

EXAMPLES OF MODIFICATIONS/CHANGES

The following are examples of the most common modifications/changes to properties within Royal Oaks Subdivision, Section 1 that require ARB review and approval. **The list is not all inclusive.** It is also not intended to include work necessary to return property to its original condition as a result of storm or fire damage unless such repair includes modifications beyond the restoration efforts.

- Changes to the exterior look of the building
 - Brick to stone, wood, vinyl
 - Color(s)
 - Roof design and/or material
 - Entrances, stairs, railings
 - Garages – doors, conversion to living space
- Removal, addition, and changes in design of decks or patios
- Addition of or changes to outbuildings
- Installation of pools, air conditioning, generators, solar panels
- Landscaping design and changes that would significantly affect the existing elevation or contour, or possibly have an impact (e.g. drainage) on adjacent properties, including common areas.
- Driveway modifications

Please email the signed package to:

rohoa1_web@comcast.net

ARCHITECTURAL REVIEW REQUEST APPLICATION

_____ I have read the foregoing guidelines

Name of Homeowner: _____

Phone #: _____ Work #: _____ Lot # _____

Address of Subject Property: _____

Description of Proposed Change(s): _____

Notes

1. Nothing herein contained shall violate any of the provisions ROHOA Section 1 Covenants or Building and Zoning Codes of Spotsylvania County, to which the above property is subject. Further, nothing herein contained shall be construed as a waiver or modification of any said restrictions.
2. I understand that any debris containers used during the project must be placed in my driveway or elsewhere on my property, and must be removed immediately upon completion of the project. Furthermore, no building materials, dirt, or trash containers are to be placed on the street or any common area.
3. I understand that the Building Ordinance of the Spotsylvania County Building Department requires that I file plans with the Building Inspector in Spotsylvania, Virginia for any construction requiring a building permit.
4. I understand that any construction or exterior alteration undertaken by me or in my behalf before approval of this application is prohibited. If such alterations are made, I

may be required to return the property to its former condition at my own expense if this application is disapproved wholly or in part, and that I may be required to pay all legal expenses incurred.

5. I understand that members of the Architectural Review Board (ARB) are permitted to enter upon my property at any reasonable time for the purpose of inspecting the proposed project, the project in progress, and the completed project, and that such entry does not constitute a trespass. (ARB personnel will always attempt to coordinate inspections with the homeowner and the occupants of the property.)
6. I understand that any approval is contingent upon construction or alteration being completed in a professional and workmanlike manner.
7. I understand that the application process usually takes no longer than fifteen (15) calendar days if a conforming application is submitted and that an ARB decision is required on all complete applications with 30 calendar days of the receipt of said application by the ARB.
8. It is understood that I am aware of Royal Oaks Deed of Dedication (Covenants and Restrictions) in regard to the review process established by the Board of Directors of Section 1 of the Royal Oaks Homeowners Association.
9. I understand that the alteration authority granted by the ARB will be null and void if the change and/or modification requested is not commenced within 180 days of the approval date and/or completed by the date established by the ARB. The ARB may grant a waiver or an extension as warranted by extenuating circumstances.
10. If you, the homeowner, disagree with the decision of the ARB, you may appeal that decision in writing to the President, Royal Oaks Homeowners Association, Section 1.

Applicant's Signature: _____ Date: _____

Committee Recommendation:

Remarks: _____

Project Completion Date: _____

Signature (ARB Chairperson) _____ Date: _____