

Oak Mill

ARCHITECTURAL & GROUNDS GUIDELINES

INDEX

Objectives of the Architectural Guidelines	Page 1
Protective Covenants	Page 1
Changes Requiring ARB Approval	Page 1
ARB Review Criteria	Page 2
Obtaining Design Review Applications	Page 3
ARB Review Procedures	Page 3
Enforcement Procedures	Page 4
Fences	Page 4
Storage Sheds	Page 7
Detached Greenhouses and Detached Solar Collectors	Page 7
Patios and Decks	Page 7
Recreation and Play Equipment	Page 9
Swimming Pools and Water Areas	Page 9
Major Exterior Alterations	Page 10
Exterior Decorative Objects (Seasonal & non-seasonal)	Page 10
Exterior Lighting and Insect Traps	Page 10
Antennas and Satellite Dishes	Page 10
Fireplaces	Page 11
Dog Houses and Runs	Page 11
Exterior Painting	Page 11
Flagpoles	Page 11
Grills	Page 11
Compost Piles	Page 12
Storage of Boats, Trailers, Campers, Commercial Vehicles Mobil Homes or Recreational Vehicles	Page 12
Hot Tubs and Spas	Page 12
Trash and Garbage Receptacles	Page 12
Approved 8/26/2002; Amended 3/9/2006; Amended 5/19/2021	

Storm Doors	Page 12
Front Doors	Page 12
Exterior Unit Air Conditioners or Fans	Page 13
Attic Ventilators	Page 13
Clotheslines	Page 12
Mailboxes	Page 12
Real Estate Sales/Rental Signs	Page 13
Solar Panels and Solar Water Heaters	Page 13
In-Home Business	Page 13
Grounds	Page 14
Maintenance	Page 14
Amendments to the Architectural Guidelines	Page 15
Grandfather Clause	Page 15

OBJECTIVES OF THE ARCHITECTURAL GUIDELINES

This document's overall objective is to serve as a guide to aid members of the ARB (Architectural Review Board) and residents in maintaining and enhancing Oak Mill's carefully designed environment. The guidelines described in this booklet address improvements for which homeowners most commonly submit applications to the ARB. They are not intended to be all-inclusive or exclusive, but rather serve as a guide to what may be done. The specific objectives of this document are:

1. To increase residents' awareness and understanding of the Covenants.
2. To describe the organizations and procedures involved with the architectural standards established by the Covenants.
3. To illustrate design principles, which will aid residents in developing exterior improvements that are in harmony with the immediate neighborhood and the community as a whole.
4. To assist residents in preparing an acceptable application to the ARB.
5. To provide uniform guidelines to be used by the ARB in reviewing applications.

PROTECTIVE COVENANTS

The basic authority for maintaining the quality of design in Oak Mill is founded in the Covenants, which are a part of the deed to every property in Oak Mill. The intent of Covenant enforcement is to assure residents that the standards of design quality will be maintained. This, in turn, protects property values and enhances the community's overall environment. Every Oak Mill property owner should have received a copy of the Covenants at settlement. All too frequently the owner does not read this information. Since these Covenants "run with the land," they are binding on all owners whether or not they have been read. They should be periodically reviewed and fully understood. The Covenants established both the Oak Mill Homeowners' Association and the ARB.

WHAT CHANGES MUST HAVE ARB APPROVAL?

Article VI, Section -2 of the Covenants explicitly states that all exterior alterations require the approval of the ARB:

Section 2. No structure or addition to a structure shall be erected, placed, altered or externally improved on any Lot until the plans and specifications, including design, elevation, material, shape, height, color and texture, and a site plan showing the location of all improvements with grading modifications, shall be filed with and approved in writing by the Architectural Review Board and if required by appropriate county authorities, and where required, appropriate construction permits obtained. "Structure" shall include, but not be limited to, any building or portion thereof, wall, deck, greenhouse, skylight, solar panel, fence, pool, pavement, driveway, or appurtenances to any of the aforementioned.

This paragraph explicitly states that any change, permanent or temporary, to the exterior appearance of one's property must be approved by the ARB. This includes, but is not limited to the replacement of windows and doors. Further, once a plan is approved it must be followed or a modification must be approved by the ARB.

It is important to understand that ARB approval is not limited to major alterations such as adding a room or deck to a house, but includes such items as changes in color and materials, etc. Approval is also required when an existing item is to be removed.

Each application is reviewed on an individual basis. There are no "automatic" approvals, unless provided for specifically in these Guidelines. A homeowner who wishes to construct a deck identical to one already approved by the ARB is still required to submit an appropriate application.

