ROSEWOOD HILL HOMEOWNERS ASSOCIATION, INC.

Amended and Restated Architectural Control Committee (ACC) Guidelines dated 10.13.26

I. Application Procedure

1. Submission. Per Section 9(a) and 9(b) of the Deed Restrictions, all plans and specifications for new homes, garages, barns, outbuildings, patio covers, remodeling of home, fences, swimming pools, or any other kind of structure must be submitted to the Architectural Control Committee (ACC) for review. Such plans and specifications must accurately reflect the size, location, height and cost of the structure, including the materials to be used in any improvement. All modifications / repairs / additions to the property must receive ACC approval. Pay the associated review fee if applicable to your submission.
2. Review. The Architectural Control Committee (ACC) shall endeavor to review each application as soon as possible after the date of receipt. Each decision of the ACC shall be in writing and include a statement of the condition under which the application is approved, if any; or the reasons for disapproval of the application. Any application which has not been approved or disapproved within thirty (30) days of the date of receipt of complete application shall be deemed approved; provided, however, that any such approval be deemed to relate to architectural guidelines only, not to any of the use restrictions set forth in the deed restrictions. The 30-day review period begins only upon receipt of a complete application and all required supporting documentation and fees.
3. Structures and fences that were built with approval prior to April 1, 2025 shall be "grandfathered" per prior guidelines; however, any changes made thereof after April 1, 2025 shall comply with the guidelines set forth herein, this excludes mailboxes.

II. General Guidelines

The ACC shall consider the following factors upon the review of each application:

1. Size, dimensions, and elevation.
2. Color and harmony with existing structures and improvements.
3. Quality and type of materials
4. Location/set back and property lines.
5. Harmony and appeal of exterior design
6. Quality of construction
7. The provision of applicable restrictions, statutes, ordinances, building codes, covenants, & conditions

III. Improvements – Review Fee and Deposits

All new construction projects will be charged a refundable deposit of $500.00 and a non-refundable $100.00 review fee [$600.00 total]. This shall apply to all new homes, home additions, pools, and any other new attached or detached structures including outbuildings, RV covers, patio covers, metal buildings, carports, pergolas, porches, or any other similar items. Refer to the Review Fee and Deposit Schedule for the related fee / deposit for other projects. Upon completion, the homeowner is responsible for scheduling a final project compliance review with the ACC. The deposit will be refunded following confirmation by the ACC of compliance with the terms of the project's corresponding approval, the covenants of Rosewood Hill and these Guidelines. Failure of the homeowner to timely schedule the final project compliance review in the time frame provided in their corresponding approval letter will result in forfeiture of the deposit. A request to schedule the final project compliance review is considered timely if made within 30 days of the date the project is scheduled for completion based on the corresponding approval letter. An owner may request an extension of time for project completion and request for final project compliance review where circumstances warrant, and the Board approves such extension. Forfeiture of the deposit does not constitute approval of the construction project; the Association may initiate all enforcement remedies available under the law to ensure compliance with the covenants and these Guidelines. **Withdrawal of Application.** If an application requiring a refundable compliance deposit is denied by the Architectural Control Committee (ACC), or if the Owner elects not to proceed with the proposed improvement, the refundable deposit may be returned upon the Owner's written request. Prior to the return of the deposit, the Owner must provide written confirmation that the proposed project has been permanently abandoned and that no work related to the submitted application has or will commence. The non-refundable review fee shall not be refunded. If any portion of the proposed work has been initiated prior to the approval of the ACC, the deposit will be forfeited and the Owner will be subject to further enforcement action by the Association unless the Owner corrects the reason for the denial, resubmits their application and receives approval from the ACC. Upon doing so, the deposit shall remain subject to the compliance and inspection provisions of these Guidelines until the project is completed, removed, or otherwise resolved to the satisfaction of the ACC.

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Review Fee and Deposit Schedule:

Improvement Type	Review Fee	Refundable Deposit
Fence / Gate	$25	None
Culvert	$300	None
Concrete Flat Work including Driveways	$25	None
Pool	$100	$500
Outbuilding / Carport/ Garage / Addition	$100	$500
Metal Building	$100	$500
Roof	$25	None

IV. Maximum Lot Coverage

The maximum lot coverage by non-permeable constructed surfaces shall not exceed sixty percent (60%) of the total lot area. For purposes of calculating lot coverage, "non-permeable constructed surfaces" include, but are not limited to, the main dwelling, garages, accessory buildings, detached structures, swimming pools, patios, sidewalks, driveways, concrete or asphalt surfaces, and any other constructed surface that prevents the natural absorption of water into the ground.

V. Culvert Crossings / Concrete Work

All culvert crossings on driveways will be uniform with one another, properly sized, and enclosed on each end with a concrete, brick or rock abutment. New culvert crossings will require a non-refundable review fee to confirm the properly sized culvert for the lot for proper drainage. All concrete flat work including sidewalks and driveways must also be approved by the Architectural Control Committee.

