

**GREAT OAK SQUARE
ARCHITECTURAL REVIEW COMMITTEE (ARC) GUIDELINES
EFFECTIVE AS REVISED MAY 15, 2019**

GREAK OAK SQUARE HOMEOWNERS' ASSOCIATION

GREAT OAK SQUARE

ARCHITECTURAL REVIEW COMMITTEE (ARC) GUIDELINES

ARCHITECTURAL REVIEW

In most communities like ours, Architectural Review Committees are known as “Architectural Control Committees, or ACC’s.” As you may already know, they have a mixed reputation with neighboring townhomes communities. Some are praised for maintaining high property values, preserving the architectural integrity and beauty of a community, and serving as a “base” from which disputes over exterior home appearance can be peacefully and legally resolved. In other communities, though, they have been criticized for constraining homeowners through unrealistic and unreasonable rules and sanctions. Great Oak Square’s Architectural Review Committee (“ARC”) has always tried to be more like the former. We seek to protect in the most reasonable and objective fashion possible, the architectural standards to which we all agreed when we purchased our homes.

WHAT PURPOSE DOES IT SERVE?

Great Oak Square’s ARC has been established for several important reasons:

- A properly established and administered Review Committee serves to protect each resident’s personal investment in the community. In other words, your investment in your home is protected by what you do to maintain the upkeep of your home; but the effort of your surrounding neighbors is equally important. Let’s work together, through the ARC, to protect the entire community’s investment.
- The ARC provides the ground rules for settlement of potential disagreements about the exterior appearance of homes in the neighborhood. If left to informal expression, these disagreements can do much to undermine the community spirit and goodwill which are necessary to sustain a successful association.
- The ARC was not established to stifle individuality, nor to establish supremacy of any kind. Instead, the rules are designed with the sole intent of protecting personal rights and property. As members of the ARC, we hope residents will make improvements to their homes. And by doing so within the guidelines, every resident’s investment and home value are improved.

ARCHITECTURAL AUTHORITY

The ARC is established as a requirement of Article XIII – DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (Each homeowner received a copy at settlement), as well as by other County and State regulations. If you do not have a copy, you can find a copy on the GOSHA website (<https://www.greatoaksquare.org/>).

ARCHITECTURAL GUIDELINES

There are three major categories of items for specific home improvement guidelines. These three are very important to you because they identify which improvements are permitted and how approvals can be assured. Items not specifically mentioned here require approval.

IMPORTANT NOTE: Virginia Law requires that every then-current violation of the ARC guidelines be disclosed before a home be sold. In cases where there is a conflict between the ARC guidelines and County or State Regulations, the County or State Regulations shall take precedence.

CATEGORY 1: BLANKET APPROVALS

Items in this category do not require approval, provided the guidelines mentioned below (if any) are followed:

- a. Plants, shrubs, and flowers planted within three feet of the front of your house, not to exceed the lowest portion of the windows in height. Also, such plantings may be placed anywhere within the backyard area, provided the plants do not grow through to your neighbor's yard.
- b. Picnic tables with or without umbrellas if they are placed in backyards.
- c. Storm doors, deadbolt locks, peepholes, and inside security bars.
- d. Hose caddies affixed to house or rear fence.
- e. Outside seasonal decorations that are displayed three weeks before or after the holiday seasons.
- f. Vegetable gardening in rear yards, provided the plants do not grow through to your neighbor's yard.
- g. Repainting the exterior and/or trim of the house in its original Ryan Homes color: Frost White, Bahama Brown, Heritage Blue, and Antique Cream (beige). The formulae for these colors are available on the GOSHA website.
- h. Lawn furniture, barbeque equipment, toys, bikes, etc., are permitted, if they are kept in good repair. Residents should store such items within the rear area when not in use.
- i. Attic fans, if they are mounted on the rear of the house roof, do not exceed the peak of the roof, and are no higher than 24" above the roof's surface.
- j. Window or door changes.
- k. Landscaping changes, including installation or removal of trees/shrubs.
- l. Porch lights.

CATEGORY 2: COMMON IMPROVEMENTS

Items in this category require approval. If the guidelines stated herein are followed, approval of your application for improvement is very likely.