The one exception involves structures such as decks, which were offered as builders' options and are shown on original site plans. These structures have already been approved by the ARB or the Associations Board of Directors and do not require an application.

ARB REVIEW CRITERIA

The ARB evaluates all submissions on the individual merits of the application. Besides evaluation of the particular design proposal, this includes consideration of the characteristics of the housing type and the individual site, since what may be an acceptable design of an exterior in one instance may not be for another. For example, exterior changes to townhouses, due to their relative proximity to each other, usually are more noticeable and have more of an impact on adjoining properties than changes to detached homes.

Design decisions made by the ARB in reviewing applications are not based on any individual's personal opinion or tastes. Judgments of acceptable design are based on the following criteria, which represent in more specific terms the general standards of the Covenants.

1. Validity of Concept. The basic idea must be sound and appropriate to its surroundings.
2. Design Compatibility. The proposed improvement must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in material, architectural style, quality of workmanship, color and construction details.
3. 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 or access to neighboring property; decks or larger additions may cause unwanted shadows on an adjacent patio property or infringe on a neighbor's privacy.
4. Scale. The size (in three dimensions) of the proposed alteration should relate well to adjacent structures and its surroundings. For example, a large addition to a small house may be inappropriate.
5. Color. Color may be used to soften or intensify visual impact. Parts of the addition that are similar to parts of the existing house, such as roofs and trim, must match in color.
6. Materials. Continuity is established by use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house.
7. Workmanship. Workmanship is another standard, which is applied to all exterior alterations upon completion. The quality of work should be equal to or better than that of the surrounding area. Poor practices, besides causing the owner problems, can be visually objectionable to others. Poor workmanship can also create safety hazards.
8. Timing. Alterations may be constructed or installed by the residents themselves rather than a contractor. However, 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 estimated start and completion dates. The failure to commence a project within six (6) months of approval by the ARB or the failure to complete a project within six (6) months of commencement will require an application to the ARB for an extension of time to complete the project.

APPLICATIONS

Application forms are available from the Management Company, the Oak Mill website (OakMill.org), the President of the Oak Mill Homeowners Association or the Chairperson of the ARB. The application form calls for information, which will be useful in determining the scope and detail of the proposal. The same form will be used for all modifications. All applications should include as much information as possible, specifically including the following (as applicable):

A house location plan or survey is required as part of all applications. This plan is a scale drawing of your lot (site) which shows the exact dimensions of the property, adjacent properties, if applicable, and all existing improvements. Those alterations, which are subject of the ARB applications, shall be clearly marked. Contour lines are required where drainage is a consideration. A base of a plan for applications is the plat plan provided to you when you purchased your home.

1. Style and specific description of materials to be used, including colors.
2. Dimensions of any additions, including dimensions of railings, posts, stairs, steps, benches, and other details should be provided.
3. List of all exterior colors on the house and appurtenant structures; including color samples of the new color to be used.
4. Estimated start date and estimated completion date in terms of days after start.

The applicant must sign the form. Additional signatures by affected neighbors will indicate only their awareness of the application. Completed forms should be forwarded to the Chairperson of the ARB for processing.

REVIEW PROCEDURES

Each application will be checked for completeness. If information, which is pertinent for the review of the application, is missing, the application will be returned, marked incomplete.

All information on or with the applications (sketches, landscaping, screening, etc.) will be considered as part of the proposed improvements unless explicitly noted otherwise.

The ARB must act upon all applications within 45 days after the ARB has received them. ¹ Applicants, whose applications require interpretation will be notified and asked to be present at the meeting concerning their case.

¹ Section VII; Section 6; Failure to Act states: In the event the architectural Review Board fails to approve or disapprove a correctly filed application within 45 days of the receipt of the application sent by Registered Mail or Certified mail-Return Receipt Requested, approval of the Architectural Review Board shall be deemed granted, except for those applications for additions or alterations prohibited by this Declaration or the architectural standards adopted by the Association, in which case no disapproval is necessary to uphold the prohibition. Failure of the Architectural Review Board or the Board of Directors to enforce the architectural standards or to notify an Owner of noncompliance with architectural standards or approved plans for any period of time shall not constitute a waiver by the Architectural Review Board or the Board of Directors of the enforcement of this Declaration at any later date.

The notice of approval or disapproval of the request by the ARB will be returned to the address on the application, whether or not the applicant attends the meeting.

Acknowledgment by all adjacent property owners is needed. Their signatures on the application form indicate an awareness of intent and do not constitute approval or disapproval. It is the responsibility of adversely affected residents to make their objections known to the ARB prior to the ARB's decision. Objections will be considered during the ARB's deliberations. Objecting residents will be notified of the ARB's decision.

