

FRANKLIN OAKS HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE
ARCHITECTURAL GUIDELINES
2000

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OBJECTIVES OF FRANKLIN OAKS ARCHITECTURAL GUIDELINES

This document's overall objective is to serve as a guide to members of the Architectural Review Committee (ARC) and residents in maintaining and enhancing Franklin Oaks carefully designed environment. The guidelines described in this document address improvements for which homeowners most commonly submit applications to the ARC. 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 assist residents in preparing an acceptable application to the ARC
4. To provide uniform guidelines to be used by the ARC in reviewing applications in light of the goals set forth in the Covenants

PROTECTIVE COVENANTS

The basic authority for maintaining the quality of design in Franklin Oaks is found in the Declaration of Covenants, Conditions, and Restrictions (CCR) which are a part of the deed to every property in Franklin Oaks. 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 Franklin Oaks property owner received a copy of the Covenants prior to or at settlement. Since these Covenants (CCR Page 2, Paragraph 2) "run with the land", they are binding on all owners. They should be periodically reviewed and fully understood. The Covenants establish the Architectural Review Committee (ARC).

WHAT CHANGES MUST HAVE ARC APPROVAL?

Article VI of the CCR explicitly states what changes must have ARC approval. Please read and become familiar with this particular section.

It is important to understand that ARC approval is not limited to major alterations such as adding a room or deck to a house, but also includes such items as changes in color and materials, etc. Approval is also required when an existing item is to be removed (CCR Page 20, Section 6.10).

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 ARC is still required to submit an application.

When in doubt as to whether a particular exterior modification requires approval, the homeowner should consult an ARC Member and obtain a response in writing. In the event that a modification is made without approval, the ARC through the Board of Directors, may require the modification to be altered or removed (CCR Sections 5.6, 6.16).

ARC Review Criteria

The ARC 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 house model and individual site, since what may be an acceptable design of an exterior in one instance may not be for another.

Design decisions made by the ARC in reviewing applications are not based on any individual's personal opinion or taste. Judgments of acceptable design are based on the following criteria that 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 improvements must be compatible with the architectural characteristics of the applicant's house, adjoining houses and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.

3. Location and Impact on Neighbors: The proposed improvement must be compatible with the architectural characteristics of the applicant's house, adjoining houses, the neighborhood setting, and must not have a negative impact on your neighbors.

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: Parts of the addition that are similar to the existing house (such as roof and trim) should be matching in color.

6. Materials: Continuity is established by the use of the same compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house. For instance, horizontal siding on the original house should be reflected in the addition. On the other hand, an addition with wood siding may be compatible with a brick house.

7. Workmanship. Workmanship is another standard that is applied to all exterior alterations. The quality of work should be equal to or better than that of the surrounding area. Poor workmanship, besides causing the owner problems, can be visually objectionable to others. Poor workmanship can also create safety hazards.

8. Timing. Projects that 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 completion dates. If such time period is considered unreasonable, the ARC may deny the applications.

These Guidelines may be amended. Changes may involve clarification, substantive modification, or changing conditions or technology.

The ARC will normally conduct an annual evaluation or as otherwise directed by the Board of Directors, of the Guidelines to determine if amendments are required. Owners should also submit to the ARC requests for additions or changes to the Guidelines. The actual amendment proceedings will involve participation by the residents as directed by the Board of Directors and shall be adopted, as will the original Guidelines, by the Board of Directors.

The intent of the Architectural Guidelines is to reflect the wishes of the majority of the community. Periodically, as determined by the Board of Directors, a survey will be taken to ascertain the success of this goal.

APPLICATIONS

Under each of the following sections in this document, application content requirements are detailed. The application forms call for information helpful to the ARC, including any additional information that may be useful in determining the scope and detail of the proposal.

Under no conditions should an ARC application or approval be confused with a County building permit. The Homeowner must apply for building permits and conform to all Governmental building codes. If a project is modified through the County approval process, the owner must submit an amended application to the ARC.

SITE PLAN

A site plan is required as part of many applications. A site plan is a scaled drawing of your lot (site) which shows exact dimensions of the property, adjacent properties if applicable and all improvements including those covered by the application. It is acceptable to utilize the house location survey provided to you when you settled on your home. Contour lines may be required where drainage is a consideration. More complex applications may require larger scale (20 or 10 scale) blowups of the plat plan.

