

# ROCK CREEK MASTER HOMEOWNERS ASSOCIATION

## EXTERIOR FINISHES POLICY

- PURPOSE:** To establish standards and procedures for exterior finishes to ensure consistency with the community’s architectural character, preserve property values, and promote the overall aesthetic harmony of the Association.
- AUTHORITY:** The following procedures have been adopted pursuant to the provisions of C.R.S. 38-33.3-302(1)(a)
- EFFECTIVE DATE:** April 29, 2026
- RESOLUTION:** The Board of Directors of the Rock Creek Master Homeowners Association hereby adopts the following rules and regulations governing exterior finishes for all properties within the Association.

### **Architectural Control Committee (ACC) PRE-APPROVAL REQUIRED**

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

Approval is not required if you are painting or re-staining a house the same colors as the existing colors, with no changes in color to the body, trim and fascia.

All other changes or improvements to the dwelling exterior or lot requires written approval by the ACC by following the ACC 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 incurrent by the Association. 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 management.

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## **ACC Request Must Include:**

1. The manufacturer; Examples: Masonite, TimberStrand, Hardie, GAF, etc.
2. The product; examples: HardiePlank, WeatherSide, etc.
3. Brochure or link indication selection of product intended to be used.
4. Intended application and orientation (vertical, horizontal, etc.)
5. If this is a replacement, provide an image/elevation showing area(s) of replacement and a photo of existing area(s) for replacement.
6. 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.

## EXTERIOR FINISHES DESIGN

- 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.
  - 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, staining, limewashing and whitewashing of existing brick shall only be done with ACC approval and must comply with the following requirements:
    - Treatment must be done by professionals with experience painting, staining, limewashing or whitewashing brick.
    - Brick must be clean and repaired prior to treatment.
    - Brick must be primed with a primer made for use with exterior brick and masonry before painting, staining, limewashing or whitewashing, with a primer appropriate for the treatment in question.
    - For staining and whitewashing:
      - The color must generally fit within the existing paint policy, and the entirety of the home must be cohesive in color and style as determined by the ACC.

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- Rustic finishes are not permitted. Stains, limewashing and whitewashing finishes must be no less than 80% opaque.
- For painting:
  - Brick must be painted with a wear-resistant exterior latex paint made for brick and masonry.
  - The paint finish must be either stain 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
  - All color choices for exterior must comply with the color schemes allowed by the Painting Policy and the current color book.
  - Other color choices must receive ACC approval on a case-by-case basis.

**PRESIDENT'S  
CERTIFICATION:**

The undersigned, being President of the Rock Creek Master Homeowners Association, Inc. certifies that the foregoing Policy was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board on April 29, 2026, and in witness thereof the undersigned has subscribed his/her name.

**ROCK CREEK MASTER HOMEOWNERS ASSOCIATION, INC.**

By: Signed by:  
*Rachel Stanton*  
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