An appeals procedure exists for those affected by an ARB decision.²

To initiate the appeals procedure applicants must submit a written request for reconsideration to the ARB within days 20 after receiving the written ARB decision. Other affected residents must submit a written request within 10 days after receiving the ARB decision.

The ARB will review its decision and respond to the applicant within 10 days of receipt of the appeal. The applicant can initiate an appeal to the Board of Directors within 20 days of receipt of the second ARB decision. The final decision of the appeal, by the Board of Directors, will be provided to the applicant no later than 10 days after the next scheduled meeting of the Board following filing of an appeal. If this is a time sensitive matter, the homeowner appealing the ARB decision should contact the President of the Association to request an expedited hearing.

ENFORCEMENT PROCEDURES

Article VII of the Covenants requires the ARB to ensure compliance of all lots with the Association architectural standards by all Homeowners. The Board of Directors has adopted the following enforcement procedures.

All violations will be confirmed by a site visit by the ARB and/or a member of the Board of Directors.

1. An attempt will be made to contact the resident/owner in violation by telephone or direct contact.
2. If, within three (3) days, no contact has been made, a violation notice will be sent by certified mail.
3. If the violation is not resolved within 15 days after the written notice, a notice will be sent by certified mail informing the resident/owner of the time and place of a hearing by the ARB concerning the violation.
4. If the violation cannot be resolved by the ARB, the violation will be turned over to the Board of Directors with a recommendation for appropriate action(s). The action may include, but are not limited to, the levying of a fine, Board initiated enforcement to be billed to the homeowner, and/or legal action.

² Article VII; Section 8 states: Appeal. Any aggrieved party may appeal a decision of the architectural Review Board to the Board of Directors by giving written notice of such appeal to the Association or any director within 20 days of the adverse ruling.

FENCES³

General Fencing Guidelines

Fencing is used to separate property, provide security and visual privacy, or architecturally define space. In achieving any one of these goals, a barrier is created which has both visual and physical impact on the boundaries or common land and properties of adjacent homeowners. Careful consideration should be given to the basic fencing concept and the manner in which the concept is executed.

Detached House Fencing (Single and Patio Homes)

Detached House fencing shall be restricted to the following:

1. Board-on-board style fencing or 3-rail split style fencing. (See Fence Diagrams page)
2. Should be between 4 feet and 6 feet in height from ground level.
3. Fencing is to be in rear yard of property. Relationship to adjacent houses and other site factors should also be considered in determining fencing locations.
4. Fencing is to be within the property line.
5. The Tops of fences must be level. When necessary to accommodate changes in elevation, fences shall change elevation by “stepping.” See Fence Diagram Page.

Town House Fences

Town House fencing shall be restricted to the following:

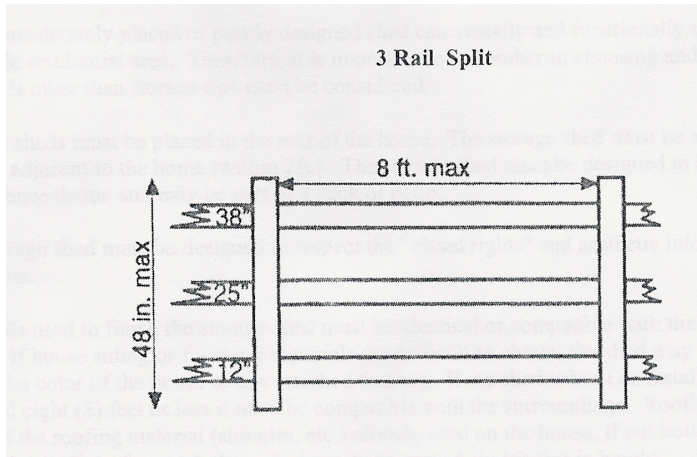
1. Board-on-board style fencing (similar to builder provided privacy fences). (See Fence Diagram Page.). Boards are approximately 6 inches wide.
2. Should be between 4 feet and 6 feet in height from ground level.
3. Fencing is to be in rear yard of property only. Locations for end units shall be considered on an individual basis.
4. Fencing is to be within the property line.
5. The Tops of fences must be level. When necessary to accommodate changes in elevation, fences shall change elevation by “stepping.” See diagram.

