

Exterior Finishes Guidelines

ROCK CREEK MASTER HOMEOWNERS ASSOCIATION

Guidelines and Requirements:

Key Provisions

Please read all requirements in full

Approval is required for any change of components related to your siding work. This would include architectural details, siding type, stone, brick, etc. All new siding must have a look and style that is “harmonious” with the Rock Creek neighborhood as determined by the ACC.

Partial Replacement: The replacement siding and pattern matching the existing finish(es) with no variation in appearance may be expedited. Any replacement that changes the exterior of the house will be considered on a case-by-case basis. Please highlight the changes to expedite the approval process.

Full Replacement: See requirements below.

ACC Pre-Approval: As with any change or improvement to the dwelling exterior or lot, written permission must be obtained in advance following the ACC Improvement Request Process. Failure to do so will subject the homeowner to fines, and the homeowner will 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 can take from 20 to 30 days, or longer if your request is not typical. Please build adequate time for ACC review approval into your project planning. In special situations and where possible, we will try to accommodate requests to expedite the approval process. Such requests can be made to the management company. Read all requirements in full below, as well as the applicable Association Covenants and Policies, carefully.

Your ACC Request Must Include:

- The manufacturer, Examples: Masonite, Timberstrand, Hardie, GAF, etc.
- The product, Examples: HardiePlank, WeatherSide, etc.
- Brochure or link indicating selection of product intended to be used.
- Intended application and orientation (vertical, horizontal, etc.)
- If this is a replacement, provide an image/elevation showing area(s) of replacement and a photo of existing area(s) for replacement.
- If applying to paint brick, an estimate from a professional painting company showing details that the process and materials to be used are in compliance with the guidelines below.

Further Guidelines:

Exterior Finishes Guidelines

- Masonite or Timberstand lapboard siding is typically used in Rock Creek for siding material, but alternatives may be submitted that have a similar look to these products.
 - Fire resistant siding, such as HardiePlank, or other cementitious siding, may be considered, for example.
 - The body of the house must be finished in horizontal siding.
 - Vertical siding will be considered in Gable detailing and accent locations.
- Stucco exterior siding will be considered on a case-by-case basis.
- Metal siding will be considered on a case-by-case basis.
 - No vertical or standing seam siding.
 - Colors must match our current color book.
 - Metal panels must be non-reflective, or matte finished.
- Brick or Stone will be considered on a case-by-case basis.
 - Brick or Stone can be used but not both.
 - Brick or Stone styles and/or colors cannot be mixed.
 - Brick or Stone cannot make up more than 75% of exterior finish per elevation.
 - Painting of existing brick shall only be done with ACC approval and must comply with the following requirements:
 - Brick cannot be white-washed or stained.
 - Painting must be done by professionals with experience in painting brick.
 - Brick must be clean and repaired prior to painting.
 - Brick must be primed with a primer made for use with exterior brick and masonry.
 - Color must fit within the existing paint policy and the entirety of the home must be cohesive in color and style as determined by the ACC.
 - Brick must be painted with a wear-resistant exterior latex paint made for brick and masonry.
 - The finish of the paint must be either Satin or Eggshell.
 - The color of the painted brick must be an identical match to either the body or trim color. It cannot be a separate accent color.
- Architectural Design:
 - Timber frame corbels, gable details, brackets, columns, etc. will be considered on a case-by-case basis, using the “harmonious” to the neighborhood guideline.
- Color Selection:

Exterior Finishes Guidelines

- o All color choices for exterior must comply with color schemes dictated by the Painting Policy and the ACC's current color book.

Date of Adoption: February 9, 2022

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Signed: _____

Print: _____

Title: _____