck or other outdoor improvement. The materials and color of the shed must match that of the improvement to which it is attached (or is adjacent to).
- o The roof slope and the type and color of the roofing material (shingles, etc.) must be consistent with those of the house.
- o The shed's size cannot exceed forty-eight (48) square feet in size or six (6) feet in height.

o Sun Control Devices

Sun control devices include such improvements as awnings, trellises, and window films. The manner in which sun control is implemented can have a significant effect on the exterior appearance of a house and the desirable benefits of sun exposure in the winter, fall and spring.

Window film materials can be applied to reduce thermal transmission and glare; however, no shiny surfaces may be visible to the exterior of the home.

Sun control device guidelines include:

1. Sun control devices should be compatible with the design character of the house in terms of style, color and materials.
2. Awnings should be of straightforward design without decorative embellishments, such as fringes and contrasting color stitches.
3. Awnings and trellises should be consistent with the visual scale of the houses to which they are attached.

Location - The location of any awning or trellis may not adversely affect views, light, winter sun or natural ventilation of adjacent properties. If awnings are removed for winter storage, frames should be secured or removed to the extent possible.

Material and Color - Solid colors are encouraged rather than brilliant stripes or patterns. Trellis work should match the trim or dominant color of the applicant's home or be constructed of natural woods and painted or stained in accord with the '*Community Color Standards*' section of this Appendix.

o Swimming Pools/Exterior Hot Tubs and Saunas

An application is required to install a swimming pool, hot tub or sauna in a yard. Only in-ground swimming pools will be considered. Swimming pools must be located in the rear of the property and must meet all Fairfax County building, health and safety codes.

Above-ground and in-ground hot tubs placed in a rear yard may be approved. Hot tubs and saunas must be covered and secured when not in use. Placement of hot tubs and saunas must have minimal impact on adjoining or adjacent properties. Appropriate landscaping and privacy screening must be part of the proposed plan.

Comment from surrounding and/or affected owners may be solicited by the Covenants Committee to determine if a swimming pool, sauna or hot tub is appropriate for the neighborhood in which it is proposed.

Temporary summer wading pools that do not exceed six (6) feet in diameter and/or one (1) foot in height do not require an application but must be emptied and removed from view when not in use.

o Trash and Recycling Containers

Trash cans and recycling containers must be stored out of view of the street or adjoining properties at all times, except on scheduled pickup days. Containers should be placed out at curbside very early in the morning on pick up days or after dark the evening before. Screened areas for trash and recycling container storage may be incorporated into a deck design.

o Tree Removal/Trimming (see Tree and Shrub Maintenance)

o Windows (Replacement)

Windows being replaced or repaired must remain in the original color and style installed by the builder (Flat, colonial style grids, on top and bottom windows).

STORAGE OF CARS, BOATS, TRAILERS, CAMPERS, MOBILE HOMES OR RECREATIONAL VEHICLES

No abandoned cars and no recreational vehicles may be parked or stored in open view of residential property, residential streets or any common area. Further, the Board of Directors has defined "recreational vehicle" as follows:

1. Any boat or boat trailer, canoe, jon-boat, paddle boat, jet skis, sailboats, catamarans, rafts or inflatables and the like.
2. Any motor home or other self-contained camper.
3. Any camper slip-ons where the camper backs are 12 inches or higher than the roofline of the cab of the truck.
4. Any mobile home, trailer, fifth-wheel trailer or horse trailer.
5. Any pop-up camper/tent, trailer or other similar recreation-oriented portable or transportable facility or conveyance.
6. Any other vehicle not defined above which could not normally or regularly be used for daily transportation, including dune buggies or non-operative automobile collections or other automotive equipment not licensed for use on the highways of Virginia.

The following vehicles shall be treated in the same manner as recreational vehicles:

1. Any vehicle that falls within the definition of a commercial vehicle, as defined in the Code of Virginia or Fairfax County Zoning Ordinance, except that a normal passenger vehicle used for commercial purposes but not modified for commercial purposes may be permitted on a case-by-case basis. (For example, a passenger vehicle, a pick-up truck not exceeding 1/2 ton, or a passenger van used for commercial purposes and having the name of the business written on the front doors in an area not exceeding 2.25 square feet may be permitted. Any vehicle described above having exterior equipment/ladder racks, compartments, fixed boxes or the like will not be permitted.)
2. Any private or public school, or church bus.

