



The Rose Creek Homeowners Association (HOA) Board of Directors with the assistance of the Rose Creek Architectural Control Committee (the “ACC”), is pleased to present the Architectural Guidelines for the Rose Creek Community.

Maintaining a mutually beneficial living environment is best achieved by developing and following rules and regulations that clearly inform all members of the limitations and expectations with respect to improvements to individual homes. These Architectural Design and Maintenance Standards are designed for this purpose.

These guidelines give residents a consistent standard to follow as the foundation to use in planning any exterior changes to your property. We hope this document helps continue to build a community that will allow freedom for individual tastes, while maintaining the overall aesthetic tone of a vibrant, engaged, supportive and welcoming neighborhood.

Please retain this copy as part of your permanent papers to refer to now and in the future. These guidelines should also be made available to prospective buyers of your home. Please read and follow these guidelines.

**Written approval from the ACC is required prior to the start of any exterior changes. The homeowner must also pursue the necessary permits required by Cherokee County. Do not commit to labor or materials until you have received both written approvals.**

The ACC has the exclusive right to approve or deny plans, at its sole discretion. Absent an approval from the ACC, the proposed alteration or improvement may not be commenced. Architectural Control Committee decisions may be appealed to the Board of Directors if a homeowner disagrees with an ACC decision.

Please direct your questions regarding these guidelines to The Rose Creek Homeowners Association (HOA) Board. The Rose Creek Homeowners Association Board of Directors reserves the right to modify or amend these guidelines from time to time as it deems desirable or necessary.

Sincerely,

The Rose Creek HOA Board

## **Role of the Architectural Control Committee**

Although the Rose Creek HOA discharges its responsibilities in a variety of ways, the Architectural Control Committee (ACC) is the element most immediately involved in changes or improvements to property by homeowners and residents. The ACC, which may be comprised of both members of the BOD and the larger RCHOA membership, is charged with balancing the diverse design qualities of the community and ensuring its architectural harmony.

Surveys of other planned communities have demonstrated that the efforts dedicated to ensuring these goals contribute significantly to preserving and enhancing real estate values and are considered of prime importance by homeowners and residents. The Mission of the ACC is to act in the best interests of the homeowners and residents of the Rose Creek Community by helping create a neighborhood environment that enhances property values and is aesthetically pleasing. The Goals and Responsibilities of the ACC include the following:

- Serve as the primary enforcement and education resource for the Architectural Design and Maintenance Standards.
- Manage and execute the architectural review process by reviewing applications for exterior alterations to property and approving or rejecting applications based on the Architectural Design and Maintenance Standards.
- Perform and/or facilitate periodic neighborhood walk-throughs to ensure community compliance and consistency with the Architectural Design and Maintenance Standards.
- Provide before settlement to prospective new purchaser(s) of property in the Rose Creek community the condition of property compliance with the Architectural Design and Maintenance Standards.

## **Objective of the Architectural Design and Maintenance Standards**

The objective of this document, the Rose Creek Architectural Design & Maintenance Standards, is to guide and assist homeowners, residents, members of the ACC, and the BOD in maintaining and enhancing Rose Creek's designed environment. That guidance, in the form of these Standards, addresses additions, changes, and improvements for which homeowners must submit applications to the ACC and addresses maintenance issues related to the home and common areas.

The specific objectives are as follows:

- Focus on the exterior alterations (additions, changes, improvements) made by homeowners and/or residents.
- Illustrate design principles that will aid homeowners in developing exterior changes and improvements that are in harmony with the immediate neighborhood and the community as a whole.

- Provide uniform standards for the ACC to use in reviewing applications submitted by homeowners and residents.
- Assist homeowners in understanding the maintenance standards and requirements of the community.

### **Enforcement of Standards Authority and Procedures**

The BOD grants to the ACC the duty and authority to enforce maintenance standards. This shall be accomplished by:

1. ACC members or their agents conducting periodic neighborhood walk-throughs;
2. Responding to written complaints (letter, e-mail, or fax) to the BOD of violations or infractions received from homeowners and residents.

