

Architectural Guidelines

Tackett's Mill Homeowners Association

Introduction

The Tackett's Mill Board of Directors (TMBOD) has adopted the following guidelines to assist homeowners in planning for any modification, repair or addition to their property that will require WTBO approval. These guidelines also describe the standards for homeowner property maintenance.

Intent

These guidelines are intended to preserve the attractive appearance of our community and our property values. They are not intended to supersede the By-Laws, Declaration of Covenants, or Prince William County building codes.

Government regulations

In addition to compliance with the rules and regulations of the Association, homeowners and residents are required to comply with all Prince William County, state and federal laws, statutes, rules, regulations and ordinances. Any acknowledgment or approval by the Association of a homeowner's request does not indicate that homeowners or residents have complied with local, state, and federal laws. In addition, the homeowner is responsible for obtaining appropriate building permits.

Architectural Changes

Changes to the outside appearance of your home or lot require prior approval from the TMBOD. Unless stated otherwise, a written application is required.

Application process

The procedure for requesting approval for Architectural improvements is as follows:

1. Submit an Architectural Change Request to the property management company at least 45 days prior to the planned date for the work to begin. This timeline enables the TMBOD to fully review the plan. The application should include a description of the project and sketches or pictures of the planned changes and specifications. Address and fax info is found on the form.
2. The TMBOD will review the application within 45 days of receipt.
3. The property management company will notify the homeowner of the TMBOD decision to approve or disapprove the change.

Each homeowner is advised to maintain records of all application documents, including approvals. Such documentation will be required for an architectural review conducted when a Homeowner's Resale (Disclosure) Packet is requested upon sale of the home.

Replacement	Type	Color
Roof*	CertainTeed Landmark TL Maximum Weather Wood	Sunrise Cedar
Windows*	Full view, 6-panel design (9-panel in box bay window). Fixed or non-fixed upper	
Shutters	Fixed, 2-panel design	Refer to house number in Tackett's Mill Exterior Paint Colors
Front door*	Solid 6-panel design	Refer to house number in Tackett's Mill Exterior Paint Colors
Front storm door*	Full view, clear glass	Match house trim color (Almond) or match front door color (Georgetown Green or Farmhouse Red)
Garage door*	Panel design without windows. Panel design with windows	Match house trim color (Almond)
Rear deck door*	Full view, 15-panel French doors (one stationary). Full view sliding door (with panels between glass if desired)	
Rear patio door*	Solid, 2-panel design bottom, with clear glass, 9-panel upper	Original door color
Rear patio storm door*	Full view, clear glass or half view with clear glass upper	
Exterior trim (front)		Almond
Front steps		Natural concrete color or paint Light Grey (Valspar # 83070)
Fence & Deck*	Shadow box fence panels. Fence and deck may be made of wood or a composite, and must match in color.	Naturally weathered or stained in wood grain color: cherry, redwood, chestnut, walnut
Deck Awning	Retractable, solid color fabric	Match siding
Light fixture – front		Brass, chrome or black
Light fixture – rear		Brass, chrome or black
House number		Match light fixture

*Can only be replaced after approval from the Board