Screening Lots on Major Roadways

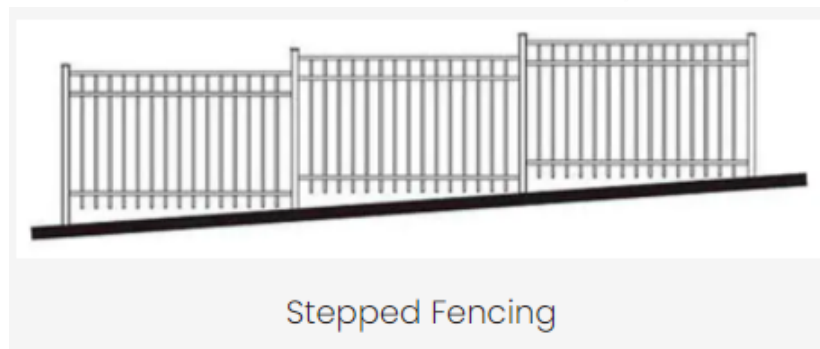
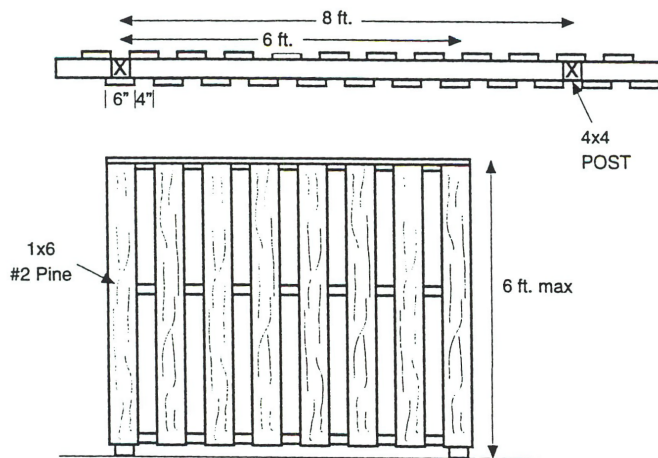
Since lots with reverse frontage on major in-use roadways in Oak Mill are highly visible, certain criteria should be followed to retain the aesthetic qualities of the community. Limitations will be to board-on-board fencing not to exceed 6 feet in height for those homes with reverse frontage along the perimeter of Oak Mill, defined specifically as Monroe and Fox Mill Road.

³ Article VI; Section 13 states: No fence or enclosure shall be erected or built on any Lot until first approved in writing by the Architectural Review Board as to location, height, material and design. Any fence or wall built on any Lot shall be maintained in a proper manner as not to detract from the value and desirability of surrounding property.
Article VI; Section 4 states: No fence, wall, tree, hedge or shrub shall be maintained in such a manner as to obstruct sight lines for vehicular traffic.

Fence Diagrams



Board-on-board



STORAGE SHEDS

An inconsiderately placed or poorly designed shed can visually and functionally negate an otherwise desirable residential area. Therefore, it is important to remember in choosing and locating a shed that there are needs other than storage that must be considered.

Permitted Shed Locations:

- Large Single Family Homes - Adjacent to the home, rear patio or at rear fenceline
- Patio Homes - sheds not permitted
- Townhomes - Adjacent to the rear of home or fenceline

Locations of sheds will be evaluated based on lot size, neighbor view impacts and visual screening. Please include these items in your application to the ARB.

The storage shed must be designed to respect the "visual rights" and aesthetic interest of neighboring properties.

Materials used to finish the storage shed must be identical or compatible with the exterior finish of the house. If house siding or finishing materials are difficult to obtain, the shed may be of wood and painted to match the color of the house or any attached fencing. If the shed is built or installed below a deck that is elevated eight (8) feet or less it must be compatible with the surroundings. Roofing should be the type and color of the roofing material (shingles, etc.) already used on the house, if not built below an elevated deck. The highest point of a stand-alone shed must not exceed eight (8) feet in height.

DETACHED GREENHOUSES & DETACHED SOLAR COLLECTORS

Detached greenhouses and solar collector panels will be reviewed on a case-by-case basis.

PATIOS AND DECKS

Patio and Deck Location

Patios or decks should be located in rear yards. All decks and patios over eight (8) inches above grade will be treated as "attached decks" and will adhere to the Fairfax County zoning ordinances.

When patio or deck schemes include other exterior changes, such as fencing, lights, plantings, etc., other appropriate sections of these Guidelines should be consulted prior to application.

Patio & Deck Construction

Decks and Patios must be designed to respect the "visual rights" and aesthetic interest of neighboring properties.

Patios may be constructed of poured concrete, brick, stone or commercial paver tiles. Proper workmanship to ensure solid construction and attractive appearance is required. Decks must be constructed of pressure-treated lumber, #2 southern pine, or suitable composite materials. Wood decks may be treated with a clear wood tone preservative sealer. Wood decks should be treated with a sealer or clear stain to preserve the wood: paint may chip and require more frequent maintenance and is not permitted. All

colored materials shall be approved by the ARB prior to installation. All homes may alter the deck color only with ARB approval as stated in the Construction Color section below.

