

**OCCOQUAN FOREST OWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE (ACC) GUIDELINES
ADOPTED AUGUST 16, 2010**

These guidelines are based upon the stated purposes and requirements of the Declaration of Covenants, Conditions and Restrictions, as well as the distinctive manner in which the community has developed over a 40-year period. In accordance with the Declaration, these criteria are set forth “for the purpose of enhancing and protecting the value, desirability and attractiveness” of the community.

1. Clearing and Grading for Buildings: Occoquan Forest is a community that values trees and other natural features. The streets and lots were laid out initially in a manner that respected and preserved the existing topography and preserved the existing forest to the maximum extent possible. Most residential structures were individually designed to harmonize with their respective sites in terms of topography. Most properties are maintained in a generally forested condition, although grass areas are present on many properties. The most harmonious house designs are those that respect their site’s topography and the community’s wooded setting. *Clearing and grading should be minimized. A proposal for development that entails an extensive amount of grading or unnecessary clearing is not likely to be approved by the ACC unless modifications are made to reduce grading and clearing requirements.*

2. Impact on Adjacent Properties: Occoquan Forest is a community where the great majority of properties provide a considerable amount of privacy for residents. This has been achieved by use of appropriate house location, window and deck orientation, and wise utilization of topography, screening and fencing. *The ACC encourages efforts to minimize a project’s impact on adjacent properties. A proposal that imposes upon the privacy of an adjacent property in an extreme manner, where a reasonable alternative exists for reducing the impact on adjacent properties, is not likely to be approved.*

3. Contemporary Design: Occoquan Forest is a community where nearly all homes are of contemporary architectural design. Within the general category of contemporary design, there is considerable variety. Many homes display exterior features that are associated with modern, craftsman, prairie school, bungalow or rustic architectural styles, including the unique style introduced from the Rocky Mountain West by the community’s initial builder. These features fall within the broad category of contemporary architecture and harmonize well with the natural features of Occoquan Forest. Other architectural styles such as colonial, federal and Victorian can be observed in a handful of houses, but always with adjustments intended to give these homes a contemporary appearance. Along with the notable presence of the community’s trees, the contemporary architectural style of the homes in Occoquan Forest has become the community’s most unique, desirable and valuable characteristic. It is easy to undermine the integrity of the community’s appearance and value by utilizing other styles and architectural features that are not in harmony with contemporary styles. *In order to enhance and protect the value, desirability and attractiveness of the community, the ACC will approve only the use of contemporary architectural style as discussed above, and will not approve the use of other styles of architecture, nor the use of structural elements or external features that most belong to other styles of architecture.*

4. Harmony of Materials: Occoquan Forest is a community where the overwhelming majority of homes were built utilizing exterior materials that harmonize with the area’s natural features. This has resulted in the use of a variety of materials with an emphasis on wood, brick and stone on the sides of homes and the use of asphalt shingles or cedar shakes for roofs. Use of concrete, dry-vit, stucco, shingle, vinyl and aluminum siding has been limited, as has use of tile and metal roofs. Technology is introducing new materials that are also appropriate in many situations, such as Trex decking, Hardi-Plank siding,

late generation vinyl siding and late generation stone appliqué. *The ACC will approve the frequently utilized materials listed above because they harmonize the project with the existing community. The less utilized materials also may be approved, provided the designs and colors harmonize these materials with the materials utilized in the majority of homes in the community. New materials will be approved by the ACC if their appearance is nearly the same as the traditional materials that they imitate. See Item 11 below for specific guidance on vinyl siding.*

5. Harmony of Colors: Occoquan Forest is a community where the overwhelming majority of homes and other structures utilize exterior colors that harmonize with the natural features of the community. This has resulted in the predominant use of earth-tones, browns, tans and greens, as well as muted shades of grey, blue and red. House colors found in traditional-style suburban settings, such as white, yellow and pink - very light or bright colors - have not been utilized except very rarely and generally unsuccessfully. *The ACC will approve the use of the former colors, but not the use of the latter colors. Other colors may also be approved, provided they are shades or tints that harmonize with the natural setting and with the colors of the majority of homes in the community. Accent colors (for trim or doors, for instance) will be considered individually. White window and door frames are not encouraged and are not likely to be approved.*

6. Desirable Features: A number of external structural or architectural features that are characteristic of the contemporary styles of a majority of Occoquan Forest homes have been found to contribute to the value, desirability and attractiveness of the community as well as being in harmony with the natural setting. These features include large windows, decks, porches, interesting roof lines, high profile or shadow-emphasized asphalt roofing, sky-lights, distinctive roof overhangs (wide eaves), strong window and door trims, brick or stone chimneys and walls, good quality stained cedar or redwood siding, battered siding, and modulated facades. Casement, tilt or fixed windows and full-pane patio doors are also desirable, as are contemporary or craftsman style outdoor light fixtures. These features harmonize with the community's existing home styles, and natural features. *If appropriately designed, such features are encouraged and will be approved by the ACC.*

