

OAK HILL RESERVE HOMEOWNERS, INC.

AMENDMENT TO DESIGN GUIDELINES

WHEREAS, Va. Code § 55-513A (*Virginia Property Owners' Association Act - Adoption and enforcement of rules*) grants to the Board of Directors of the Association "the power to establish, adopt and enforce rules and regulations with respect to...such other areas of responsibility assigned to the [A]ssociation by the [D]eclaration"; and,

WHEREAS, Article 8, Section 8.3 (*Rules and Regulations*) Declaration for Oak Hill Reserve ("Declaration") states in pertinent part that the Board of Directors "shall have the power to adopt, amend and repeal Rules and Regulations restricting and regulating the use and enjoyment of the Property or of any portion thereof..." and,

WHEREAS, the aforementioned Design Guidelines were approved and adopted by the Board of Directors in 2007, and the Board of Directors now deems it to be in the best interests of the Association to amend the Design Guidelines in certain particulars;

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT the Board of Directors approves and adopts the following amendments to the Design Guidelines.

STORAGE SHEDS

Sheds must be located in rear yards only. Storage sheds may not extend beyond the side plane of the home in the rear yard and can not be in the side yard and must not be visible from the street view. Sheds should match the existing color scheme of the home. Sheds must be screened from side and rear if visible by neighbors. The screening should be sufficient to provide screening of the structure from day one, not at an eventual point. Sufficient screening shall mean coverage with plantings up to the lowest point of the roof.

Consideration must be given to the architectural style of the house, lot size, shed size, and the impact on views from neighboring properties. Plastic or metal sheds of any type will not be approved. Sheds may be placed under decks if screened with lattice or sufficient landscaping. Shed height from ground level to the lowest point on the roof shall be no higher than nine feet (9'). Sheds not placed under a deck shall be no larger than 121 square feet

Applications must include at a minimum:

1. Signatures of all property owners affected by the proposed shed.

2. A site plan Showing location and dimensions of the shed in relations to the applicant's house, property lines, and adjacent dwellings.
3. A description of materials to be used.
4. A detailed landscape plan
5. Detailed drawings and plans of the shed, include colors.
6. Estimated start and completion dated.

PATIOS, SCREENED PORCHES, GAZEBOS AND DECKS

2. Elevated Decks

Deletion of the following sentence:

Wood deck railings and pickets may be stained/painted in light colors only that must be compatible with the existing trim.

In all other respects, the Design Guidelines remain unchanged and in full force and effect, except with respect to amendments which may from time to time be approved, executed and enacted by the Board of Directors acting in accordance with the Association's governing documents.