Patches to shingles and siding are permitted. The ARC understands that precise color matching can be problematic due to weather and fading. If the roof is older, it will be difficult to match 100%. We do not expect a perfect match; however, the homeowner is responsible for matching the style and color to the maximum extent possible. For example, if an architectural charcoal shingle is currently used then the same type architectural charcoal shingle should be used. Please do not install a brown shingle to repair a charcoal roof.

SIDING

Siding, if:

- 1) If a homeowner is changing the home's siding color, the entire house must match. The front must match the back. Likewise, a unit must also have a matching side.

Style

The approved style is traditional horizontal siding.



Traditional Style

Dutch-lap, beaded panel, and narrow plank, shown below, are all prohibited.

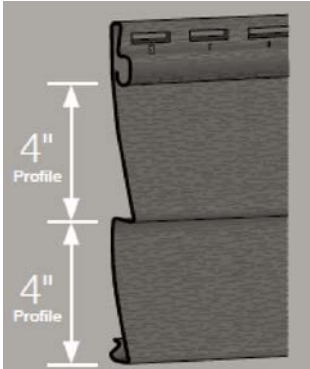


Shaker, board and batten, log, and shingle, shown below, are all prohibited



Profile

The approved profile is a traditional double 4" siding to match the existing the community houses.



Material

The board approves homeowners to use either vinyl or aluminum siding.

Trim

Trim colors must be complimentary to be main body siding. It should provide contrast and cannot be the same color.

Colors

The board approved various color choices expanding the original four colors siding pallet. Colors are listed below with manufacturer and number. Other colors by other manufacturers are authorized but shall be similar in color to already approved colors and must be approved by the ARC committee prior to installing.

- **ABTCO Siding**- <https://www.abtco.com/products/siding/>
 - **Colorguard**- White, Prairie Wheat, Sandstone, Khaki, Clay, Sage, Classic Linen, Heritage Gray
 - **Northern Star**- White, Classic Linen, Heritage Gray, Prairie Wheat, Sandstone, Clay, Sage and Khaki
 - **Harbor Ridge**- White, Prairie Wheat, Antique Ivory, Almond, Tan, Sand, Sandstone, Cobblestone, Clay, Khaki, Classic Linen, Heritage Gray, Gray, and Slate
 - **Waterford**- White, Almond, Tan, Cobblestone, Sand, Sandstone, Pine, Khaki, Prairie Wheat, Antique Ivory, Sage, Clay, Classic Linen, Gray, Heritage Gray, and Slate
 - **Cedar Creek**- White, Classic Linen, Pine, Sandstone, Almond, Tan, Sand, Khaki, Prairie Wheat, Antique Ivory, Sage, Clay, Heritage Gray, Gray, and Slate
- **CertainTeed**- <https://www.certainteed.com/siding/>
 - **Cedar Boards**- Colonial White, Heritage Cream, Light Maple, Savannah Wicker, Natural Clay, Desert Tan, Sandstone Beige and Sterling Gray

- **Monogram**- Colonial White, Snow, Autumn Yellow, Sandpiper Light maple, Savannah Wicker, Natural Clay, Desert Tan, Bermuda Blue, Sandstone Beige, Herringbone, Silver Ash, Linen, and Green Tea
- **Restoration Classic**- Colonial White, Autumn Yellow, Heritage Cream, Light Maple, Savannah Wicker, Natural Clay, Desert Tan, Herringbone, and Sterling Gray
- **MainStreet**- Colonial White, Snow, Autumn Yellow, Heritage Cream, Sandpaper, Light Maple, Savannah Wicker, Natural Clay, Desert Tan, Sandstone Beige, Sterling Gray and Oxford Blue
- **Wolverine American Legend**- Colonial White, Snow, Autumn Yellow, Heritage Cream, Light Maple, Savannah Wicker, Natural Clay, Desert Tan, Herringbone, Warm Sand, Sterling Gray and Oxford Blue
- **Encore**- Colonial White, Snow, Heritage Cream, Light Maple, Savannah Wicker, Desert Tan, Sandstone Beige, Herringbone, Warm Sand, Sterling Gray and Oxford Blue
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- **Georgia-Pacific**- <https://gpvinylsiding.com/wps/portal/gpvinylsiding/products/siding>
 - **Compass**- White, Pearl, Cream, Almond, Tan, Clay, Gray, and Flint
 - **Forest Ridge**- White, Pearl, Cream, Olive, Mist, Almond, Beige, Tan, Clay, and Gray
 - **Vision Pro**- White, Flint, Pearl, Olive, Cream, Mist, Almond, Beige, Tan, Clay, and Gray
- **KP Building Products**- www.kpvinylsiding.com
 - **Maxim XL**- White, Classic Linen, Heritage Gray, Slate, Blue Mist, Prairie Wheat, Almond, Tan, Cobblestone Wicker, Sandstone, Clay, Khaki, and Sage
 - **Dakota**- White, Cameo, Bisque, Prairie Wheat, Almond, Tan, Classic Linen, Clay, Sage, Sandstone, Cobblestone Wicker, Khaki, Heritage Gray, Slate, and Blue Mist
 - **Hudson Bay**- White, Classic Linen, Sandstone, Prairie Wheat, Almond, Tan, Cobblestone Wicker, Clay, Sage, Heritage Gray, Slate, Blue Mist, Khaki