Screen Porches

Screen porches will be reviewed on a case-by-case basis. However, the screen porch must be designed to appear as part of the house/fence theme and designed to respect the "visual rights" and aesthetic interest of neighboring properties. Roofing should be the type and color of the roofing material (shingles, etc.) already used on the house

Under-deck Storage

Raised decks include an under-deck storage area, which has a visual impact on neighbors in the surrounding area. Storage should be maintained so as to present a neat, uncluttered appearance. Special under-deck storage, screening (such as lattice) or landscaping is required and must be approved by the ARB.

Storage of garbage, vehicles, lawn equipment, building supplies, trailers, or any other material that is deemed inappropriate by the ARB is prohibited.

Drainage

If changes in grade or other conditions, which will affect drainage, are required for the construction of the deck or patio, those changes must be approved by the ARB and conform to the Fairfax County Regulations.

In all cases in which a patio or deck is contemplated, serious consideration should be given to making ground level surfaces of porous material or to provide mulched beds to offset additional impervious deck or patio area. The ARB will require details as to what drainage considerations have been taken, especially when large areas are involved.

Construction

Permits - A building permit is required for all decks that are supported by footings regardless of the height above grade. For decks constructed with stairway illumination, electrical permits may also be required. A Fairfax County Building Permit must be obtained prior to construction.

Material - Decks are to be constructed with wood that is pressure treated, #2 Southern Pine or better. Decks constructed of composite materials will be evaluated on an individual basis.

Color - Wood decks may be treated with a clear sealer or stain. All homes can apply for permission by the ARB to stain the deck in a natural wood color, or a neutral color that matches the home trim, as deemed appropriate by the ARB. Applications to stain a deck or clad in vinyl or composite materials must include a color swatch representative of the final color. Colors must remain consistent with the theme of the house (i.e. match the color of the trim). Deck flooring, railings and stairs should be one color. Homeowners wishing to use more than one color stain for decks must have prior approval of the ARB.

Location - Decks/patios are to be located in the rear of the property only. They must be set back from all property lines as required by Fairfax County Regulations.

RECREATION AND PLAY EQUIPMENT

All recreation and play equipment, with the exception for basketball backboards below, must be placed in rear yards (this includes children's pools). Any recreation or play equipment that is not permanently installed can be placed without permission from the ARB. Any equipment that is permanently installed needs approval from the ARB. Screening may be required by the ARB or Board of Directors for any recreation or play equipment (either permanently installed or not) to minimize any visual impact on neighboring homes.

One portable basketball backboard may be placed in the driveway of a large single family home. For the large single family homes, ARB approval is required for basketball equipment that (1) is not regulation for use by any local or national basketball association or league based on height, width or construction material, or (2) with a base, post, and backboard that are not black, white, gray or clear. Basketball equipment that meets the preceding two requirements does not require ARB approval. The basketball hoop must be placed at least 10 feet from the edge of the sidewalk nearest to the home. Basketball backboards which meet the preceding requirements may be left in place from April 1st to November 30th, even when not in use. Basketball backboards, which are permanently installed or attached to a home, are prohibited.

Portable basketball backboards may be placed in the driveway of a Patio home or Townhome, while in use and must either be stored in the rear of the house or stored out of sight when not in use. Basketball backboards that are permanently installed or attached to a home are prohibited.

SWIMMING POOLS AND WATER AREAS

Requests for swimming pool or other water area construction will be reviewed on a case by case basis.

MAJOR EXTERIOR ALTERATIONS

Major alterations are considered to be those which substantially alter the existing home structure either by subtraction and/or addition. The proposed structure must be compatible with the original structure and in keeping with the existing lot size.

Major building alterations include, but are not limited to, construction of driveways, garages, porches, greenhouses, rooms, fireplaces, chimneys, other additions to a home, etc. However, other site changes such as driveway modifications are also included.

Permitted roofing colors are as follows:

- Large Single Family Homes - Charcoal, Weathered Wood
- Patio Homes - Weathered Wood
- Townhomes - Charcoal, Weathered Wood

Shingles should be of the 3D or architectural type. For Townhomes all homes in a single structure should match.

The design of major alterations should be compatible in scale, materials and color with the applicant's house and adjacent homes.

The location of major alterations should not impair the views, or amount of sunlight and natural ventilation on adjacent properties.

New windows and doors should match the type used in the applicant's house and should be located in a manner, which will relate well to the location of exterior openings in the existing house.