REVIEW PROCEDURES

The ARC will check each application for complete information, and an acknowledgment card will be sent. The ARC will meet periodically to review applications. The approval or disapproval will be given and notice sent within 14 days of receipt. Applicants who provide insufficient information will be notified and required to submit complete applications prior to ARC review. Complete applications should conform to the Guidelines and include all information required by the Guidelines (clear, concise drawings, explanation of style, or color) and about which there are not indications of conflicting opinion. Applicants are required to have adjoining neighbors', and neighbors with visual sight of the proposed change, signatures in acknowledgment sections on each application that is submitted to the ARC Committee for review.

The decision of the ARC will be noted on the duplicate of the application and returned to the applicant.

Appeals procedures exist for those affected by an ARC decision and who feel that their application should have been approved.

To initiate the appeals procedure applicants must submit a written request to the Board of Directors for an appeal within 5 working days of receiving the ARC decision. Other affected residents must submit the same type of request.

The Board of Directors will review these cases and may hold a hearing. The decision of the ARC will be upheld if Board of Directors finds:

- a. Proper procedures were followed during the administration and review process.
- b. The ARC decision had a rational basis.

ENFORCEMENT PROCEDURES

The Covenants (Article V, Section 5.6 and Article VI, section 6.16) empowers the Board of Directors to require compliance by all lot owners with the architectural review standards. Homeowners will be notified in writing by the Architectural Review Committee regarding violations. The Board of Directors has adopted the following enforcement procedures.

1. All violations will be confirmed by a site visit by the ARC.
2. The owner will be contacted as soon as possible concerning the violation. (In those cases involving violations that are subject to increase or enhancement with the passage of time, a violation notice will be sent immediately by certified mail.)

The sources for reporting of violations will be as follows:

- a. Concerned residents
 - b. Members of the Board of Directors
 - c. ARC observations during the normal course of ARC business
3. If there is still no response after 15 days, a second notice will be sent by certified mail.
 4. After another 15 day period with no contact, a notice will be sent (again by certified mail) informing the resident of the time and place of a hearing by the ARC on the case.
 5. If the case is not resolved during the hearing, it will be turned over to the Board of Directors with a recommendation for legal action as appropriate.

FENCES

GENERAL GUIDELINES - (CCR Page 23, Section 6.11)

Fence height should not be greater than is necessary for its intended use since fencing can have a significant impact on adjoining properties and community open space.

The degree of "openness" of fences depends on their use. Solid fences, which may be desirable for achieving privacy, may also provide unwanted shadows and loss of natural ventilation and views.

Fencing should relate to the principal architectural feature of the house in design, location and the way in which it connects to the existing house and adjacent fencing. Planting schemes can be integrated with all fencing to soften the visual impact. Front yard fences will not be allowed.

The tops of all fences, except low, open types surrounding large areas, should be maintained horizontal if practical. In cases of slopes in excess of 10 degrees, the top of the fence may be inclined at the same angle as the natural

grade. The top of the fence should be aligned to maintain this constant angle of incline over the slope, presenting a straight line. The constant angle of incline should be maintained for as great a length as is feasible. The bottom of the fence should be no more than 6-12 inches above grade at any point depending on fence type. The bottom of vertical fence members may conform to ground contours to eliminate gaps. Vertical members should be plumb and generally not extend beyond the uppermost horizontal portion of the fence except in "picket" fences. Gates should be compatible to fencing in design, material, height, and color.

All fencing and gates shall be constructed of natural wood materials and should relate and be compatible in design to the principal architectural features of the house design, location, and the way in which it connects to the existing house and adjacent fencing.

Chain link fencing will not be approved, and stockade fencing is not generally acceptable.

Fencing which is finished on one side only must be constructed with the finished side facing out.

Property line fencing should be an "open" type and should not exceed 4 feet. Property line fencing will generally not be acceptable where rear yards are adjacent to driveways, whether private or shared. In general, ten feet clearance from the driveway must be maintained. Individual requests for variances will be evaluated on a case by case basis. Long lengths of continuous solid fencing will generally not be approved. A detailed landscaping plan to soften the effect from the street and adjoining neighboring property may also be required with any application for fences.

Fences should generally be restricted to rear yards. Generally, solid fencing used for privacy screens in short segments immediately adjacent to the house or patio must not exceed 6'0" in height. Homeowners are encouraged to establish natural buffers in lieu of constructed privacy screens.