SHINGLES:

Shingles, if:

Style

The board approves two styles of shingles, similar to that shown below.



Architectural and 3-tab

Shingles Colors

The board approved various color choices to roofing shingles. Colors are listed below with manufacturer and number. Other colors by other manufacturers are authorized but shall be similar in color to already approved colors and must be approved by the ARC committee prior to installation.

- CertainTeed- https://docs.certainteed.com/v/landmark-series-brochure-northeast?_ga=2.188465130.399191112.1536364695-1117814697.1528839056
 - Landmark Premium- Max Def Cobblestone Gray, Max Def Georgetown Gray, Max Def Moire Black,
 - Landmark Pro- Ma Def Charcoal Black, Max Def Cobblestone Gray, Max Def Georgetown Gray, Max Def Moire Black, Max Def Heather Blend
 - Landmark- Charcoal Black, Cobblestone Gray, Georgetown Gray, Moire Black, Heather Blend
- Owens Corning- <https://www.owenscorning.com/roofing/shingles/>
 - Duration- Estate Gray, Onyx Black, Statestone Gray, Teak
 - Oakridge- Estate Gray, Peppermill Gray, Onyx Black, Twilight Black Flagstone
 - Supreme- Estate Gray, Onyx Black
- Tamko- <https://www.tamko.com/>
 - Heritage- Aged Wood, Black Walnut, Timberwood, Oxford Grey, Rustic Black, Rustic Slate, Virginia Slate, Weathered Wood
 - Heritage Vintage- Charcoal, Chestnut, Fossil Grey, Weathered Wood
 - Heritage Premium- Black Walnut, Oxford Grey, Rustic Black, Rustic Slate, Virginia Slate, Weathered Wood, Rustic Slate
- GAF- <https://www.gaf.com/en-us/roofing-products/residential-roofing-products/shingles>
 - Timberline ArmorShield II- Charcoal, Barkwood
 - Timberline HD- Charcoal, Barkwood
 - Timberline Natural Shadowd- Charcoal, Barkwood
 - Timberline Ultra HD- Charcoal, Barkwood
 - Marquis Weathermax- Weathered Gray, Charcoal
 - Royal Sovereign- Charcoal, Nickel Gray, Slate, Weathered Gray

SHEDS

Sheds, if:

1. They are aluminum, anodized surface (including based-on enamel), plastic or treated and painted wood commercially graded for outdoor use);
2. They are less than 8' x 10';
3. They are placed inside the fenced-in portion of the backyard; the structure must be entirely on your property;
4. The roof peak of the shed is even with or lower than any adjacent fence if it is a slanted roof style, or no higher than 24" over the fence if it is a gabled style roof;
5. They are white, beige, or the color of your existing house or trim; and
6. They will not interfere with drainage from yours or your neighbor's property.

FENCING

Fencing, if:

1. Property lines are adhered to;
2. Only the backyard area, and, in an end unit, the side yard up to the front edge of the house, is permitted to be fenced in;
3. Fence post shall be secured with concrete. Footing shall be 30 inches deep and 12 inches wide. The bottom six inches shall be stone, the remaining 24 inches shall encase the post with concrete.