If changes in grade or other conditions, which will affect drainage, are anticipated, they must be indicated. During construction, materials must be stored so that impairment of views from neighboring properties is minimized. Excess material should be immediately removed after completion of construction.

No debris may be allowed to accumulate during construction.

EXTERIOR DECORATIVE OBJECTS

Seasonal Decorations

Seasonal holiday decorations are allowed and do not require the advance approval of the Association. However, they must be removed after no more than 40 consecutive days. Trees and bushes decorated with plain white (non-blinking) string lights (green or brown wire only) may be displayed from November 1st until Daylight Savings Time begins, without requiring ARB approval. Permanent (year-round) tree and bush lighting is allowed, but requires approval from the ARB.

Non-seasonal Decorations

All non-seasonal yard decorative objects larger than eighteen (18) inches wide by eighteen (18) inches long by eighteen (18) inches high such as fountains, sculptures, figurines, statues, etc. require Association approval unless these objects are screened by fencing. Flower boxes, planters and wind chimes that are standard shapes and sizes do not require approval. If the use of any outside decorative object(s) is deemed to be excessive, unsightly, or offensive, the ARB has the authority to have the owner remove the unacceptable item(s). Prior to initiating steps to remove any decorative items, the ARB must consult with the homeowner, Board of Directors and adjacent neighbors.

EXTERIOR LIGHTING & INSECT TRAPS ⁴

No exterior lighting shall be directed outside the applicant's property. Lighting which is a part of the original structure must not be altered without ARB approval. Lights which are proposed in place of the original fixtures must be compatible in style and scale with the applicant's house. Low wattage path or garden lights are acceptable, however any associated wiring must be concealed out of the site of public view. Spotlights or motion-activated lights are not permitted on the front of the home.

Electric insect traps are not allowed.

ANTENNAS & SATELLITE DISHES⁵

Subject to prior review and approval by the ARB, owners may install certain antennas or satellite dishes for the purpose of receiving Audio and/or Video Programming and Media Reception:

1. A "dish A" antenna that is one meter (39 inches) or less in diameter (Direct Broadcast Satellite).

⁴ Oakmill CCNR Article VI; Section 6 states: No noxious or offensive activity shall be carried on upon the Property, nor shall anything be done or placed thereon which is or may become an annoyance or nuisance to the neighborhood. No exterior lighting on the Lot shall be directed outside the boundaries of the Lot.

⁵ Article VI; Section 10 states: To the extent not inconsistent with federal law, exterior television and other antennae, including satellite dishes, are prohibited, unless approved in writing by the Architectural Review Board. The Architectural Review Board shall adopt rules for the installation of such antennae, which rules shall require that antennae and satellite dishes be placed as inconspicuously as possible and screened from view; provided, however, that all such rules relating to antennae and satellite dishes shall not unreasonably delay installation, interfere with reception or increase the cost. It is the intent of this provision that the Architectural Review Board shall be able to strictly regulate exterior antennae and satellite dishes to the fullest extent of the law and should any regulations adopted herein or by the Architectural Review Board conflict with federal law, such rules as do not conflict with federal law shall remain in full force and effect.

2. TVBS-Television Broadcast Stations.
3. Antenna one meter or less in diameter or diagonal measurement and designed to receive video programming service via Multichannel Multipoint Distribution Service.

Masts higher than six (6) feet will not be permitted.

Antennas and satellite dishes should be installed in the least obtrusive location along the rear gutter line to the roof peak. (it should not extend above the crown of the roof) Where possible, antennas and satellite dishes should be located on the side of the roof least visible from the street. If reception can not be obtained from the rooftop location, the satellite dish should be located as unobtrusively as possible on the property that still provides a quality signal. Screening, such as shrubs, is required where possible.

Owners are required to comply with all safety restrictions as outlined by federal, state and local requirements including, but not limited to, fire, electrical and FCC codes. All antennas must be installed as required by the manufacturer and must be properly grounded.

FIREPLACES

The addition of a fireplace to a home requires ARB approval. Gas fireplaces are allowed as long as they are vented to the outside and require ARB approval. The section on Major Exterior Alterations covers fireplaces. Standard wood burning fireplaces will be allowed so long as chimneys are compatible with the basic structure of the home. Location should be in such a manner as to minimize visual impact. If a homeowner chooses to add a fireplace to his home, chimneys must be consistent with the original structure of the house.

DOG HOUSES AND RUNS

Dog houses must be compatible with the applicant's house in color and must be located in the rear yard of the house. The same criteria applies to doghouses as to storage sheds. Dog runs are prohibited.