7. Undesirable Features: A number of external features have been found to be generally not contributing to the value, desirability and attractiveness of the community. These features include: double-hung windows, any window or door with white trim, metal awnings, large expanses of blank wall, primitive versions of aluminum and vinyl siding, plain board siding (plywood, composition board, etc.), large unbroken roof planes, minimal roof overhangs (narrow or no eaves), and colonial or Victorian style features (siding, doors, light fixtures, columns, windows, etc.). Carports are not encouraged but may be approved if well sited and equipped with storage space. *Proposals to construct such features or to utilize such materials are not encouraged and are not likely to be approved by the ACC.*

8. Consistency of Design: Some architectural features are appropriate for one home but not appropriate for another, based upon the particular architectural style of the home. An example of this is the use of window shutters. Shutters of appropriate design could be approved for a house built in the bungalow style, but not for a house built in the modern style. *Features added to existing homes, or used as replacement features, such as columns, window surrounds, roofs, eaves, dormers and porches, will be approved by the ACC, provided they are designed in a manner consistent with the principal architectural style of the existing structure. A feature approved for one property can be denied for another property of differing architectural style.*

9. Fences: Experience in the community indicates that, for front yards, the use of a split rail, round-rail or two-board fence is appropriate. For side and rear yards, vertical board-on-board fencing or three-board or four-board fencing has proven appropriate, in addition to the fencing styles mentioned above. In rear yards, wire mesh fencing has been appropriately attached to the inside of rail or board fencing to

contain children and pets. Picket and stockade fences are not commonly used, and wire fencing is almost never used by itself. Vinyl fencing and metal fencing has not been utilized. *The ACC will approve the fencing styles indicated above as appropriate. Other styles will be considered on a case by case basis. Fences up to four feet in height will be approved in front yards and back from the street to the front set-back line of the home. Fences up to six feet in height will be approved from that point back. In rear yards, the ACC may approve stockade fencing, vinyl fencing resembling board fencing if it is a dark color, and chain-link fencing if it is vinyl-coated dark green or black. Stand-alone wire or bare chain-link fencing will not be approved except for small garden or other small enclosures. Black metal fencing resembling wrought iron will be approved if it is of appropriate style. Stone or brick walls of appropriate color will be approved.*

10. Accessory Structures: Many accessory structures, such as sheds and garages, have been constructed over the years in Occoquan Forest. Usually, such structures are not visible from the street, but they are visible from adjacent properties and do affect the attractiveness of the community. Experience has shown that the design, materials and colors of these outbuildings should be consistent with the design and color of the principal structure. Accessory structures should be located where they are not easily seen from the street. *The ACC will approve any such structure that is built of wood and that is consistent in design and colors with the home, provided it meets location criteria. Use of other materials resembling wood (such as rigid vinyl) will be considered on an individual basis. A metal structure will not be approved. Structures utilizing materials such as canvas, nylon fabric, vinyl sheeting or plastic are not likely to be approved.*

11. Vinyl Replacement Siding: A number of homes in Occoquan Forest will soon require replacement siding, due to the inevitable aging process, possible neglect by previous owners or use of inadequate materials by the original builder. The ACC encourages the use of high quality siding materials, such as cedar, redwood, or composite cement boards resembling cedar. However, the ACC recognizes that the cost of these materials may be prohibitive (re-siding a house is a large project that does not lend itself to piece-meal treatment). It is noted here that the selection of the installer (and manufacturer) is of utmost importance, so homeowners are urged to select installers with great care, insisting on and contacting references. *The ACC will approve the use of vinyl replacement siding in accordance with the following guidelines, which are intended to preserve the character of Occoquan Forest and protect the homeowner:*

Horizontal siding boards should have a plain lap profile. Other styles such as Dutch, German or beaded siding are not likely to be approved. Vertical, diagonal, or board-and-batten applications are generally acceptable. Cedar shake style will be considered in special locations.

Maximum board/panel exposure should not exceed 6 inches (less exposure - 5 or 4 inches - is preferred).

Siding should be dull-finish (not shiny) and should be "cedar look" with a strong wood-grain textured surface.

Horizontal lap siding should have board/panel projections of about $\frac{3}{4}$ inch or more.

Window and door trim and corner boards should be relatively wide, at least 3 inches in width.

Colors selected should be relatively muted – most of the standard colors are too light and bright. It is usually necessary to select the darkest available standard colors or, if possible, to select from the darker premium colors.

Siding and trim color should be different from siding color, but complementary. White is not an acceptable color in most circumstances.

If the house has wide unbroken sides, vinyl siding boards should be 18 or 20 feet in length, in order to reduce the number of seams.

Vinyl siding should be insulated (Siding backed by rigid insulation will retain its form better) and should contribute to lower energy bills.

The ACC encourages homeowners to consider replacing gutters and downspouts at the same time.