

PRE-APPROVED ARCHITECTURAL MODIFICATION GUIDELINES

The following exterior additions, changes and alterations require the submission of a GREAT OAKS ARCHITECTURAL MODIFICATION NOTICE PRE-APPROVED REQUEST. A copy of this form is attached to this resolution.

If there is **ANY** deviation from these guidelines, a homeowner **is required** to submit a GREAT OAKS HOMEOWNERS' ASSOCIATION ARCHITECTURAL APPROVAL FORM and await ACC approval before making any improvements.

Non-compliance may result in violation charges assessed to the homeowner.

1. DOORS, WINDOWS, SHUTTERS, SIDING, and TRIM. Replacement of these items with the existing form, function, style, and color (as selected from the list of acceptable choices, posted on the Great Oaks Virginia website:

<https://sites.google.com/site/greatoaksfredericksburgva/> . Replacements shall maintain the appearance and design of the original items. Reference the HOA website for approved colors and styles.

2. GUTTERS. Replacement and repair of gutters shall maintain their original appearance. Gutter covers may be installed and cover only the top portion of the gutter. Vent covers or screens may be installed to eliminate the infiltration of wild birds and covering shall be no larger than the covering of the outlet.

3. HOUSE NUMBERS. Each house will have its number prominently displayed. Replacement numbers shall be maintained in compatible and complete order and appearance.

4. LANDSCAPING. Landscaping work and planting in general, including the replacement and removal of dead trees or shrubs is permitted. Landscaping and planting shall not affect land contours, drainage, or cause damage to any adjacent lot. Temporary barriers may be erected for seeding or planting purposes and are allowed for no longer than 60 days. Borders must conform to City guidelines (www.fredericksburgva.gov/FAQ.aspx?QID=176)

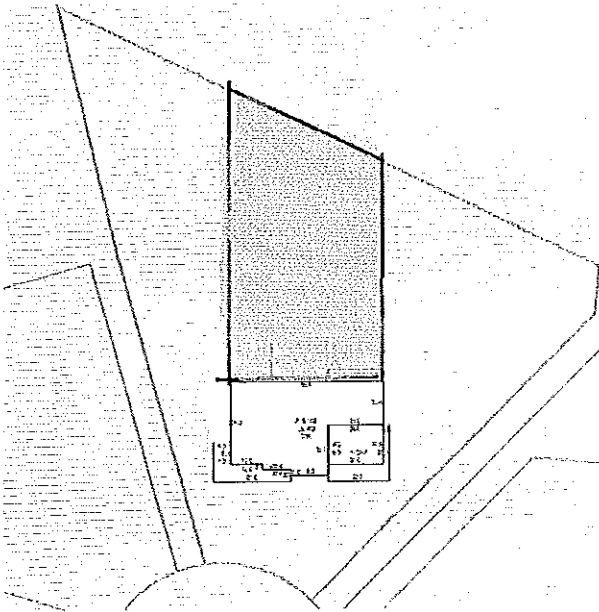
5. LIGHT FIXTURES, Replacement fixtures shall be maintained in compatible appearance to each other and the design of the community. They shall be compatible with the existing form and function of existing fixtures and installed in the same location as existing fixtures. Acceptable finishes are brass, antique brass, black, and brown.

6. RAILINGS. Replacement railings should match the existing, form, style, function, and color as originally constructed.

7. SATELLITE DISHES. Dish antennas or solar panels shall be screened, where possible so as not to be visible from any street.

8. PLAYGROUND EQUIPMENT AND STORAGE BUILDINGS. Playground equipment and storage buildings, may be constructed in the area defined by the extension of the sides of the

principal dwelling, the rear of the principal dwelling and the rear lot line as illustrated by the shaded area in the diagram below. All storage buildings should match the existing style, construction materials, and color of the principal dwelling.



9. Mailboxes. Mailboxes shall be installed in accordance with regulations of the United States Postal Service, Virginia Department of Transportation, and the City of Fredericksburg.