MATERIALS AND COLORS

Fencing should be constructed of wood and left to weather to its natural color. Continuity of materials, scale, house design and adjoining fencing should be considered.

Wire mesh screening used to increase security as part of an "open fence" will be considered. The wire mesh will be attached on the inside of the fence, and will not extend above the top rail. Approval, however, may be contingent upon supplemental landscaping. Grass growing between wire mesh openings must be maintained as with general yard maintenance requirements.

Fencing should match or blend with existing adjacent fencing.

An application is required for all fences.

SUMMARY PRINCIPLES

Fencing should never visually compete with or dominate a house.

Fencing within a given street, cul-de-sac, or visual area should be of a consistent family or style.

Fencing should respect all residents' enjoyment of the community common areas.

Planting should be considered an integral part of any fencing scheme.

APPLICATION CONTENTS

Applications should include the following information:

- a. Fence style and material
- b. Reason for construction
- c. Dimensions
- d. Site plan which shows the relationship of the fence to applicant's home, to adjacent homes, property lines, common driveways, and open spaces. Most fencing involves boundary line considerations to some degree. Therefore, applications must show exact relationship with property lines.
- e. Architectural style and color of house
- f. Type and height of existing fences in the immediate or adjoining area
- g. Landscaping plans to complement and/or screen the fence
- h. Estimated start date and estimated completion date in terms of days after start

STORAGE SHEDS - (CCR Page 22, Section 6.10)

Storage sheds will generally not be approved.

DETACHED GREEN HOUSES - (CCR Page 22, Section 6.10)

Detached green houses and detached solar collectors will generally not be approved.

PATIOS AND DECKS (CCR Page 22, Section 6.10)

PATIO AND DECK LOCATION

Applicants should review fence design criteria with respect to visibility, privacy, and materials for patios and deck criteria.

Patios or decks should generally be located in rear yards. Front and side yard locations will be evaluated on their individual merits.

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.

UNDERDECK STORAGE

Raised decks include an underdeck area that has a visual impact on neighbors in the surrounding area. When using an underdeck area for informal storage, the impact on neighbors should be kept in mind. Storage should be maintained so as to present a neat, uncluttered appearance. Special underdeck storage

screening or landscaping will be required. In addition, landscaping may be required to hide deck supports.

MATERIALS AND COLOR

Materials should have natural weathering qualities as do brick, wood, and stone.

Wood in decks should generally be treated with clear stain or varnish. Certain kinds of wood such as redwood, cedar, and pressure treated pine must be left to weather naturally. Any deviation from clear stained or naturally weathering wood must be processed as an additional ARC request that generally will not be approved.

DRAINAGE

If changes in grade or other conditions that will affect drainage are anticipated, they must be indicated. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage. In all cases in which a patio is contemplated, serious consideration should be given to making ground level patio surfaces of porous material or to provide mulched beds to offset additional impervious deck or patio area.

APPLICATION CONTENTS FOR GROUND LEVEL PATIOS AND DECKS

An application is required for all patios and decks. The only exception involves builder option decks. Applications should include the following information:

- a. Site plan showing the size of the patio and location as it relates to the applicant's house, adjacent houses, and property lines.
- b. Description of materials, color, grading, and drainage changes
- c. Estimated completion date

See other sections of the Guidelines for additional information required relative to other elements in the patio application, such as fencing.

APPLICATION CONTENTS FOR ELEVATED DECKS

An application is required for all elevated decks. Applications should include the following information:

- a. Drawings showing the size and style of the deck, details of railings and stairs, benches, etc.
- b. Site plan showing the relationship of the deck to the house, lot and adjacent properties
- c. A description of materials to be used
- d. All decks should be constructed of wood and will remain in their natural color or may be stained a natural wood color that is compatible with the trim color of the house
- e. Dimensions of railings, posts, stairs, steps, benches, and other details required to clearly describe proposal. Include height of deck from the ground. (NOTE: Fairfax County has a specific railing height requirement. All railings must conform with County requirements at time of submission of building permit request to County.)

- f. If other homes have decks that can be viewed at the same time as the proposed deck, provide photographs that depict these existing decks
- g. Details of changes to windows and doors, if applicable
- h. For all raised decks (above 4' off the ground), the ARC strongly recommends use 6" x 6" vertical deck supports and landscaping for those supports. Indicate whether or not underdeck area will be used for storage. If so, a landscaping or screening plan should be submitted.
- i. Estimated completion date.