EXTERIOR PAINTING ⁶

Color changes apply not only to the house siding, but also to the doors, shutters, trim, roofing, and other appurtenant structures. Change of exterior color for single family houses and townhouses should be in conformance with existing Neighborhood colors. Repainting or staining a specific object to match its original color need not be submitted via an Application to the ARB.

FLAGPOLES

Stand-alone flagpoles will be allowed on a case by case basis. Temporary/Removable flagpoles must not exceed six feet in length and must be attached to the dwelling.

GRILLS

⁶ Article VI; Section 11 states: No person shall paint the exterior of any building or portion thereof, a color different than the original color of said building or portion thereof without the proposed color having been first approved in writing by the architectural Review Board.

All grills must be stored in the rear of the house or stored out of public sight (e.g. Inside the garage) when not in use.

COMPOST PILES

Compost piles are not allowed.

STORAGE OF BOATS, TRAILERS, CAMPERS, COMMERCIAL VEHICLES, MOBILE HOMES OR RECREATIONAL VEHICLES ^{7 8}

No recreational vehicle may be parked or stored in open view on residential property, in visitor parking spaces, or community streets. If a homeowner has a visitor that has a recreational vehicle, the visitor's vehicle can be parked for no more than seven (7) days on either common or personal property.

HOT TUBS AND SPAS

Exterior hot tubs and spas require the advance approval of the ARB, and must have a hard cover when not in use. Hot tubs and spas are required to be reasonably hidden from public view. Any application for a Hot Tub or Spa must address issues such as appropriate draining and safety (access by others).

TRASH AND GARBAGE RECEPTACLES

Trash shall be collected and stored in trash receptacles only and not solely in plastic bags. Trash and garbage receptacles shall not be permitted to remain in public view except on days of trash collection, except those receptacles designed for trash accumulation located in the Common Area. No accumulation or storage of litter, new or used building materials, or trash of any kind shall be permitted on the exterior of any Dwelling Unit.

STORM DOORS

All screen and storm doors require the advance approval of the ARB. The color of the storm door must match the color of the trim around the door (white). The ARB recommends "FullView" style doors with brass or bronze hardware.

FRONT DOORS

All replacements to the originally installed (builder provided) doors require the approval from the Association. Additional hardware (peep holes, dead bolt locks, kick plates, door knockers, decorative

⁷ Article VI; Section 15 states: No commercial or industrial vehicles, such as but not limited to moving vans, trucks, tractors, trailers, vans, wreckers, tow trucks, hearses and buses shall be regularly or habitually parked or parked overnight on the Property, except upon the prior written approval of the Architectural Review Board.

Article VI; Section 16 states: No recreational vehicles or equipment, such as but not limited to boars, boating equipment, travel trailers, camping vehicles or camping equipment shall be parked on the Property without the prior written approval of the Architectural Review Board, as to location, size, screening and other relevant criteria. The Association shall not be required to provide a storage area for these vehicles.

Article VI, Section 17 states: The Board of Directors shall have the right to tow any vehicle parked or kept in violation of the covenants contained within this Article, upon twenty-four (24) hours' notice and at the vehicle owner's sole expense.

⁸ *The Board of Directors has defined "recreational vehicle" as follows: (a) any boat or boat trailer; (b) any motor home or other self contained camper; (c) any camper slip-ons where the camper backs are higher than the roofline of the cab or the truck; (d) any mobile home, trailer or fifth wheel trailer; (e) any pop-up camp/tent trailer or other similar recreation oriented portable or transportable facility of conveyance; (f) any vehicle not included above which could not normally or regularly be used for daily transportation. This include dune buggies or non-operative automobile collections or other automotive equipment not licensed for use on the highways of Virginia; (g) any trailer.*

handles) do not require Association approval, however they must match the other hardware installed on the door. The same finish must be used on all door hardware items (locks, handles, kickplates, deadbolts, etc.).

EXTERIOR UNIT AIR CONDITIONERS OR FANS

Air conditioner units extending from windows are prohibited.
Fan units will not be installed in windows.

ATTIC VENTILATORS

Attic ventilators and turbines must match the siding or trim on the house if mounted on a gable end or be painted to match the roof if placed on a roof. Roof location shall be on the least visible side of the ridgepole.

CLOTHESLINES ⁹

No clothing, laundry or wash shall be aired or dried on any portion of the Property within public view.

MAILBOXES

Mailboxes shall remain consistent with the original mailboxes installed throughout the Community. In the Large Single Family Homes the mailboxes must be kept in good repair by the homeowner. Mailboxes shall not overhang or block any part of the sidewalk, street or driveway. Replacement mailboxes that are not of the same style, construction and color as the original require prior ARB approval.