Motorized vehicles, other than Association owned and operated vehicles, are not permitted on the trails and common areas within the community.

LANDSCAPE AND VEGETABLE GARDEN INSTALLATION GUIDELINES

Installation of, or additions to, landscaping and vegetable gardens require an application to the Covenants Committee.

Landscaping

Location - Care should be exercised in the planting and maintenance of trees and shrubs to prevent obstruction of sight lines required for vehicular and pedestrian traffic, as well as to preserve views of other open space areas. Hence, shade and branch patterns of larger trees should be carefully considered.

Scale - Care must be exercised in selecting plant materials, which, upon maturity, will be an appropriate size in height and breadth for the intended location. Mature size, in height and diameter, should always be considered especially when planting close to walkways and houses. Consideration will be given to the effect plantings will have on views from neighboring lots. (Also, refer to 'Landscaping' in Design Guidelines section of this Appendix).

Trees should be clustered rather than widely spread. A three-dimensional appearance of planting is improved by augmenting trees and taller shrubs with low spreading shrubs and/or ground cover.

Vegetable Gardens

Such gardens shall be neatly maintained throughout the growing season. Maintenance includes removal of all unused stakes, trellises, weeds and dead growth.

Location

All such gardens must be confined to the rear of the property, out of view of adjacent and nearby streets. The view of adjacent and nearby residents must be considered when planning a garden. Gardens may not be installed on Association common area.

Runoff

Gardens should not be planted on a grade exceeding a ratio of 5' to 100'; runoff patterns should be considered prior to installation and care must be taken to prevent damage to property below it through the flow of water onto lower property, including common area.

Size

Vegetable gardens shall not exceed 120 square feet (10' x 12' area).

Refer to the appropriate sections of these Design Guidelines (i.e.: Landscaping, Privacy Screening and Fences) when considering the installation of timbers, walls, etc., in conjunction with a garden. Those requirements will apply.

PROPERTY MAINTENANCE GUIDELINES

Property ownership includes the responsibility for maintenance of the lot and all improvements constructed as part of the property in accordance with the Declaration (Article VII, Subsection 7.3). This includes, but is not limited to, items such as mowing grass, removal of trash and structural maintenance. Maintenance affects the visual character and economic values of the property and neighborhood and, in some cases, safety.

The following are some (but not all) of the conditions that the Covenants Committee considers a violation.

Exterior Appearance

1. Peeling, discolored and/or cracking paint on exterior trim and ironworks.
2. Rusting ironwork.
3. Cracked, damaged, broken, missing, mildewed or stained siding.
4. Recreation equipment which is either broken or in need of repainting.
5. Guttering in need of painting, repair or replacement.
6. Fences with warped, broken or missing parts including gates, or are leaning.
7. Sheds with broken doors or in need of painting or repair.
8. Decks in need of repair.
9. Concrete or masonry block foundations and/or party walls in need of repainting.
10. Tarps used to cover yard furniture, equipment or other items must be a muted brown, tan, gray or black color. No bright colored tarps are allowable.
11. Decks or fences in need of re-staining.

Most residents would not allow any of the above conditions to exist as they seek to preserve and protect the investment in their homes and to limit their personal liability by keeping all improvements on their lots in good condition. The Association expects that all residents will perform necessary maintenance on their lots to achieve a neat and attractive appearance of their properties.

Lot Maintenance

Firewood

Firewood shall be kept neatly stacked and must be located in the rear property in such a manner as to avoid adverse visual impacts for adjoining properties or open space. Where a cover is used, it must be securely affixed to the woodpile and must be either black, brown or dark green in color. Firewood may not be stored on community open space.

Mowing and Edging of Lawns

Turf areas shall be mowed at regular intervals, maintaining a maximum height of 4", and a minimum height of 2 ½". Turf must be edged regularly to prevent overgrowth onto driveways and walks in the community.

Planting Beds

Gardens and seasonal planting beds must be kept in a neat and orderly manner, free of significant weeds and debris. Plants selected shall be non-invasive and integrate with the height and appearance of adjacent plantings.