SUN CONTROL DEVICES - (CCR Page 22, Section 6.10)

Sun control devices will be prohibited in the front of houses or otherwise visible from the street.

Sun control devices in the rear of houses should be compatible with the architectural character of the house in terms of style, color, and materials. Awnings should be straightforward design without decorative embellishments such as scallops, fringes, and contrasting colored stitches.

Awnings and trellises should be consistent with the visual scale of the house to which they are attached.

LOCATION

The location of any awning or trellis should be located in the rear of the house and should not adversely affect views, light, winter sun or natural ventilation of adjacent properties.

MATERIALS AND COLORS

Solid colors without decorative embellishment such as scallops, fringes, and contrasting colored stitching.

Trellises should match the trim or natural color of decks or porches to which they are attached of the applicant's house.

Pipe frames for canvas awnings should be painted to match trim or dominant color of the house. If awnings are removed for winter storage, frames must be removed. Corrugated fiberglass awnings generally will not be allowed.

APPLICATION CONTENTS

Application to ARC should include:

- a. Site plan showing location of trellis and/or awnings
- b. Sketch and/or photograph of house
- c. Sketch, photograph, or manufacturer's product identification of proposed sun control device including indication of dimensions, construction details showing how the awning or trellis is attached to the house, materials and color. In the case of fabric awnings, submissions of a material and color should be included.
- d. Estimated completion date

STORM & SCREEN DOORS & WINDOWS (CCR Page 22, Section 6.10)

Storm or screen doors should be painted the same color as architectural trim, siding, and existing storm windows. Consideration will depend upon the design of the particular door and its relation to the design of the house and adjacent houses.

APPLICATION CONTENTS

An application is needed for storm and screen doors.

The application to the ARC should include:

- a. Drawing and/or photograph of proposed doors
- b. Color indication of the screen/storm door and the existing front, rear, etc., door
- c. Location of doors, i.e., front door, rear door, etc.
- d. Estimated installation date

RECREATION & PLAY EQUIPMENT - (CCR Page 22, Section 6.10)

LOCATION AND SIZE

Generally, such equipment should be placed in rear yards. Consideration will be given to lot size, equipment size and design, amount of visual screening, etc.

MATERIAL AND COLOR

Play equipment constructed of wood is encouraged.

The ARC must approve all recreation and play equipment. Earth tone colors are encouraged so as to blend equipment with the natural surroundings. However, other colors may be considered depending upon location of equipment and landscape screening.

Application to ARC should include:

- a. Site plan showing relation of proposed play equipment to adjacent property lines, applicant's house and adjacent houses
- b. Photograph and/or sketch of proposed play equipment
- c. Dimensions
- d. Color and materials
- e. Estimated completion date

SWIMMING POOLS AND WATER AREAS - (CCR Page 22, Section 6.10)

In general, only inground swimming pools will be considered for approval. Above ground pools (defined as pools with steel walls, and not wading pools) will not be approved. Pools for swimming should be located in rear of the

house. If property configuration prohibits this location, exceptions may be requested.

APPLICATION CONTENTS

Fencing: Pool fencing must be a minimum of 48 inches high and compatible with the design style of the house and will be required to enclose a pool used for swimming and related pool equipment. Approval of the fence is contingent upon completion of the pool and must meet the fencing criteria of these Guidelines, especially with respect to property line set back and landscaping, as well as Fairfax County guidelines for safety.

APPLICATION MUST INCLUDE AS A MINIMUM:

- a. A site plan showing location and dimensions of the pool, other related equipment, fences, etc., in relation to the applicant's house, property lines and adjacent dwellings
- b. Detailed drawings and plans of the pool, deck, area, lighting arrangements, walkways, fences, and information regarding water supply, drainage and disposal
- c. Planting plan for outside (exterior) of fencing
- d. Estimated completion date

MAJOR ALTERATIONS (CCR Page 22, Section 6.10) Major Exterior Changes

Major alterations are considered to be those that substantially change the existing structure either by subtraction and/or addition. However, other site changes such as driveway modifications are also included.

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

Major alterations should not impair the views, or amount of sunlight and natural ventilation on adjacent properties. Pitched roofs must match an existing slope of the roof on the applicant's house.

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

If changes in grade or other conditions that will affect drainage are anticipated, they must be indicated. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage.

