

ROCKBRIDGE SUBDIVISION
ARCHITECTURAL REVIEW GUIDELINES
EXISTING HOMES

APPROVAL

The following must be approved by the Architectural Review Committee prior to installation.

PERMITS NEEDED

Nothing in these guidelines shall preclude the requirements of the building codes of the City of Star.

SET BACKS

City of Star set backs requirements must be met.

ARCHITECTURAL REVIEW COMMITTEE SUBMISSION AND REVIEW FEES

All exterior changes and or additions to your house and/or property must be approved by the Architectural Review Committee (ARC). An ARC approval form must be filled out and must include a detailed description of the requested project. Based on that description a homeowner may be charged for the review approval and monitoring of structural revisions to the existing house as required by the Rockbridge CC&R's. The fees to be charged are as follows:

All exterior changes/additions on the property - \$300.00 with \$200.00 returned to the homeowner upon completion (according to the plan approval) and inspection.

Storage Sheds - \$100.00 with \$75.00 returned to the homeowner upon completion (according to the plan approval) and inspection.

All other requests, including but not limited to paint color, fences, major landscape changes, patio covers, hot tubs, playground equipment, play houses, pools, roofing, shutters, accents, dog runs, garage doors, satellite dishes, flag poles - No Charge

If a homeowner wants an application expedited at another time besides the scheduled listed in this article, there will be a \$50 fee for the Committee to have a special meeting. If a homeowner installs something without submitting for ARC approval there will be a \$50 penalty charge. No portion of this will be refunded. The homeowner will still be required to submit for approval. You run the risk of having a submittal denied and having to remove whatever was installed so, please, be sure to submit prior to installation. We are here to help you!!!

The ARC meets only when there are items to review. Please ensure that your items are submitted in time to allow the committee to review your requests. Due to the demand, and the number of individuals on the committee, it is impossible to have each item reviewed on a case-by-case basis. Anything structural needs to be submitted and you must allow for a minimum of 7 days approval time.

DOG RUNS

A dog run can be made out of chain link. If the dog run is not located behind the fence it must be screened by tall shrubs.

FENCES

As stated in the CC&R's 7.5, all fences are to be approved by the Architectural Committee prior to installation. Fences should be made of wood, solid or open picture frame. If the fence backs up to the common area it may be open picture frame. No fence, hedge or boundary wall situated anywhere upon any lot shall have a height greater than six (6) feet, or such other lesser height as the ARC may specify, above the finished graded surface of the ground upon which such fence, hedge or wall is situated. No fence shall be constructed of any material other than wood nor finished in anything other than a clear sealant, except as specifically approved by the ARC. Wrought Iron fences are allowed in Phase 6 through 8 only. Wrought Iron fences, whether perimeter or architectural, shall be black only. No fence shall be constructed so as to hinder the view of adjacent neighbors. (Specifications attached as EXHIBIT E)

FLAGPOLES AND FLYING OF THE US FLAG

Flags must be clean and in good condition and comply with flag etiquette. A flag should be flown from sunrise to sunset. However, a flag may be displayed 24 hours if properly illuminated during hours of darkness. Flags should not be displayed on inclement weather days, except when an all weather flag is displayed (all weather - nylon or non-absorbent material). When picking a location for a pole, consideration for neighbors should be given and must be approved by the Rockbridge Architectural Review Committee. Means of flag attachment must be such as to prevent noise in windy conditions.

FLAGPOLE - TEMPORARY OR REMOVABLE

Temporary or removable flag poles are allowed in the Rockbridge subdivision. When selecting a US flag and temporary flagpole the following specification should be followed:

- Flagpole - telescoping or removable
- Material - aluminum
- Color - aluminum, white, bronze
- Height - does not exceed the ridge line (highest point of the roof) of the home
- Base Size - maximum 2 1/2
- Halyard - external halyard (nylon ropes) not allowed
- US Flag Size - 3' x 5'
- Quantity - one per household

GARAGE DOORS

Garage door must be raised panel metal and may have windows in the top panels. Slab (one piece) garage doors will not be approved.

