

Rock Creek Master Homeowners Association

Architectural Control Committee (ACC) Guidelines and Requirements

Garage Door Replacement Requirements

ACC PRE-APPROVAL REQUIRED. As with any change or improvement to the dwelling exterior or lot, written approval must be provided by the ACC by following the ACC Improvement Request process. Failure to do so may subject the homeowner to monetary or other penalty, and the homeowner may be required to change or remove any non-HOA compliant work performed – or to restore the lot or dwelling to its original condition – entirely at the homeowner's expense, which may include any legal costs incurred by the Association. The ACC convenes monthly (twice monthly May through August). The review and approval process generally takes 20 to 30 days, but can take as long as 45 days if your request is not typical. Please build adequate time for ACC review approval when planning your project. In special situations and where possible, the ACC will try to accommodate requests to expedite the approval process. Such requests can be made to the management company.

Your ACC Application Must Include:

- An image of the proposed replacement door must be included with the request.
- The ACC application must specify the exact requested style and color/shade of the replacement door.
- The proposed door image must include the exact style of windows and any non-standard decorative hardware (standard hardware is the hardware of the original garage door) if applicable.
- Current images of the entire front exterior of the home, including the roofing.
- A brochure or other marketing information that includes the exact make/manufacturer of the requested garage door, and confirms the physical operation and material of the door.

- Any additional information pertinent to the application.

ROCK CREEK GARAGE DOOR DESIGN GUIDELINES and REQUIREMENTS

Physical Operation

- The physical door operation must be a sectional overhead.
- 4 panel construction.

Design

Windows

- a. Windows and window grids are optional. However, grids are only allowed if the existing windows on the home have grids.
- b. Windows must be rectangular or square shaped.. Arched windows will only be considered if the design is consistent with neighboring homes and the existing style of the home.
- c. Garage door windows must be installed in the top panel unless specifically requested in the door design and approved by the ACC.
- d. Garage doors with windows below the top panel must use obscure glass (e.g. frosted) so that the interior of the garage is not visible from the street. No design may be used in the obscure glass.

Door

- a. Door design and visible hardware must be visually compatible with the architecture of the home.
- b. Homes with two garage doors must match in design.

Door Material

- a. Doors must be made of approved wood, Masonite (pressed panel), aluminum, steel or fiberglass construction
- b. The finished surface may be either a simulated wood grain texture or a smooth panel.
- c. No garage door may be made of finished or unfinished plywood, or unfinished metal.

- d. Natural wood doors will be considered if the design is visually compatible with the architecture of the home.

Visible Hardware (handles, hinges)

- The visible hardware of the garage door must be inconspicuous and blend with the door itself and match with the existing home style.
- Ornate decoration on the garage door is not permitted, including but not limited to wrought iron window bars or accent designs, or added features that extend beyond the surface of the garage door.

Finish

Garage door finish must comply with the following:

- If Painted, the paint must be a single, solid color (including any window frames), and must be an exact match and finish of the approved body or trim color of the home. Garage doors cannot be painted with a accent color (a color other than the trim or body); or
- If Natural Wood, the doors must be stained in a natural wood done with no pigment added. Natural wood doors must match the overall color scheme of the house and style. If a wood tone door is requested, only one wood tone may exist on any home. (i.e. front door, window shutters, etc.). New wood must match old wood, or old wood must be made to match new. **Note that wood-stained doors will require significant additional maintenance to remain in compliance with HOA policy.*
- Metallic finished doors are not permitted.
- If a Faux stained door is desired, the Faux stained doors must be similar to the Ultra-grain medium stained wood grain paint finish or the ultra-grain cherry-stained wood grain paint finish shown in the samples below but not necessarily these two colors
- Trim Paint - Garage door trim must be painted with the approved home trim or body paint color (not an accent paint color).
- Accent Color - An existing accent paint color may not be used on any part of the garage door or garage door trim.
- Color of the home and roof will be considered when approving garage door styles and colors...

PROHIBITED DOOR STYLES

The following styles of garage doors are prohibited and will not be approved:

- Out-swinging doors.
- Barn style sliding doors.
- Doors with logos, banners, murals, text or decals.

Overall Appearance

- Entirety of the home must be cohesive in color and style as determined by the ACC.

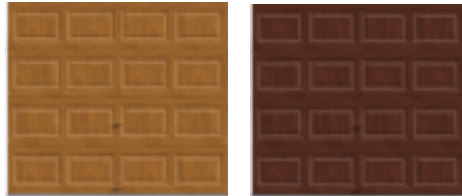
SAMPLE GARAGE DOOR DESIGNS

The doors shown below reflect a wood grain tone and are intended as examples only. The ACC will consider similar style and color doors from other manufacturers.

Manufacturer: Clopay Collection – Intellicore Insulated Garage Door

(Model numbers are for 8' doors. Retailer will provide numbers for 16' doors)

Model Number #HDP20 CC SOL (no window)



Model Number #GR15P WO SQ22 (windows with grid along top panel)



Model Number #HDP20 SW Plain (Windows without grids along top panel)



Door on left is shown in an ultra-grain, medium stained woodgrain paint finish.

Door on right is shown in an ultra-grain cherry-stained woodgrain paint finish.