Construction materials should 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.

Attached greenhouses will be reviewed as major alternations.

MAJOR BUILDING ALTERATIONS

Major building alterations include, but are not limited to, construction of driveways, garages, carports, porches, greenhouses, rooms, fireplaces,

chimneys, other additions to a home, etc. Generally, the ARC will not approve carports and greenhouses.

The proposed structure must be compatible with the original structure and in keeping with the existing lot size. Driveways must be not greater in width than the constructed garage space. Driveways other than asphalt will not be approved.

APPLICATION CONTENTS

- a. Site plan showing location of proposed structure and relationship to property lines and adjacent houses
- b. Detailed drawings and plans including exterior elevations and dimensions
- c. Description of materials including types of siding on dwelling and proposed structure, color of proposed structure and trim, exterior lighting arrangements, etc.
- d. It is suggested that the final application be a duplicate of those documents that will be submitted to Fairfax County for a building permit, and should also include colors, materials and drawings or photographs as required, to illustrate the relation of the alteration to the applicant's house and adjacent houses where necessary.
- e. Landscape plans
- f. Estimated completion date

MISCELLANEOUS

ANTENNAS AND SATELLITE DISHES

Homeowners may install, or contract to install, satellite dishes of less than one meter (39 inches). Homeowners are encouraged to install all TV/radio in the home attic. Installation of antennas and satellite dishes must also meet FCC guidelines and regulations.

While recognizing the necessity of properly placing satellite dishes for reception requirements, homeowners are also encouraged when possible to block the dish from the view of neighboring homes with landscape.

CHIMNEYS AND METAL FLUES - (CCR Page 22, Section 6.10)

Chimneys must be masonry. Metal flues that penetrate the roof may require painting to match the roof.

APPLICATION CONTENTS

A completed application requires the following information:

- a. Site plan showing the relation of chimney/metal flues to the house, property line of adjacent neighbors
- b. Picture and/or detailed drawing of chimney/metal flue to include dimensions
- c. Color and style of house; if chimney was builder option, state how chimney differs from builder option

- d. Description of materials used to construct chimney; if brick is being used and there is brick already on the house, then the brick colors must match exactly
- e. Estimated completion date

DOG HOUSES AND RUNS

Doghouses should be compatible with the applicant's house in color and material, and should be located where they will be visually unobtrusive.

APPLICATION CONTENTS

A completed application requires the following information:

- a. Site plan showing the relation of dog house/run to house, property line, and adjacent neighbors
- b. Picture and/or detailed drawing of dog house/run to include dimensions
- c. Description and colors of materials used
- d. Architectural style of owner's house
- e. Landscape plans to complement and/or screen the dog house/run
- f. Estimated completion date

EXTERIOR DECORATIVE OBJECTS

Approval will be required for all exterior decorative objects including natural and man made.

Exterior decorative objects include such representative items as birdbaths, wagon wheels, sculptures, fountains, pools, stumps, driftwood piles, free standing poles of all types, and items attached to approved structures.

APPLICATION CONTENTS

A completed application requires the following information:

- a. Site plan showing the relation of object to house, property line and adjacent neighbors
- b. Picture and/or detailed drawing of object to include dimensions
- c. Color and material of object
- d. Estimated completion date

EXTERIOR LIGHTING - (CCR Page 22, Section 6.10)

No exterior lighting shall be directed outside the applicant's property. Light fixtures that are proposed in place of the original fixtures should be compatible in style and scale with the applicant's house.

Seasonal holiday lights must be removed within 30 days after the holiday.

Lighting which is a part of the original structure must not be altered without ARC approval. Applications for exterior lighting should include wattage, height of light fixture above ground, and a complete description, including descriptive material of the light fixture and location on the property.

EXTERIOR PAINTING - (CCR Page 22, Section 6.81)

Repainting or staining a specific object to match its original color need not be submitted. 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 should relate to the colors of the houses in the immediate area.

APPLICATION CONTENTS

A completed application requires the following information:

- a. List of all exterior colors on the house
- b. A color sample of the new color to be used
- c. Estimated completion date

FLAGPOLES - (CCR Page 22, Section 6.10)

Permanent flagpoles should be of a height, color, and location is appropriate for the size of the property and background. Permanent freestanding flagpoles must be installed and maintained in a vertical position.

