

Rockwood Homeowners Association Architectural Request Form

Homeowner:

Property Address:

Lot #

Best Phone Number:

Email Address:

Anticipated Start Date:

Anticipated Completion Date:

Company/Person Completing Work:

Company/Person Contact info:

General Description of Proposed Work:

Paint: Body of House Trim Front Door Garage Door Other:
color(s):

Required: Submit Paint Chip

Roofing: Replace roof with existing color Replace roof with new color Other:
color:

Required: Submit Shingle Sample

Windows & Doors: shutters replace windows replace exterior doors Other:
color(s):

Required: Submit color sample or Picture

Stone/Brick on Exterior of Home: replace with new stone/brick replace/repair with existing

Required: Submit stone/brick sample

Fence: Cedar Fence Metal/Steel

Required: Picture of proposed fence type

Landscaping: Retaining Wall Shrubbery Tree Addition Statuary Berm
 Pond/Water Feature Pool Other:

Required: Plan & Pictures of proposed Landscaping, stone, etc.

Additions: Deck Patio Patio Roof Screen/Awning Pergola Other:

Required: Plans for structure/addition as well as materials that will be used

Concrete: Sidewalk Driveway Patio Other:

Miscellaneous Change or Structural Addition:

Please ensure the following applicable information is attached:

- Completed Architectural Request Form (above)
- Description of the project and projected start & end date
- Paint, stain, or roofing samples
- Site plans showing proposed changes (location of retaining wall, shrubbery, tree, etc.)

***Please send the completed request form and documents to
Manager@rockwoodhomeowners.com***

HOA APPROVAL

HOA DENIAL reason:

Section 8.18 Enforcement. The Association or its authorized agents may enter any Lot on which a violation of these restrictions exists and may correct such violation at the expense of the Owner of such Lot. Such expenses, and such fines as may be imposed by the rules and regulations adopted by the Association, shall be deemed secured by a lien upon such Lot enforceable in accordance with the provisions of Section 3.6. All remedies described in Article 10 hereof and all other rights and remedies available at law or equity shall be available in the event of any breach by any Owner, occupant or other party of any provision of this Article 8, or any other provision of this Declaration. See Policies & Procedures for further clarification of procedures.

Section 7.4 Procedure for Approval.

(a) Each of the following documents (and all modifications thereof) must be submitted to the Architectural Committee and such Committee's approval must be obtained, prior to the document's submission to the City or implementation: (1) architectural, building and construction plans for each residence, showing the nature, kind, shape, square footage, height, color, materials and location of all improvements on each Lot, and specifying any requested variance from the setback lines, garage location or other requirements set forth in this Declaration, and, if requested by the Architectural Committee, samples of proposed construction materials. (2) All documents must be submitted to the Architectural Committee by hand delivery, email, Association software or mail.

Section 7.5 Design Standards. The Architectural Committee shall use good faith efforts to promote and ensure a high level of taste, design, quality, harmony and conformity throughout the Addition consistent with the standards set forth in this Declaration, provided that such Committee shall have sole discretion with respect to taste, design and all standards specified herein. One objective of the Architectural Committee is to conform generally with community standards and prevent unusual, radical, curious, odd, bizarre, peculiar or irregular structures from being built or maintained in the Addition. The Architectural Committee may from time to time publish and promulgate bulletins regarding architectural standards, which shall be fair and reasonable and shall carry forward the spirit and intention of this Declaration ("Design Standards"). The Design Standards may, from time to time, be amended, supplemented or repealed by the Architectural Committee, and the Committee, in its sole discretion, may grant variances from the Design Standards.

Section 7.6 Construction Period Requirements. The Architectural Committee shall have the right to establish additional measures to be observed during the period of construction on a Lot in order to minimize disturbance to adjacent sites, and all parties involved in such construction shall be required to observe such measures.

Section 7.7 Residence Design. Without limiting the requirement that improvements conform to any Design Standards, the following shall apply:

i. *General Design.* The design of each residence shall comply with the following criteria: (1) appropriateness of form, color and materials to design style; (2) relationship of window to wall and wall to total form (well-designed massing); (3) appropriateness of detailing to form, style and massing; and (4) proportions of roofs being consistent with the proposed architectural style.

ii. *Exterior Materials and Colors.* All exterior materials and the color of all exterior materials (including paint) shall be subject to prior written approval of the Architectural Committee. Residences shall be faced on all sides with quality materials (such as brick, wood, stone, stone veneer, batt and board or stucco) or other materials as approved by the Architectural Committee. Prefabricated metal buildings are not permitted. Between 30% and 100% of the front elevation (excluding garage doors) of each residence shall be faced with brick, stone, or a pre-cast brick/stone substitute approved in advance by the Architectural Committee. Stucco may be used in lieu of brick, stone or pre-cast brick/stone substitute if it covers in excess of 80% of the front elevation (excluding garage doors). All residences shall have a number address plate visible from the street in a style approved by the Architectural Committee.

1. *Windows, Solar Panels, Window or Wall Air Conditioning and Heating Units.* All residences shall have wood, vinyl or vinyl clad windows, provided the Architectural Committee shall have the authority to approve other materials for window construction. Wood frames shall be painted, sealed, stained or have another coating approved by the Architectural Committee. No solar or heating panels shall be installed or maintained on the exterior of any residence or on any Lot except as may be approved by the Architectural Committee. No window or wall air conditioning or heating units will be permitted.

