

# **Rich Field Homeowners Association**

## **Architectural Guidelines and Standards**

These guidelines were created by the Architectural Review Committee (ARC) to provide the homeowners with a summary of requirements to maintain the proper neighborhood aesthetics as outlined by the Rich Field Covenants.

All exterior modifications including fences, roofing, driveway expansions, in-ground pools, exterior painting and structural additions to the home require ARC approval.

All structural changes must be in compliance with building and zoning codes. Please remember to call 811 before any digging to insure safe distances with utility lines.

### **Process of the ARC:**

Complete form and submit to Partners Realty. ARC Form is located on website ([www.richfieldonline.com](http://www.richfieldonline.com)) or you may request a form from Partners Realty. Include all site plans, building plans, and detailed description of changes requested. The ARC will review the proposed changes and will provide an approval or rejection within 10 days.

### **Changes to your Home:**

**Paint Color** – Neutral colors are preferred. Shutters, front doors, and garage doors must compliment each other. Garage doors and trim may be White, Tan, Grey or Black. Exact color swatches are available from the ARC. All color changes must be approved. (Sec 3-E-1)

**Building Materials** – Home exterior must be of an approved material - Brick, Stone and Vinyl Siding. (Sec 3-E-1)

**Doors** – Screen doors are prohibited on the Front and Side of house. Storm doors are allowed if they are made of solid glass. (Sec 3-E-6)

**Windows** – Appropriate window treatments must be used on all windows. Sheets, bed linens, and paper or plastic bags are not appropriate window treatments. No reflective glass shall be used. (Sec 3-E-6)

### **Mailboxes:**

All mailboxes must be properly maintained by having them painted, repaired or, if needed, replaced (ARC approval required). (Sec 3-E-5)

Mailbox numbers are 2" Brass

Color must be glossy black

Posts must be straight and door must be in proper working condition.

**Fences:**

Chain link fences are permitted provided they do not extend forward beyond the rear corners of the house toward the front of the house. A chain link fence may extend forward beyond the rear corners of the house only if the fence is coated black or dark green. All Fences, including fences for back yards, swimming pools, dog pens, gardens or for any other purpose must be approved by the ARC prior to construction. (Sec 3-E-7)

**Signs:**

No signs of any kind shall be displayed to the public view on any parcel except for professional signs of not more than four square feet to advertise the property for sale or rent, or for services rendered during the construction and or sales period. All signs must be removed within 90 days after the house has been sold. (Sec 3-E-8)

**Heating and Cooling Units:**

All utility boxes and heating and cooling equipment shall be allowed on the sides of the dwelling, provided they are hidden from view from the front of the house. (Sec 3-F-7).

**Auxillary Buildings** – All auxillary buildings must be approved by the ARC. No auxillary buildings will be permitted in the front yard. Building must have same roofing shingles, same siding color, and must follow the same architectural style of the main dwelling. Building must be at least 15 feet from the property line. (Sec 4.3)

**Site Standards:**

It is the responsibility of each lot owner to prevent the development of any unclean, unsightly or unkept conditions of building or grounds on such lot which shall tend to decrease the beauty or the specified area or of the neighborhood as a whole. (Sec 5.1)

No trash, garbage or other refuse shall be dumped, stored or accumulated on any lot. Trash, garbage and other waste must be kept in sanitary containers or garbage compactor units. (Sec 5.3)

No boat, boat trailer, house trailer, camper or similar equipment or vehicle shall be parked in public view or stored on any road, street or driveway located in the subdivision except in garages or in the rear

part of the lot. Also, no unkept or otherwise unattractive vehicle or piece of equipment may be parked or stored on any road, street, driveway, yard or lot except in garages, barn, storage house or carport. The statement "in public view" shall be determined and/or interpreted by the Committee. (Sec 5.9)

All outside radio and TV antennas shall be installed in such a way to be non-visible from the main road and when possible, placed in back and screened from view. (Sec 5.12)

Tennis courts and swimming pools shall be permitted, but the location and the fencing shall be subject to approval of the Committee. (Sec 5.15)

No outside clothes lines shall be permitted in front yards and are not to exceed 20 feet in length. (Sec 5.16)