

This document, GREAT OAKS DESIGN GUIDELINES and STANDARDS, supplements the GREAT OAKS HOMEOWNERS ASSOCIATION PRE-APPROVED ARCHITECTURAL MODIFICATION GUIDELINES, Covenants, and By-Laws. Any previously approved, existing structures that do not meet these guidelines are exempt but will be expected to conform to current regulations and guidelines when replaced.

### Great Oaks Design Guidelines and Standards

The specific standards detailed below are currently being used by the Architectural Control Committee and the BoD to review and approve architectural modifications. You must submit an Architectural Modification Request Form for approval even if your modification meets the criteria in these "Design Guidelines and Standards."

#### Antennas and Satellite Dishes:

Antennas and satellite dishes of a diameter of one meter or less are permitted on the property. However, they must be installed in the least obtrusive and least visible but viable location on the lot. Satellite dishes in excess of one meter are not permitted. To comply with the Federal Telecommunications Act of 1996, prior approval of the Architectural Control 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 by submitting a GREAT OAKS HOMEOWNERS ASSOCIATION PRE-APPROVED ARCHITECTURAL MODIFICATION Form.

#### Awnings:

Exterior awnings shall only be located on rear decks or patios and must be compatible with the architectural design and qualities of the home.

1. They shall be of a plain design and color which is compatible with the color scheme of the house.
2. They shall be consistent with the visual scale of the house to which attached.
3. They shall be retractable in style and be extended only while in use.

#### Decks:

When planning a deck, homeowners are advised to consider the following factors.

1. Location: Decks shall be located behind the residence. Side locations will be evaluated on their individual merit.
2. Scale and Style: Decks shall be of a scale and style which are compatible with the home to which attached, adjacent homes, and the environmental surroundings.
3. Color: Decks made from wood may be left to naturally age. Decks which are painted or stained shall generally match the trim to dominant color of the applicant's house.
4. Underdeck Storage: Elevated decks have an underdeck area which can have a negative visual impact on adjoining neighbors, particularly when used as an informal storage space. The use of decorative screening or landscaping to minimize adverse visual impacts required on all open sides by the Architectural Control Committee.
5. Your exterior modification application request must include:
  - a. A sketch to scale or photograph of the deck design and dimensions,
  - b. A sketch to scale of your home and the proposed placement of the deck,
  - c. A list of materials you are proposing to use,

Fences: General guidelines for the construction and approval of fences are provided below. All previously approved but non-conforming fences in good condition that were installed prior to the date of this document do not require replacement. At such time when major repairs are required they must be brought into compliance with the then current regulations.

1. Fences shall not exceed six feet in height above the finished grade. Ornamental post caps shall not be considered to contribute to the height of the fence and shall be permitted to extend above the six feet height measurement.
2. The height of the fence shall be compatible with any partial fencing and shall not be installed beyond the front plane of the home.
3. Fences must be constructed of wood, brick, plastic or stone. (GO Covenants Article V, paragraph 27.)
4. Gates must be compatible with fencing in design, material, height, and color.
5. Repairs shall conform to existing fence.
6. It is the responsibility of the homeowner to ensure that the fence line is within their legal property bounds.
7. The owner shall assume liability for securing permission from all adjacent property owners to construct or maintain all common fence lines.
8. Wooden fences must be decay resistant and shall be stained or allowed to naturally age.
9. Fences will follow the natural contour of the land and shall not
  - a) interfere with the drainage of surface water,
  - b) divert water onto another Lot,
  - c) or damage another Lot.
10. Your exterior modification application request must include:
  - a. A sketch to scale or photograph of the fence design and dimensions,
  - b. A current house location survey showing all existing modifications to the residence, the proposed fence, any gate locations, and description and location of existing adjoining fences,
  - c. A list of materials you are proposing to use.
11. Chain link fences will not be approved by the ACC under any circumstances.

Landscaping:

1. Approval is required for plantings intended to form a hedge or natural screen and which will attain more than two(2) feet in height. Hedges located forward of the front plane of the house shall be maintained at a height of no more than 36 inches and shall not restrict sight lines along a roadway.
2. Approval is required for the installation of structures which will form a wall 12 inches or higher and 8 feet or longer.

Pool and Pool Enclosures:

1. Above ground swimming pools shall not be permitted on any Lot.
2. A pool must be enclosed.
3. Such enclosure must be at least 72"/6' tall and no higher than 2" height from ground.
4. Pool enclosures shall be constructed of plastic/vinyl, wood, wrought iron, or aluminum.
5. A pool enclosure shall be at least five feet from the edge of the pool at any point.
6. All gates must be self-closing, have a separate keyed lock, and shall be capable of being securely fastened at a height of not less than four feet above ground level.
7. All gates must be fastened when the pool is not in use.  
(Code 1950, ◆ 15-18.1; 1958, c. 123; 1962, c. 623, ◆ 15.1-29; 1997, c. 587.)
8. Your exterior modification application request must include:
  - a. A sketch to scale or photograph of the pool and pool enclosure including dimensions,
  - b. A current house location survey showing all existing modifications to the residence, and the proposed pool and enclosure.
  - c. The materials you are proposing to use.

Sheds:

1. Accessory buildings shall be built of wood or the same type of material and of a similar architectural design as the principal dwelling.
2. No accessory building shall be constructed of metal or composition board.
3. No accessory building shall be erected, stored, or maintained in the front or side yards of a Lot.
4. Accessory buildings shall be allowed in the area between the rear of the principal dwelling and the rear Lot line.
5. Your exterior modification application request must include:
  - a. A sketch to scale or photograph of the shed and dimensions,
  - b. A current house location survey showing all existing modifications to the residence, and the proposed shed.
  - c. A list of materials you are proposing to use.

**Property Maintenance Standards**

1. All portions of a lot which are not improved by an impervious surface or structure must be maintained with grass (or other vegetation installed by a builder or approved by the Architectural Control Committee). No bare earth shall be exposed on a lot.
2. All turf areas on a lot must be kept neatly mowed during the growing season. In order to maintain the residential character and appearance of the Subdivision, all lawns shall be kept mowed to a height not exceeding SIX (6) inches. In the event an Owner clears a portion of a Lot, grass shall be planted and maintained in keeping with these requirements and the residential character of the Subdivision. (Covenants Article V, paragraph 19)
3. All lawns shall be properly trimmed along the walks and sidewalks.
4. Any dead plants, shrubs or trees shall be immediately removed.
5. Turf areas shall be kept as weed free as possible. At no time shall weed cover exceed more than ten (10%) of the turfed area.
6. No trash or debris shall accumulate or be stored on a lot. Construction materials required for the improvement of a home or lot shall be neatly stored in as unobtrusive a location on the lot as possible when not in use. Construction material must be removed when the work is complete or upon the expiration of the building permit.
7. All hedges, trees, and shrubs must be neatly trimmed and maintained and their size maintained in proportion to the lot and home through pruning.
8. The exterior of a home must be maintained in an attractive manner. No significant fading, blistering or peeling of exterior painted surfaces is permitted.
9. All exterior building components (i.e. siding, gutters, downspouts, roof shingles, windows, and doors) which are missing, broken, or otherwise in a state of disrepair must be repaired.
10. Garage doors shall be kept closed when not actively in use.
11. Pets shall not wander the neighborhood unsupervised.