Homeowners wishing to install temporary flagpole staffs that do not exceed six feet (6') in length and are attached at an incline to the front wall or pillar of the house or dwelling unit need not have an application.

APPLICATION CONTENT FOR FREE STANDING POLES

A completed application requires the following information:

- a. Site plan showing the relation of pole to the house, property line and adjacent neighbors
- b. Picture and/or detailed drawing of pole to include dimensions
- c. Description of material and color of flagpole
- d. Estimated installation date

HOUSE NUMBERS - (CCR Page 22, Section 6.10)

House numbers should be legible but should be of a size that is appropriate for the applicant's house. In certain cases, decorative house numbers will be accepted dependent upon location and type.

House numbers not included with original structures require an application.

APPLICATION CONTENTS

A completed application requires the following information:

- a. Picture and/or detailed drawing of house numbers to include dimensions
- b. Architectural style and color of house and house numbers
- c. Estimated completion date

DOOR HARDWARE

New front door hardware should match the existing in material, style and finish. Doorknockers should be of a standard type.

PERMANENT GRILLS - (CCR Page 22, Section 6.10)

Permanent grills may be placed in the rear of the house and should not be located within 10 feet of the side and rear property lines.

APPLICATION CONTENTS

A completed application requires the following information:

- a. Site plan showing the relation of the grill to the house, property line and adjacent neighbors
- b. Picture and/or detailed drawing of grill to include dimensions and materials used
- c. Estimated completion date

NOTE: Portable grills do not require an application, but should be stored in the rear yard or otherwise out of sight.

SIDEWALKS AND PATHWAYS - (CCR Page 22, Section 6.10)

Stone or brick pathways or sidewalks should be set back at least 4' from the property line and generally be installed flush to the ground.

APPLICATION CONTENTS

A completed application requires the following information:

- a. Site plan showing the exact location of pathway or sidewalk
- b. Materials to be used including color; if using brick, type should blend with that on the house (if any)
- c. Method of installation plus a description of grading changes required, if any, and the resulting impact on neighbors
- d. Estimated completion date

EXTERIOR UNIT AIR CONDITIONERS - (CCR Page 22, Section 6.10)

Air conditioning units extending from windows generally will not be approved.

Exterior units may be added or relocated only when they do not interfere visually with neighbors. Exterior units shall be oriented so as not to discharge hot air onto neighbor's property.

ATTIC VENTILATORS - (CCR Page 22, Section 6.10)

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

CLOTHESLINES - (CCR Page 20, Section 6.2)

Clotheslines must be remountable and taken down when not in use and while in use, must meet same location and screening criteria required for play equipment. Clothes drying is restricted to rear yard areas.

GUTTERS AND DOWNSPOUTS - (CCR Page 22, Section 6.10)

Gutters and downspouts should match those existing in color and design and must not adversely affect drainage on adjacent properties.

MAILBOXES - (CCR Page 22, Section 6.10)

Mailboxes are a functional necessity, not a decorative item. Since they are usually in a very visual location, they should be straightforward in design mounted on simple posts. They should be painted black, and maintained as originally installed.

TRASH CANS - (CCR Page 22, Section 6.7)

Trashcans must be stored out of sight. This can be accomplished by storing them in garages, basements, etc., or by using appropriate exterior screening, fencing, or landscaping.

FIREWOOD - (CCR Page 22, Section 6.10)

Firewood shall be kept neatly stacked and shall be located to the rear or side of the residence and located in such a manner as to minimize visual impact. Firewood shall not be stored on common areas.

REAL ESTATE SALES/RENTAL SIGNS - (CCR Page 21, Section 6.5)

Real estate signs must meet County regulations with respect to size, content and removal. "Sold" signs are discouraged. Signs may only be placed in the front yard of the property available. Additionally, all real estate sales/rental and garage sale signs posted at the common entryway to the Franklin Oaks community should be placed in the grassy area on the southeast side of the entrance at the intersection of West Ox Road and Franklin Oaks Drive.

Open House and Garage Sale signs should only be posted the day before and the date of the specific event. Homeowners are asked to remove these signs following the advertised event.

LANDSCAPING & VEGETABLE GARDENS - (CCR Page 21, Section 6.3, Page 22, Section 6.10)

LOCATION

Care should be exercised in the planting and maintenance of trees and shrubs to prevent obstruction of sight lines required for vehicular traffic.