VI. Fences

All fences and gates shall require ACC approval in regard to material type, height, and location on property. No tin gates will be permitted. Fences in front of the home are only permitted in Section 2 unless grandfathered. No fence shall be permitted to cross or obstruct any drainage easement. Chain link fencing is prohibited except where specifically approved by the ACC with approved landscaping. A $25.00 non refundable review fee will apply for all new fences.

VII. Outbuildings, Sheds, Barns, Accessory Buildings, and Recreational Vehicle Covers

All outbuildings require an ACC refundable deposit of $500.00 and a non-refundable $100.00 review fee [$600.00 total]. The standard, type, quality and color of the materials used in construction of an outbuilding, barn, shed, or recreational vehicle cover shall be harmonious with the standard type quality and color of the materials used in the construction of the main residence on the lot. Materials and colors must reasonably complement the primary residence in the opinion of the ACC. An outbuilding, barn, or recreational vehicle cover is not permitted to be attached to the main dwelling and shall be located in the rear portion of the lot no closer than 10’ from the main dwelling. Outbuildings, Sheds, Barns and RV covers may be wood or metal construction. If metal, the metal guidelines apply. Pre-fab outbuildings will be considered on a case by case basis. Metal outbuildings, sheds, barns, workshops, recreational vehicle covers, and similar accessory structures shall not be used or converted for human habitation, including sleeping accommodations, residential occupancy, or independent living quarters. Such structures are intended solely for their approved accessory purposes. Any proposed guest quarters or mother-in-law quarters must comply with the applicable Deed Restrictions and the separate provisions governing Accessory Living Quarters contained in these Guidelines. ACC approval of an outbuilding does not constitute approval for residential occupancy. **Area drainage:** Each lot shall be finished to grade so to maintain the drainage of such property without adversely affecting the existing drainage pattern of adjacent properties so to prevent damage by overflow of water to adjoining properties. Accessory buildings will not be permitted on any lot without a main dwelling.

Max Size: No out building defined herein shall be any larger than 80% of the floor area of the main dwelling.

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Requests for Metal outbuildings must follow the Standards for Metal Building guidelines as developed by the ACC as set forth below:

Please note: All metal outbuildings, metal roofs or metal siding all require an ACC refundable deposit of $500.00 and a non-refundable $100.00 review fee [$600.00 total]

General Requirements

1. Frame can be red iron (steel) or wood frame
2. Foundation drawings (plans) must be submitted with request
3. Side walls shall not exceed 16' in height
4. Walls over 12' should have alternate colored metal, stone, or other highlighted base to make walls appear shorter. All materials should be harmonious with the main dwelling
5. Ridge not to exceed a height of 22'
6. Overhead, roll up, or sliding doors will be acceptable

Metal roof and siding for Metal Outbuildings:

a. Must have a pre-installed (colored) finish. Must compliment / coordinate with main dwelling.
b. Must have raised or standing seams (ie R-Panel, no corrugated metal permitted)
c. No Horizontal R-Panel material is permitted
d. Must be a minimum of 26 gauge steel with preferred 24 gauge
e. Must have corner trim that color coordinates / compliments building

VIII. Roofing Materials

All dwelling, garage, porch, patio and carport roofs shall be uniform with one another. Standing seam, copper, or shadow-line architectural shingle roofs are permitted. No 3-tab shingles or corrugated metal roofs are permitted at all on any structure. Roofs must be harmonious or complement surrounding properties in the sole opinion of the ACC. Alternative roofing materials may be considered on a case-by-case basis for structures such as window bonnets, freestanding pre-fab outbuildings, pergolas, gazebos, or other similar freestanding structures.

IX. Paint and Stain

Paint should match or blend with outside brick or siding. Requests for paint / stain should include all actual paint and/or stain colors and should be submitted to the ACC for approval. Only traditional paint / stain colors as deemed by the ACC will be approved for use for example – earth tones, neutral, or muted colors. Bright or highly reflective colors are prohibited.

X. Designated Storage Area (DSA)

Designated storage area must be submitted and approved by ACC for each boat, trailer, travel trailer, enclosed cargo trailer, travel trailer, motor home (RV) or similar unit which is stored on any Lot. The number of designated storage areas allowed on each lot shall be limited to two (2) per lot. Additional DSA's will be considered by the ACC for lots larger than 1.00 acre and the location on the lot. DSA is required for Golf Carts not stored in a driveway, under a carport, or, in the garage. Whole house generators require approval of location but are not included in the total number of DSA's allowed on the lot.

XI. Chicken coops, Animal housing, stables and other animal shelters

Chicken coops*, animal shelters, stables, and such must be constructed of wood according to plans approved by ACC and must be placed on the back one half (1/2) of the lot, behind the main dwelling, and not less than 75 feet from any road. Roofing material must be specified in the request. Metal roof will be considered but must have a pre-installed color finish. No corrugated metal roof shall be permitted. Adult chickens / hens are limited to 12. Roosters are not permitted. Nothing contained herein shall be construed to permit chickens or any other pet to be uncontained. Chicken coops are limited to 100sf in size and Chicken runs if any, must be attached to the coop, enclosed, and are limited to 200sf.

XII. Carports and Porte-Cocheres

General Requirements - The ACC may consider: Size and scale of the structure; visibility from the roadway; roofline compatibility; and visual impact on neighboring lots.

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1. Carports and porte-cocheres must be architecturally compatible with the main dwelling in design, materials, roof pitch, color, and overall appearance.
2. Structures shall be constructed of materials that complement the main dwelling. Metal-only or exposed steel frame carports are prohibited.
3. Roof materials must comply with the Roofing Materials section of these Guidelines. Corrugated metal roofing is prohibited.
4. Carports and porte-cocheres must be professionally constructed and permanently anchored.
5. Temporary, portable, fabric, tarp, canvas, polyethylene, or similar portable vehicle covers are prohibited.
6. Structures shall not obstruct drainage flow, drainage easements, utility easements, sight visibility, or neighboring properties.
7. Detached carports shall generally be located behind the front building line of the residence unless otherwise approved by the ACC.
8. Attached carports must appear as an integrated extension of the residence and not as an afterthought or freestanding metal structure.
9. Open-sided carports are permitted only if the structure maintains a clean, finished residential appearance.
10. Placement of carports and porte-cocheres shall maintain appropriate setbacks and must not extend into easements, set back lines, or rights-of-way.
11. Support columns shall be constructed of materials compatible with the main dwelling such as brick, stone, stained wood, or other ACC-approved materials.
12. The roof pitch and roofing materials shall match or closely complement the main residence.
13. Lighting incorporated into the structure must comply with the Association lighting policies and should not create nuisance lighting onto neighboring properties.

XIII. Guest Buildings

Detached or attached bona fide servant and guest accommodations are permitted subject to prior written approval from the Architectural Control Committee (ACC) and compliance with the applicable Deed Restrictions.

Permitted Use. Guest buildings are intended for occupancy by family members, guests, or bona fide domestic servants and shall remain accessory to the main residence. Only one primary single-family residence is permitted per lot. [**Rental Restrictions.** Accessory living quarters shall not be rented or leased separately from the main residence as prohibited by the Deed Restrictions applicable to the lot].

Construction Standards. All Guest Buildings must be of permanent residential-grade construction and architecturally compatible with the main dwelling in design, materials, roofing, and exterior appearance. Metal outbuildings, sheds, barns, workshops, and similar utility structures shall not be used or converted for human habitation. The ACC reserves the right to limit the square footage of any proposed guest building based on the size of the lot, existing improvements, and the maximum lot coverage of sixty percent (60%) as established in Section IV of these Guidelines. Guest buildings shall remain accessory to the main residence. Guest buildings shall not have a separate address from the main residence and shall not be separately conveyed or established as an independently owned residential property. Separate utility meters are prohibited.

Location and Setbacks. Detached living quarters shall be located behind the main residence and comply with all applicable setbacks, easements, drainage requirements, and maximum lot coverage restrictions.

ACC Approval. Complete construction plans, including the proposed location, dimensions, exterior materials, and intended use, must be submitted to the ACC for written approval prior to construction. All applicable review fees and deposits shall apply.

Compliance. All accessory guest buildings must comply with applicable requirements, and the Deed Restrictions of Rosewood Hill. ACC approval does not authorize a separate single-family residence or any use prohibited by the Deed Restrictions.

XIV. Freestanding Covered Structures

Freestanding covered structures, including gazebos, pergolas, pavilions, shade cloth covers, and other similar permanent structures, require prior written approval from the Architectural Control Committee (ACC). All permanent outdoor covered structures shall utilize durable, residential-grade building materials intended for long-term installation. Temporary or agricultural-style coverings are not consistent with the architectural standards of Rosewood Hill and are prohibited.

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General Requirements - All freestanding covered structures shall be professionally constructed and permanently anchored.

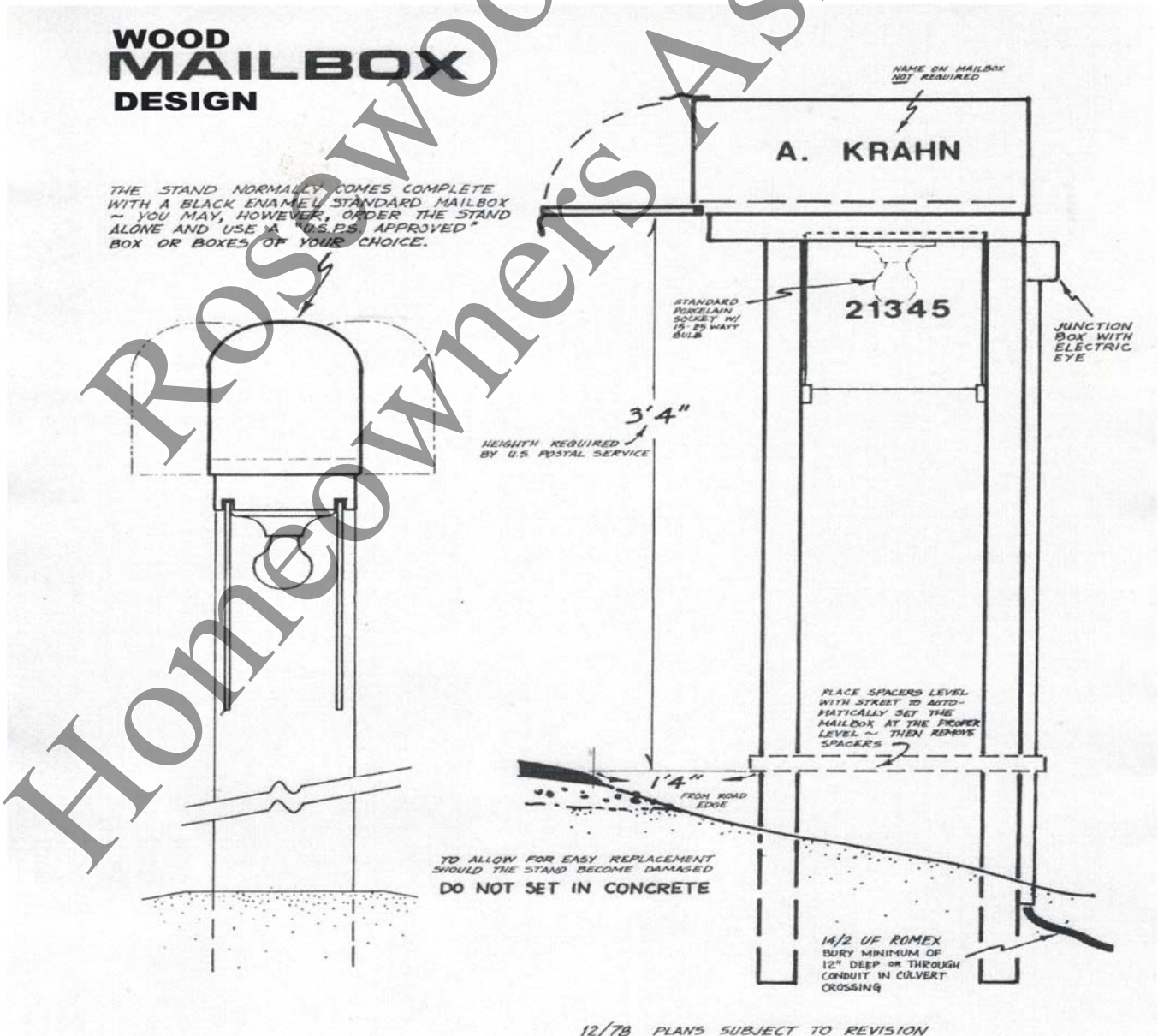
1. Structures shall be architecturally compatible with the main dwelling in design, materials, color, and overall appearance.
2. Roofing materials shall comply with the Roofing Materials section of these Guidelines where applicable.
3. Freestanding covered structures shall comply with all applicable setback requirements, easements, and drainage requirements.

Prohibited Structures and Materials

No tarp, canvas, polyethylene, vinyl, plastic, or similar material shall be used as the primary roof or covering for any freestanding structure, storage area, vehicle shelter, outdoor gathering area, animal housing, or other permanent exterior improvement. The following are prohibited as permanent or semi-permanent exterior structures or coverings on any lot: Portable carports. Portable garages. Hoop-style or temporary storage structures. Any temporary or portable structure intended to serve as a permanent covered area.
The ACC may require the removal of any temporary or non-conforming structure or covering that, in its sole discretion, detracts from the appearance of the community.

XV. Mailboxes

All mailboxes shall be uniform with one another as approved by the ACC. Mailboxes must include illuminated address numbers visible from both directions of travel. Mailboxes may be constructed of brick, stone or wood. If constructed of wood, the design must be the approved wood mailbox design included in this document below. Other alternative wood designs may be considered by ACC. Height and location of mailboxes must comply with the requirements of the United States Postal Service https://www.usps.com/manage/mailboxes.htm . All mailbox designs must be approved by ACC prior to installation.



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