Rose Creek is intended to be a peaceful, orderly residential community. Violations of the Architectural Design and Maintenance Standards shall be handled in accordance with the provisions of the Covenants. The BOD desires that all alleged violations of these Standards and any rules and regulations of the RCHOA be resolved harmoniously.

### **Homeowner Maintenance Responsibilities**

Property owners and residents shall at all times maintain their property and all improvements thereon in a good, clean, attractive condition, in a manner of order and repair consistent with these Standards.

This includes, but is not limited to, items such as:

- mowing grass and removal of grass clippings (not to be left on sidewalks or public roads);
- removal of trash;
- structural maintenance and upkeep;
- visible parking of vehicles (boats, RVs, jet skis and other vehicles are addressed in the Covenants) that are not permitted;
- the prohibited parking of cars on grass, sidewalks, dirt or on any surface other than driveway or garage; parking on street shall be only for special occasions;
- garbage cans and woodpiles. These shall be kept in garage or screened by adequate planting or approved fencing so as to conceal them from view by neighboring residences and streets;
- visible debris in gutters;
- mailbox regularly cleaned and maintained;
- construction equipment removed when not in use;
- inflatables or temporary pools removed daily;
- all trees and shrubs maintained according to their species;

- no trees or shrubs directly in front of a porch exceeding the top horizontal porch railing in height;
- large cracks addressed in driveways. Large cracks are defined as at or above a 1/2" difference in two sections along a crack.

*Maintenance affects the visual character and economic values of the property and neighborhood and, in some cases, safety. For the purposes of this document and the Covenants, "upkeep" shall be defined as care, inspection, maintenance, operation, repair, repainting, remodeling, restoration, improvement, renovation, alteration, replacement and reconstruction.*

## **ACC STANDARDS AND GUIDELINES**

### **ACC GUIDELINES – OUTBUILDINGS**

The design of the outbuilding must be compatible with design of the dwelling and match the existing color scheme of the dwelling.

If (due to the slope of the land at the selected position of the shed or for any other reason) the shed is mounted above the ground, a skirt of acceptable design must be placed around the shed bottom so that the empty space beneath the shed cannot be seen. Changes in grade or drainage resulting from the addition must not affect adjacent property and should be shown on the site plan. Setback requirements must be consistent with Cherokee County regulations.

No more than one (1) outbuilding will be allowed on any Lot. No additional buildings shall exceed 10' x 20'.

No additional buildings may be placed closer than 12' (twelve feet) to the edge of the lot lines. All additional buildings are limited to one story.

#### ***Application to the ACC must include:***

1. *A complete description of proposed building;*
2. *A detailed sketch or copy of the record plat, showing the location of the proposed outbuilding, existing dwelling, and the setbacks from all property lines;*
3. *Detailed construction elevation drawings for front and side views;*
4. *Acknowledgement that all due diligence with the County has been completed.*

## **ACC GUIDELINES – DRIVEWAYS, PARKING PADS, AND SIDEWALKS**

Adding or improving may be done only where it and its use will not affect adjacent property, natural areas or drainage. Enlarging and adding must be done with the same material.

### ***Application to the ACC must include:***

- 1. Complete description of proposed work;*
- 2. Detailed sketch, or copy of the recorded plat, showing the location of the existing dwelling and driveway and the proposed changes showing the dimensions and distances from property lines;*
- 3. A grading plan if the existing grading is changed;*
- 4. Acknowledgement that all due diligence with the County has been completed.*

## **ACC GUIDELINES – FENCES**

All fences must be approved prior to construction. The fence is to be placed along the back property line, along the side property lines to points not to exceed the rear building line and across the lot from said points to the rear corners of the dwelling.

No fence of any style or name may exceed six (6) feet in height.

The owner shall keep the fence in good repair. The owner shall keep the lawn trimmed on both sides of the fence and fence posts.

Vinyl fencing is NOT acceptable. All wood fences must be pressure treated and stained if necessary. No painted wood is permitted. Chain link fencing is not permitted. Split rail fencing is allowed.