Tree and Shrub Maintenance

Section 7.16 (Trees) of the Declaration pertains. Trees were -- and are -- part of the design scheme of the Great Oak community and are considered landscaping enhancements. Trees shall be kept pruned so that dead or dangerous limbs do not cause damage to property or present a hazard of injury to persons. Pruning should be conservative. Tree topping and tree pollarding are prohibited. Homeowners should prune trees and shrubs that protrude into community walkways and roads such that normal passage of pedestrians or vehicles is not hindered. Trees and shrubs that obstruct views of street and traffic safety signs posted in the community also shall be pruned to allow clear views of all signs. If a dead or dying tree must be removed (after application to and the written approval of the Covenants Committee), the stump must be ground down to a level below surface level and the area restored to grass by sodding or seeding. Unapproved removal of trees may result in homeowners being required to plant replacement trees. The size and number of trees will be determined by the ARC based on the number and size of the trees that were removed without approval.

New Trees planted to intend forming a hedge or natural screen shall not be located forward the front plane of the house. New plantings must be sufficiently located within the property line as to provide for mature growth to not exceed the property line. Trees intended to form a "green fence" shall be planted in a staggered row. New plantings are prohibited from restricting vehicular sight lines along roadways or driveways.

Trash Removal

Each lot owner is responsible for keeping all trash secured in containers designed for such trash storage. Trash containers must be stored in garages or otherwise out of view of adjoining lots, common area and adjacent and nearby streets. Trash may be placed out for pick up after dusk the evening prior to a scheduled pick up or early in the morning of scheduled pick up. Emptied trash containers should be removed from public view as soon as possible after pick up and in no case should they remain in public view after dusk the evening of a scheduled pick up.

Residents are responsible for picking up litter on their lots and preventing wind-blown debris from originating on their lots.

At no time is the Association open space to be used as a dumping ground for any debris. Organic debris such as leaves, grass clippings and branches may not be dumped on open space. These materials take many years to decompose and do not create good habitat for wildlife. Yard waste is required to be recycled according to County specifications.

The Association shall remove as necessary accumulated trash and debris from its common areas (open space). Such removal is a common expense and costs the Association money, which it must then recover in assessment revenue from all members. Voluntary compliance by our residents with these regulations for proper disposal of trash and organic debris, in addition to voluntary resident and neighborhood clean-up, will assist in minimizing the necessary expenditure of common funds in this effort.

Outside Storage

Outside storage is allowed only in rear yard areas. Such storage should be kept neat in appearance and should be limited to a small portion of the rear yard. This includes, but is not limited to storage of yard maintenance equipment, recreational equipment, yard furniture storage, grills, portable fireplaces etc.

Snow Removal

Residents are required to clear snow and ice from their driveways and from sidewalks in front of, or adjacent to, their homes. Sand should be used as an abrasive when necessary. Use of melting agents that will cause no harm to concrete, brick, or mortar and that would not damage adjacent plantings is allowable. *The use of rock salt or other de-icing salts or chlorides is strongly discouraged because it causes deterioration of concrete, brick or mortar surfaces, and can be harmful to adjacent plantings.*

Care of Trees, Shrubs, Lawns and Gardens

To maintain the attractiveness of the community, homeowners are encouraged to nurture the greenscape features on their properties by following the advisories shown below and other general care guidelines available from your nursery professional. Neglect in caring for greenscape features of a lot could be deemed a maintenance violation by the Covenants Committee.

Lawn and Tree Watering

Water is recommended during extended dry periods, typically once a week if there has been no significant rainfall. For trees, water flowing from a hose at a slow to medium rate should be applied to a tree mulch ring for about 30 minutes at a time about once per week. This should wet the soil to a depth of between 4" and 6". This usually requires the equivalent of 1/2" to 1" of rainfall. Consult your nursery professional.

Lawn, Tree, Shrub and Garden Fertilization

Trees, shrubs, laws and gardens should be fertilized according to best seasonal and environmental practices to maintain a healthy appearance. Consult your nursery professional.

Pesticides and Herbicides

Pesticides and herbicides may be applied according to label directions. Emphasis should be placed on organic/biodegradable materials to ensure the least harm to the natural environment. Care in application is extremely important near ponds and waterways, neighborhood play areas and tot lots, and near adjacent residences. Avoid the use of pesticides if at all possible, but when necessary, use with caution and follow manufacturer's instructions.

[END]