LANDSCAPING/MAJOR CHANGES

Landscaping / Major Changes must meet minimum requirements for each phase. Major changes in design to existing landscaping must be submitted for approval.

LANDSCAPING - FRONT YARD:

Front yard is defined as that area between the front property line and the plane of the surface of the building facing the front property line. The total front yard area is to be landscaped, sodded (at least 25% of the front yard needs to be sod) and maintained in a professional manner.

Rolled sod, 1 – 1.5" caliper tree, 4-5 gallon shrubs, 4-1 gallon shrubs

All front yard landscaping shall be completed within 30 days after completion of the house, weather permitting. Because of inclement weather, special consideration and extensions may be granted upon written approval of the ARC. The Builder must request an extension in writing to the ARC.

LANDSCAPING - SIDE YARDS:

Any side of a home, facing to the side streets and common areas, shall be treated the same as the front yard and landscaped as follows, at a minimum:

Hydro-seeded and/or rolled sod, 1-1.5" caliper tree, 4-5 gallon shrubs, 4-1 gallon shrubs

LANDSCAPING - REAR YARDS:

A rear yard is defined as all areas that are not visible from the street. Homeowners can be responsible for the landscaping of these areas providing said area does not abut to common areas and is not visible from a street. However, all rear yards must be landscaped and maintained in a professional manner within 30 days from completion of house. Those areas that abut common areas or streets shall be professionally landscaped as follows, at a minimum:

Hydro-seeded and/or rolled sod, 1-1.5" caliper tree, 4-5 gallon shrubs, 4-1 gallon shrubs

PAINT COLORS

Case-by-case basis. Trimming of windows, doors and down batts in a contrasting color is discouraged. Colors shall be compatible with surrounding homes. APPROVAL OF EXTERIOR COLORS MUST BE OBTAINED BEFORE APPLICATION OF ANY PAINT.

GAZEBO, PERGOLA, PATIO COVER/EXTENSION, CANOPIES, ANY PERMANENT SHADE STRUCTURE.

Unpainted **corrugated** or standing seam **metal roofing material will not be approved.**

No temporary patio covers will be approved.

Roofing material must follow the below roofing requirements OR be of architectural metal style with color matching the color of the existing house structure.

PLAY HOUSES

Must follow same guidelines as storage shed below.

PLAYGROUND EQUIPMENT

All playground equipment must be submitted to the ARC for approval prior to installation. The Committee will look for the setback from neighbors so the swings don't hit the fence; kids aren't looking into neighbors' yard, etc. Any covers, wood and/or canvas, must be part of the submittal for approval.

ROOFING (FOR ALL AREAS CONSIDERED A LIVEABLE SPACE-I.E. ADDITIONS, EXTENSIONS, MODIFICATIONS)

Roofing material must consist of 30-year or better architectural shingles, charcoal or black in color. Samples must be submitted and approved in writing by the ARC before installation.

SATELLITE DISHES

Homeowners should work with satellite dish suppliers to place dishes in such a manner as not to be intrusive and consistent with good reception keeping in mind the aesthetics of the home and neighborhood. Satellite dishes no longer in use should be removed.

STORAGE SHEDS

For the purpose of definition, any storage structure that one may walk into will be considered a shed. Shed exterior must be painted same color as house. Roof must be same color and material as house. These roofs must be black or charcoal in color. Roll up doors must be same color as shed side walls.

ARC will ask that all sheds be located at least 2' from each property line in order to screen the shed from neighbor's view and for shed and landscape maintenance. ARC may waive this requirement upon inspecting the location of a shed at the request of the homeowner. Visibility to street and common area will be a consideration. City of Star regulates setbacks and permit requirements for outbuildings greater than 120 sq ft in size.

Sheds with exterior vinyl, plastic and metal will not be approved. Siding must be same material and match direction of those on the home.

The shed height will be limited to no taller than 11'4".

SWIMMING POOLS/ PUMP AND POOL HOUSE

Pumps should not be located to cause a noise nuisance to neighbors.