Style

GOSHA fences shall be straight-top board-on-board creating a “shadowbox” fencing. The fence can either straight top framed with a top fascia board or straight top.



Top fascia board options.

The profile of the straight top fence board can be dogear (slant-ear), or straight top.



No top fascia board with dog-ear or straight top.

All fence posts shall have a cap, options include flat, New England (pyramid), French Gothic, solar, ball, coachman, or teardrop to name a few. Caps should be the same color as the fence or compliment it.



Caps shown are for visual representation only.

Material

Homeowners can use either wood or composite materials to enclose their yards.

Wood-

Cedar or pine

Composite-

Fiberon- <http://www.fiberonwoodshades.com/>

Rustic Cedar, Rustic Redwood

MoistureShield- <http://www.moistureshield.com/>

Rustic Cedar, Earthtone

Veranda- <http://www.verandadeck.com/products/composite-fencing/privacy/>

Jatoba, Heartwood

Stain Colors

Various color choices are to be used to stain wood fences. Colors are listed below with manufacturer and number. Other colors by other manufacturers can be used, but shall be similar in color to already approved colors and must be approved by the ARC committee prior to staining.

- **Behr-** <https://www.behr.com/consumer/products/wood-stains-finishes-cleaners-and-strippers>
 - **Transparent-** Chocolate (T-129), Cordovan Brown (T-104), Antique Oak (T-171)
 - **Semi-transparent-** Cedar (ST-146), Red Cedar (ST-152), Adobe Brown (ST-148), Castle Gray (ST-147)
- **Olympic-** <https://www.olympic.com/>
 - **Semi-transparent-** American Chestnut, Atlas Cedar, Timberline, Rustic Cedar and Royal Mahogany
 - **Semi-solid-** Timberline, Rustic Cedar
- **PPG Paints-** <https://www.ppgpaints.com/home>
 - **Transparent-** Jakota (TPO-8), Mahogany (TPO-10)
 - **Satin Semi-transparent-** Fall Foliage (TSN-7), Cedar (TSN-2), Timberline (TSN-13)
 - **Semi-transparent-** Atlas Cedar (TST-29), Fall Foliage (TST-7), Cedar (TST-2), Timberline (TST-13)
 - **Semi-solid-** Atlas Cedar (TSS-49), Fall Foliage (TSS-7), Cedar (TSS-2), Timberline (TSS-13)

Exterior Painting, if:

1. You are repainting your house in the same original Ryan Homes color; no approval is required; or
2. You are changing from one original Ryan Homes color to another Ryan Homes color. You should specify the type and color of paint you will use and include a color sample from the store if you can (also applies to painting in a color other than the original Ryan Homes colors).
3. You are changing to a new color that matches one of the approved siding colors. A sample must be submitted to the ARC for approval.

Patios, if:

1. They pose no drainage problems for you or surrounding neighbors; and
2. The materials to be used are designed specifically for patio designs.

Security Items, if:

1. Security lighting is directed so as to not invade a neighbor's privacy; and
2. Security/alarm system components are placed on the exterior.

CATEGORY 3: SPECIAL IMPROVEMENTS

Items in this category include fireplace chimneys, decks, covered entry porches, oversized patios (over 50 percent of backyard), brick or foundation painting, handicap ramps, handicap railings, satellite dishes, skylights, tubular skylight, electric car charging station, radon exhausting pipe (front of house), solar panels or other special and major improvements to a home. These require submission of a standard ARC application for improvement (see Appendix A), including complete plans and specifications. The proposed changes and improvements must conform to both our community standards and guidelines and to those for the County of Fairfax. Architectural Review Committee approval does not substitute for Fairfax County approval.

This does not—in any way—mean that these types of changes would not be approved. In fact, we anticipate that the vast majority of all changes and improvements will be approved. However, a complete record of all changes must be maintained to ensure that we are acting in the community's behalf.

COMPLAINT PROCEDURE

The ARC is also a review board for airing and resolving community complaints regarding architectural changes and improvements. The following list, taken directly from the GOSHA Declaration of Covenants, details the issues which a resident may bring to the attention of the ARC:

Appearance Standards:

1. Paint and stains must be maintained in uniform and good repair (with no peeling, chipping, cracking, or stains) on the trim, siding, firewalls, or fencing.

