

**Architectural Control Committee (ACC) of the Rock Creek Master Homeowner
Association**

Guidelines and Requirements

Exterior Finishes Guidelines

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: Example, Masonite, Timberstrand, Hardie, GAF, etc.
- The product: Example 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.

ROCK CREEK EXTERIOR FINISHES GUIDELINES

- Masonite or Timberstrand 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, as an 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.

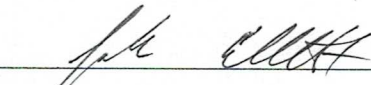
- Metal siding will be considered on a case by case basis.
 - No vertical or standing seam siding
 - Colors must match our current color book.
 - Metal panels must be non reflective or matte finished.

- 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 or Stone, for fire damaged homes, may be considered.

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

Date of adoption: 02/09/2022

Signed: 

Print: John Eckhardt

Title: President