REAL ESTATE SALES/RENT SIGNS ¹⁰

Real estate signs are allowed without approval of the ARB. Signs may only be placed in the front yard of the property available. Open House signs will be allowed in common areas for a period of twenty-four hours before the open house and must be removed immediately after the open house.

SOLAR PANELS AND SOLAR WATER HEATERS

Solar Panels and Solar water heaters will be evaluated on a case by case basis and require an approved application from the ARB.

IN-HOME BUSINESS

Fairfax County regulates in-Home Businesses. In addition, no sign or other advertising device of any nature shall be placed upon any lot and no exterior visible storage of business related materials will be allowed.

EXTERNAL SECURITY CAMERAS

⁹ Article VI; Section 2 states: No clothing, laundry or wash shall be aired or dried on any portion of the Property within public view.

¹⁰ Article VI; Section 6 states: No sign, advertisement or message shall be permitted on the Property which offers or implies commercial or professional services or which may constitute any other kind of business solicitation, other than signs related to real estates sales or leases. Customary name and address signs and real estate sale or lease signs shall be permitted if such signs receive the prior, written approval of the Architectural Review Board. No more than 1 permitted sign shall be displayed to public view on any Lot and must be less than or equal to 2 square feet in total surface area and may not be illuminated. All permitted signs advertising the property sale or rent shall be removed within 3 days from the date of the conveyance of the Lot or of the execution of the lease agreement, as applicable.

Doorbell-type security cameras are permitted on the home. Other cameras mounted on the front of the home must be approved by the ARB. Cameras are not permitted in common areas. Security cameras should only have a view of the homeowner's own property.

GROUNDS

All grassy areas of a lawn shall be kept mowed and shall not be permitted to grow beyond a height of 6 inches.

Bushes and other plants and flowers must be maintained properly and be of a reasonable size. If you "share" a planting bed with an adjacent neighbor, you must agree on a uniform scheme for planting or edging materials. Beds should not be "split down the middle". Climbing vines must be on trellises, they are not permitted to grow up the wall of the dwelling.

The addition or removal of any tree must be approved by the ARB.

Any addition of trees or bushes to the common area by an individual homeowner or group of homeowners must be approved by the ARB. This application must include a statement that the homeowner will assume responsibility for the care of all landscape modifications, to include adequate watering, pruning and removal (if necessary). Flowers may be added only to the tree save areas and do not require approval.

Fairfax County and the Oak Mill Homeowners Association strictly forbid homeowners expanding their property beyond their property lines and going into common areas and tree save areas. Trees that have fallen in the tree save areas must remain there and can not be removed without the written approval of the Fairfax County Environment Division. The Board of Directors in conjunction with Fairfax County will take whatever necessary legal action against homeowners that expand their property in common and tree save areas. The County shall require homeowners that have expanded their property lines into any common and/or tree save areas to restore those areas to its natural vegetative condition.

Vegetables may only be grown in the back yard and must be screened from public view and in an aesthetically compatible manner.

Planting of annuals or other flowers in existing homeowner beds does not require ARB approval. It's the homeowner's responsibility to ensure any planted area on their property is free of power lines, water lines or other utilities.

No dumping is allowed in the tree save areas. This includes trash, garden waste, dirt, and rocks. All such materials must be disposed of properly.

MAINTENANCE¹¹

The exterior of all structures shall be maintained in good condition. If not properly maintained and/or if deemed as a safety hazard, the ARB or Board of Directors may make necessary repairs and bill the homeowner.

¹¹ Article VI, Section 12 states: The exteriors of all structures, including, without limitation, walls, doors, windows and roofs, shall be kept in good maintenance and repair. No structure shall be permitted to stand with its exterior in an unfinished condition for longer than six (6) months after the commencement of construction. In the event of fire, windstorm or other damage, the exterior of a structure shall not be permitted to remain in a damaged condition for longer than three (3) months, unless expressly excepted by the Board in writing.

AMENDMENTS TO THE ARCHITECTURAL GUIDELINES

The ARB will conduct a yearly evaluation of the Guidelines to determine if amendments are required. If an amendment is necessary, the Board of Directors shall adopt the actual amendment following the same procedures used for adoption of the original Guidelines.

GRANDFATHER CLAUSE

Any change made to a homeowner's property, which has been approved by the Association and is properly documented prior to the adoption of the above guideline, need not be modified in accordance with the guidelines specified herein. These modifications will be considered acceptable under this clause. It's the responsibility of the homeowner to produce the approval documents for the ARB or Board.