

## **Rock Creek Master Homeowners Association**

### **Architectural Control Committee (ACC) Guidelines and Requirements:**

#### **Rebuilding and New Home Construction Policy**

**ACC PRE-APPROVAL REQUIRED.** As with any change or improvement to the dwelling exterior or lot, written permission must be obtained in advance by following the ACC request process. This applies even if rebuilding the exact same model on the lot. Failure to do so may subject the homeowner to fines, 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. We will make every effort to expedite approvals for rebuilds when feasible. 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 Form Must Include:**

- Plot Plan, showing the proposed building footprint, with setbacks, dimensions, and easements, drawn to scale, with any changes to the original plot plan highlighted for easy reference. A Plot Plan (also called an Improvement Location Certificate; or ILC) can be obtained from the Town of Superior. The improvement plans should be drawn to scale, with dimensions on the Plot Plan. “Footprint” for purposes of this document is the boundaries of the exterior walls of the structure, when placed on the property.
- A conceptual rendering or sketch of the exterior elevations of the house. An elevation is a view of a building seen from one side, a flat representation of one façade.
- Provide previous overall footprint sqft and proposed new footprint sqft with a percent delta calculation if the new home is a rebuild.
- Provide previous overall finished sqft, less garage and basement, and proposed new overall finished sqft, less garage and basement, with a percent delta calculation if the new home is a rebuild.
- Exterior finishes:
  - Details regarding size, shape, color, texture, location, and product photos or brochures, showing what exterior finishes will look like need to be submitted for approval.
  - Exterior finishes, colors, and architectural details may be submitted at a later date, if desired, but must be submitted to the ACC for approval prior to installation.
  - A final elevation(s) of the exterior of the house will also need to be provided for final approval prior to installation of any exterior finishes.

#### **Rock Creek Rebuilding and New Home Construction Guidelines**

- **HOME DESIGN CRITERIA:**
  - Homes to be designed using the current building code used by the Town of Superior building department.

- All new homes must have a style that is “harmonious” with the Rock Creek neighborhood as determined by the ACC.
  - ACC is only concerned with the exterior of the home, the footprint, and the landscaping. The interior floor plan is not a factor in the approval process.
  - Any submittal of an existing Rock Creek model floor plan and elevation will expedite the approval process but these ACC Request requirements must still be met.
    - Existing Rock Creek Model floor plans and elevation may be considered on a lot even if the selected model wasn’t originally built on the lot.
    - If building an existing Rock Creek model plan and elevation with custom changes, such as an additional bump out or other details that changes the exterior of the house, please highlight the changes to expedite the approval process.
  - The footprint shall be a minimum of 85 percent of the original footprint.
  - The sqft of the home (not including garage and basement) must be at least 75 percent of the original home.
  - Follow building zoning setbacks (minimum of: 20’ front and rear, 5’ each side)
    - A deck and/or patio may not encroach on a setback or utility easement. Take this into consideration if a deck or patio is desired, even in the future.
  - Two or Three car garages are acceptable.
  - Downsizing from two stories to one story is acceptable.
    - Single story homes are acceptable if the exterior is “harmonious” with the neighborhood and all other requirements are met.
  - Custom home designs may be submitted.
    - Due to the nature of a “custom home”, all custom homes will be considered on a case by case basis.
  - No adjacent home may have the exact same model/exterior elevations.
    - Making the exterior elevation different may include, but is not limited to, paint color, architectural details, siding type, stone, brick, etc.  
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  - Combining two or more properties will not be allowed.
  - Subdividing lots will not be allowed.
- **PROHIBITED STYLES**  
 Certain types of home styles are prohibited and will not be approved, those include, but not limited to:
    - Multi Family Homes.
    - Single or Double wide trailer homes.
    - Log Cabins
    - “Tiny Homes”
    - Modern, Glass or boxy, flat roofed homes.
    - A-Frames
    - Three Stories (excluding the basement or walkout) are not permitted.

- **MATERIALS:**
  - There are no specific material requirements other than the exterior of the building must have a similar look and feel to the rest of the neighborhood.
  
- **EXTERIOR FINISHES:**
  - See Exterior Finishes Policy
  
- **ARCHITECTURAL DETAILS:**
  - See Exterior Finishes Policy
  
- **ROOFING:**
  - See Roofing Policy
  
- **WINDOWS:**
  - See Window Policy
  
- **SOLAR PANELS:**
  - See Solar Panel Policy
  
- **A/C UNITS and MECHANICAL EQUIPMENT**
  - Mechanical equipment, such as air conditioner, heating equipment, etc., shall be installed as an integral part of the architecture whenever possible. Under no circumstances shall these items be roof mounted or located in such a way that they are visible from neighboring properties or public streets.
  
- **RADON MITIGATION EQUIPMENT**
  - See Radon Policy
  
- **DRIVEWAYS:**
  - Driveways shall not extend more than 2ft past the garage jamb on either side.
  
- **GARAGE DOORS:**
  - See Garage Door Policy

Date of adoption: 02/09/2022

Signed: 

Print: John Eckhardt

Title: President