

Guidelines for Architectural Requests

The Developer, Forest City Land Group, formerly known as Sunrise Land Company, holds architectural control in Royal Valley. All structures as noted in the following must be approved by them per Article VI of the Declaration of Covenants and Restrictions. Only then may the homeowner submit the plans to the City of North Royalton for a building permit. Forest City Land Group will maintain architectural control until that time when construction of all Living Units is completed. The Board of Trustees must then establish an Architectural Review Board according to Article VI.

Submission of Request for Architectural Review

A written request must be submitted to the Board of Trustees in care of the Association:

Royal Valley Homeowners Association
P. O. Box 33590
North Royalton, OH 44133-3590

In turn, the Board will forward this request to Forest City Land Group. Upon approval or rejection, the Board will then notify the homeowner of the decision. Copies of all correspondence will be maintained by the Board. *This is necessary as the Board must enforce any and all decisions rendered by Forest City until that time when architectural review, in addition to the enforcement of any decisions, becomes the duty of the Association.*

PLEASE ALLOW 2-3 WEEKS FOR A RESPONSE. IT WILL TAKE THIS LONG!

General Information Required of Every Request

1. Type of requested addition or change
2. Size
3. Physical appearance, including exterior color(s)
4. Materials of construction
5. Location with respect to house and property lines.