2. *Roofs.* The Architectural Committee has the authority to require at a minimum a six (6) to twelve (12) foot roof pitch or slope on the main structure of the residence (subject to the Architectural Committee's ability to permit slight variances for garage and porch roof pitch or slope). All roofs must be architectural laminated fiberglass asphalt shingle minimum 30-year warranty in a wood blend color. No metal roofs are permitted.

3. *Construction, Location and Size Limitations.*

(1) After any alterations to a vacant lot the Owner shall promptly commence construction and shall be completed within nine (9) months from the date a building permit is issued for such residence and no improvements shall be left in a partly finished condition for more than 30 days without written approval from the Architectural Committee.

(2) Subject to the provisions of Article 5, residences destroyed by fire or other casualty shall be demolished and removed from the Lot and new construction begun within three months after the date of such destruction, and thereafter such construction shall be performed with due diligence through completion.

(3) The Lots shall be subject to the following finished floor requirements: (i) For Lot 60 of Final Plat of Rockwood Estates II, Tracts 1, 2 and 3 of the Tract Split of Lots 61 and 62 of Rockwood Estates and Lots 63-74 of Final Plat Rockwood Estates (collectively, "St. Andrew's Court"), all single-story residences shall have a total finished ground floor area of not less than 1,800 square feet as measured to the outside of exterior walls, but exclusive of finished basements, porches, garages, patios and detached accessory buildings; and all two-story residences shall have a finished ground floor area of not less than 1,400 square feet and a total finished floor area of 2,200 square feet as measured to the outside of exterior walls, but exclusive of finished basements, porches, garages, patios and detached accessory buildings. No split levels shall be allowed.

(ii). For Lots 1, 34-36, 54-55 of Final Plat Rockwood Estates, Lots 2-9, 13-33, 37-53 and 56-59 of Final Plat of Rockwood Estates II, and Tracts A and B of the Lot Split and Merger of Lots 10-12 of Rockwood Estates II, all single-story residences shall have a total finished ground floor area of not less than 1,400 square feet as measured to the outside of exterior walls, but exclusive of finished basements, porches, garages, patios and detached accessory buildings; all two-story residences shall have a finished ground floor area of not less than 1,000 square feet and a total finished floor area of 1,800 square feet as measured to the outside of exterior walls, but exclusive of finished basements, porches, garages, patios and detached accessory buildings; and all one-and-one half story residences shall have a finished ground floor of not less than 1,000 square feet and a total finished floor area of 1,800 square feet as measured to the outside of exterior walls, but exclusive of finished basements, porches, garages, patios and detached accessory buildings.

(iii). There shall be no minimum square footage requirement for residences constructed on the Villa Lots.

(4) No residence shall exceed two (2) stories in height. All residences and other improvements shall be located on each Lot as approved by the Architectural Committee and in full compliance with any setback lines or restrictions shown on the Plat or required by the City.

(a) **Patios.** No screening of a patio, porch or other recreational area will be installed without the written approval of the Architectural Committee. (b) **Fences.** Any fencing constructed on any Lot must comply with all applicable governmental requirements and ordinances and all provisions of this Declaration. No fencing shall be permitted upon any of the lots other than wrought iron fencing or red cedar fencing unless approved by the Architectural Committee. Chain link or block fencing is specifically disallowed. Except as approved by the Architectural Committee, no portion of any fence shall be more than four (4) feet in height as measured from the lowest point of the Lot. No fences will be allowed on Villa lots. **Outbuildings.** No detached building (such as a storage building, doghouse, greenhouse, gazebo or playhouse) or other detached structure shall be erected or placed on any Lot without the prior consent of the Architectural Committee. (d) **Garages.** Unless otherwise approved by the Architectural Committee, all garages shall be attached to the residence. All residences shall have an attached private garage for no less than two cars. No residence shall be permitted to have more than a three-car garage unless otherwise approved by the Architectural Committee. The front width of the garage of each residence shall not exceed 60% of the entire front width of the residence. All driveways shall be surfaced with concrete, or with brick pavers, or other surface approved by the Architectural Committee. (i). **Pools and Tennis Courts.** An Owner may construct, for their personal use, one in ground swimming pool on their Lot, provided no above-ground or above-grade swimming pools shall be permitted, Architectural Committee approval.

(k) **Landscaping.** Foundation plantings along front elevations shall be planted by the Builder of the residence at the time of construction. The Builder of the residence shall meet the landscaping standards of the City.

(l) **Decks.** Decks shall be constructed from red cedar, or such other materials approved by the Architectural Committee in writing.

(m) **Obstructions.** No fence, landscaping or other obstruction shall be permitted on any corner Lot which would obstruct necessary sight lines of vehicular traffic.

Section 7.8 Interpretation; Waiver. The Architectural Committee's interest in reviewing site and building designs is to assure that a high quality of compatible development is consistently achieved. In order to meet special situations which may not be foreseen, it may be desirable from time to time for the Architectural Committee to allow variances of certain requirements. Any variance granted is considered not to be precedent setting because the decision is being made in the context of the specific project in question with the welfare of the overall Addition in mind. All approvals and consents of the Architectural Committee shall be in writing, and oral approvals or consents shall be of no force or effect.