Also, the views of neighboring units and shade patterns of larger trees should always be considered.

SCALE

Care should be exercised in selecting plant materials that will be of an appropriate size in height and breadth for its intended use and location. Mature size, both in height and diameter, should always be considered especially when planting close to walkways and houses.

Consideration should be given to the effect which planting will have on views from neighboring houses and property.

Planting should be clustered rather than widely spaced.

Massing, the three dimensional appearance of planting, may be improved by augmenting trees and taller shrubs with low spreading shrub and/or ground cover.

All gardens must be neatly maintained throughout the growing season; this includes removal of all unused stakes, trellises, and dead growth.

An application is not required for foundation planting, trees, or single plantings; however, an application is required for hedges more than 2' in height or other features which in effect become structures, fences or screens and as part of other applications where required.

Applications should include a description of the type and sizes of shrubs to be planted and a site plan showing the relationship of plantings to the house and adjacent dwellings.

An application is required for railroad ties or garden timbers which form a wall over 12" high and 8' long. Include a site plan with the location of the ties and timbers drawn in, and information on landscaping plans and any grading changes.

ROCK GARDENS

Written approval is necessary for rock gardens if the size exceeds 24" in any direction. All rocks shall be left in their natural color.

VEGETABLE GARDENS - (CCR Page 22, Section 6.10)

An application must be submitted for any vegetable garden that does not meet the following conditions:

- a. It is located between the rear line of the house and the rear property line.
- b. Its size does not exceed 1/4 of the area described in (a).
- c. It is not planted on a grade exceeding a ration of 5' to 100'.
- d. It does not damage property below it through the flow of water onto lower property.

EXTERIOR STORAGE

Generally speaking, no exterior storage will be allowed. Every effort should be made to utilize garages and basements for storing construction materials, lawn equipment, camper additions such as caps, and other non-permanent items.

MAINTENANCE GUIDELINES - (CCR Page 21, Section 6.4)

EXTERIOR APPEARANCE

Residents are responsible for maintaining the exterior of their dwellings and other structures on their lots, such as decks, fences, sheds, and playground type of equipment.

The following cases represent some of the conditions that would be considered a violation of the Covenants:

1. Peeling paint on exterior trim
2. Dented mailboxes, or mailboxes and/or posts in need of repair or repainting
3. Playground equipment which is either broken or in need of repainting
4. Fences with either broken or missing parts
5. Grass untrimmed around fence posts or wire mesh screening attached to fences
6. Decks with missing or broken railings or parts or in need of repair
7. Concrete or masonry block foundations in need of repainting
8. Deteriorating driveways that have not been properly maintained

MOWING - (CCR Page 21, Section 6.4)

Turf areas need to be mowed at regular intervals, maintaining a maximum height of 4".

Planted beds must be kept in a neat and orderly manner.

EROSION CONTROL

Each resident is responsible for seeing that his lot area is protected from erosion and that storm drain structures are not blocked so as to cause additional erosion problems which will silt up ponds and stream valleys.

Major changes in grading/landscaping may not have a detrimental effect on adjacent properties. Drains and other water run-off devices should not be directed toward adjacent properties.

FRANKLIN OAKS HOMEOWNERS ASSOCIATION APPLICATION FOR EXTERIOR MODIFICATIONS

All applications, drawings, etc., must be submitted in duplicate. Instructions are on the first page. For complete information on the Architectural Review Committee, please refer to the Declaration of Covenants, Conditions and Restrictions.

NAME: DATE:
ADDRESS: HOUSE MODEL:
PHONE: WORK:

DESCRIPTION OF PROPOSED IMPROVEMENT:

ESTIMATED STARTING DATE:

ESTIMATED COMPLETION DATE:

I agree to comply with the Declaration of Covenants, Conditions and Restrictions, and local building codes in making the above improvement. Permission is hereby granted for members of the ARC and appropriate Franklin Oaks Homeowners Association agents to enter on my property to make reasonable inspection of requested improvement location(s).

Owner's Signature

Homeowners Adjacent to and/or Visual Sight of Proposed Changes:

Name:
Address:
Signature: _____

Name:
Address:
Signature: _____

Name:
Address:
Signature: _____

Name:
Address:
Signature: _____

DO NOT WRITE BELOW THIS LINE ARC USE ONLY

DATE RECEIVED: ARC ACTION: RECEIVED BY: ARC REMARKS: