

ROCK CREEK PROPERTY OWNERS ASSOCIATION
Policies Developed by the Architectural Review Committee
March, 2002

These Policies are not intended to address every issue over which the ARC has discretion. Nothing in these policies limits the discretion or other powers granted to the ARC in the Covenants, Conditions and Restrictions, including but not limited to those powers set forth in Section 4.5 and Article VII.

Consent Agenda

The Architectural Review Committee authorizes the Management Services Administrator or a designated committee member to approve specific requests for the identified items below. These consent approvals will be voted on and ratified by the Architectural Review Committee at the next regularly scheduled meeting. This will allow residents to quickly initiate projects without having to wait for periodic Architectural Review Committee meetings.

Consent Agenda Approvals Include:

Tree Removal

When a request is received for a tree to be removed from a lot in Rock Creek, an Architectural Review Committee member will visit the property and make a determination. The Architectural Review Committee authorizes the designated committee member to approve or deny the request. As of February 6, 2002 the designated committee member is Aubray King.

Change of Stucco, Brick or Roof

The Architectural Review Committee has approved colors from sample charts and has authorized the Management Services Administrator to grant approval for these colors.

Fences

Fence requests that comply with the guidelines provided in the Covenants, Conditions and Restrictions may be approved by the Management Services Administrator.

Landscape Lights

Low intensity landscape lights that comply with the Covenants, Conditions and Restrictions may be approved by the Management Services Administrator.

Basketball Goals

Basketball goals must be of regulation size (rectangular 72" x 42", fan shaped or kidney shaped - 54" x 39"). If the basketball goal is permanently installed, it must be located in the back 1/3 of the driveway. Portable basketball goals must be stored when not in use or returned to the back 1/3 of the driveway. Basketball goal colors are limited to black, white or gray.

Flags

Decorative flags are permitted but flagpoles must be no longer than 5 feet.

Bermuda Shutters

Bermuda shutters are permitted as long as the color and style match the architecture of the house.

Trampolines

Trampolines must be located in the rear of an occupied lot.

Swing Sets

Swing sets must be made primarily of natural materials (unpainted or stained wood) and must be located in the rear of an occupied lot.

Satellite Dishes

Satellite dishes will be permitted but may not exceed 24 inches in diameter. Satellite dishes must be located within 5 feet of the side or rear of the house behind a line extending from the outside front wall of the house nearest the satellite dish.

Requests that Must be Submitted for a Majority Approval of the Architectural Review Committee:

Porch/Deck Enclosures

Requests for porch and deck enclosures must be submitted to the Architectural Review Committee for approval by a majority of the committee members.

Pool

Requests for pool installations must be submitted to the Architectural Review Committee for approval by a majority of the committee members.

Fountains

Requests for fountains must be submitted to the Architectural Review Committee for approval by a majority of the committee members. Fountains must be placed in the side or back yard of a lot.

Sculptures

Requests for sculptures must be submitted to the Architectural Review Committee for approval by a majority of the committee members.

Arbor

Requests for arbors must be submitted to the Architectural Review Committee for approval by a majority of the committee members.

Awnings

Requests for awnings must be submitted to the Architectural Review Committee for approval by a majority of the committee members.

Gazebo

Requests for gazebos must be submitted to the Architectural Review Committee for approval by a majority of the committee members.

Retaining Walls

Requests for retaining walls must be submitted to the Architectural Review Committee for approval by a majority of the committee members.

Generator

Requests for generators must be submitted to the Architectural Review Committee for approval by a majority of the committee members.

Common Area Landscaping and Lighting

Requests by individual property owners to landscape common areas must be approved by the ARC. Landscaping that includes lighting, annuals or share irrigation will not be approved.

Requests that are Prohibited:

Greenhouse/Storage Buildings

Greenhouse, storage and other detached buildings are not permitted.

Boats and Trailers

Boats are prohibited from being stored in driveways or grassy areas longer than 48 hours.

Political Signs

Political signs are not permitted.

Artificial Vegetation

As expressly stated in the Covenants, Conditions and Restrictions, artificial vegetation is prohibited.

PLEASE NOTE: All alterations or additions including, but not limited to, those contained in this document must be approved by the Architectural Review Committee.

The majority of the Architectural Review Committee members do hereby approve
the policies and procedures contained herein on this 6th day of March,
2002.

<u>J. Anthony King</u>	<u>Roy Clark</u>
<u>Edwin De O'Brien</u>	<u>Jackie Nelson</u>
<u>Walter B. Chappelle</u>	<u>Sherry Eubanks</u>
<u>Deirdre C. Fikawa</u>	