2. Lawns will be well kept with a uniform ground cover. Grass should be kept no more than 6" high. Dead shrubs and trees should be removed.
3. No items should be left in the front or side yards (toys, bikes, garden equipment, trash containers, chairs, etc.)
4. Fences and gates should be maintained in good repair.
5. Rain gutters, downspouts, splash guards, etc. shall be maintained in good repair, clear of leaves and debris, and securely fastened to the house.
6. Properties should be free of any debris.
7. No commercial truck, commercial bus, or other commercial vehicle of any kind shall be permitted to be kept or parked overnight upon any portion of the properties.
8. No portion of the properties shall be used for the repair of automobiles, nor shall any vehicles other than a private automobile to parked in any of the parking spaces maintained by the Association.

THE ARCHITECTURAL REVIEW COMMITTEE PROCESS

The review process for architectural improvement is:

1. Owner applies for Architectural Improvement to the Architectural Review Committee ("ARC"), by mail to GOSHA, PO BOX 6607, Falls Church, VA 22040 or by email to <gosha.board@gmail.com >.
2. The ARC will act on the application within 30 calendar days from receipt. If the owner has received no response from the ARC, it is the owner's responsibility to contact the ARC for action.
3. A quorum of the ARC must participate in the decision process.
4. The owner will be notified by the ARC of its decisions in writing, and a copy of the application, any supporting information, and the decision will be kept in GOSHA records.
5. In the event of disapproval, the owner can appeal the ARC decision to the GOSHA Board of Directors.
6. Architectural Review Committee inspection. The ARC will visit the home and inspect the improvement once completed. This will be done for two specific reasons:
 - a. To ensure that the application details were followed and to note problems encountered which might help other residents on similar projects; and
 - b. To learn any "pointer" that other residents may employ in more easily completing an improvement project.
7. The ARC may recommend to the Board of Directors that corrective action be taken in instances where a resident has not completed with the community's guidelines. Each owner should review the Declaration of Covenants, Conditions, and Restrictions and the GOSHA "Due Process" resolution for details.

Note: Should you ever find it necessary to voice an opinion regarding the ARC or raise a complaint for ARC review, please contact the GOSHA Board of Directors by mail to GOSHA, PO BOX 6607, Falls Church, VA 22040 or by email to < gosha.board@gmail.com >.

ARC CHECKLIST

The ARC will consider the following questions in evaluating each application:

1. Design/Explanation of what will be undertaken:
 - a. Is it clear?
 - b. Does it conform with accepted safety standards?
 - c. Does it in any way restrict other owners from right of enjoyment or easement to Common Areas?
 - d. Are more exact drawings/specifications required by our Covenants, By-laws, or by Fairfax County?
2. Materials to Be Used:
 - a. What specific type of materials will be used? Wood; Metal; Plastic; etc.
 - b. Do these materials require treatment before use? Are they treated before purchase?
 - c. Are these materials compatible with materials used throughout the community?
 - d. Do the materials meet safety standards?
3. Color:
 - a. Does the color of the proposed materials match the community's present design?
 - b. Will it in any way cause the neighboring homes to appear out-of-place?
4. Quality of Workmanship:
 - a. Does the project require special workmanship restrictions (e.g., special foundation, bolting, sanding, cementing, grading, etc.)
 - b. Does it conform to the ARC guidelines for special projects?
 - c. Does completion date allow successful project completion?
5. Harmony of Project to Community as a Whole:
 - a. Does it in any way represent a clean break from community appearance or design standards?

These Guidelines supersede all previously adopted ARC Guidelines or amendments. I

hereby certify that these Guidelines were adopted by the Board of Directors on the

8th day of May, 2019.

Great Oak Square Homeowners' Association

By: 

Randolph L. Hill, President, Board of Directors

Attest: I hereby certify that the foregoing Guidelines were adopted at a duly constituted regular meeting of the Board of Directors of Great Oak Square Homeowners' Association this

8th day of May, 2019.



MaryAnn Florez, Secretary