### ***Applications must include:***

- 1. Acknowledgement from any neighbor whose lot borders the fenced area that the fence will be installed;*
- 2. Detailed drawing of fence placement on plat;*
- 3. Detailed description of fence materials. All natural woods must be pressure treated and stained a clear stain (no painted wood will be permitted);*
- 4. Acknowledgement that all due diligence with the County has been completed.*

## **ACC GUIDELINES – PAINTING, STAINING, EXTERIOR CHANGES**

All exterior color (or material) changes on a dwelling or other previously approved structure must be submitted in writing to the ACC for approval. Generally, the ACC is agreeable to colors that create a subtle, traditional effect that is harmonious and complementary to the surrounding homes in the community.

Aluminum and vinyl siding are not permitted.

The ACC committee will consider changes that reflect current Real Estate trends in neighboring communities, including but not limited to:

- Painted or Whitewashed Brick
- Board and Baton Siding
- Cedar Shingles or Similar Shingle Styles
- Wooden Shutters
- Square and/or Natural wood columns on porches
- Cosmetic updates to garage doors

**Please see additional photo gallery and inspiration pictures at the end of this document.**

***Application to the ACC must include:***

- 1. Complete description of proposed work;*
- 2. Sample of proposed new colors and existing paint colors to be retained;*
- 3. An illustration showing all surfaces to be painted or stained;*
- 4. Acknowledge that the paint scheme is not repeated exactly by neighboring homes on either side;*
- 5. Photographs of similar styles if the change requires alterations to existing structures – siding, scallops, porch railings, etc.;*
- 6. Acknowledgement that all due diligence with the County has been completed.*

## **ACC GUIDELINES – LANDSCAPING**

Landscaping includes ground level modification such as shrubbery or flower beds, common bushes, and trees. Landscaping may also include raised shrubbery or flower beds in height no more than two (2) feet.

Removal of any tree over 6" in diameter at 12" above the soil line **MUST** be approved by the ACC committee.

### ***Application to the ACC must include:***

- 1. Complete description of proposed work;*
- 2. Detailed drawing of placement of landscaping changes;*
- 3. Acknowledgement that all due diligence with the County has been completed (call before you dig!);*
- 4. Neighbors have been notified of the work.*

## **REFERENCES –**

Controlling reference document for this standard shall be Rose Creek Declaration of Covenants, Conditions, Restrictions and Easements as revised on 17 June 2005. In the event of a conflict between the provisions of this document and the Declaration, the Declaration shall control.

## **DEFINITIONS –**

The frequently used terms or acronyms within this document are listed in ARTICLE I Definitions.



# ACC Inspiration Gallery



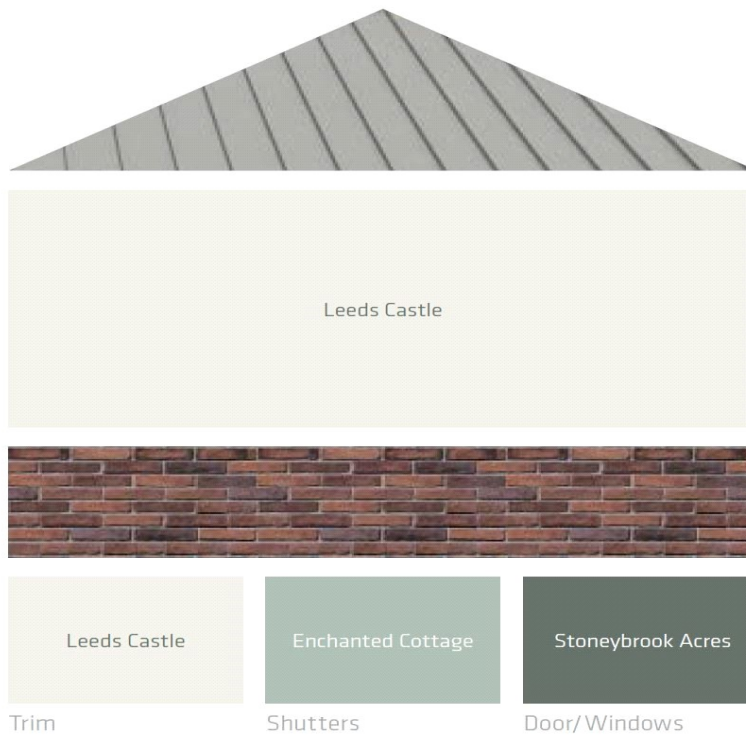
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