

Reflection Ridge Master Homeowners Association Architectural Guidelines: Contact the committee @ rrarchcomm@gmail.com

SCOPE: All exterior improvements or modifications to existing structures in Reflection Ridge shall be reviewed and approved by the Architectural Committee. In addition, any significant changes in landscaping from original landscaping plans shall be reviewed and approved by the Architectural Committee. As a guideline, the following list is provided as a reference of items requiring Architectural Committee review. This list is not comprehensive and items not on this list should not be considered outside the scope of the Architectural Committee review responsibility.

- Home Additions
- Decks or patios
- Satellite Dishes
- Basketball goals
- Exterior paint colors (**even if you are not changing the color**)
- Roof materials
- Siding materials
- Swimming pools and spas
- Play equipment
- Landscaping mounds, gazebos, rock gardens and ponds
- Dog runs and other fenced areas
- Elevation or drainage projects
- Solar Panels

PURPOSE: Through the review process, the Architectural Committee will work to ensure a consistent standard for building and landscaping changes. The Committee will ensure Covenants are adhered to for all reviewed projects. **Interpretation of the covenants relative to architectural changes is the responsibility of the Architectural Committee and shall take precedence.**

COMMITTEE MAKEUP: The Architectural Committee consists of volunteers who are Reflection Ridge homeowners. Board members may also serve on the committee. Committee reports to and is overseen by the Reflection Ridge Master Homeowners Board. The Association Board has the right to change members of the Committee at any time. The Association Board will also designate the Chair of the Architectural Committee.

APPEALS: Any decision made by the Architectural Committee may be appealed to the Association Board. All decisions of the current Board of Directors will be final. In addition, the Association board may reverse the decision of the Architectural Committee without an appeal being filed. Appeals to the committee's decisions must be presented to the Association Board of Directors at a meeting between the parties within thirty (30) days of the Committee's decision or the homeowner waives the right to appeal. The Association Board at the discretion of the Association Board President may consider appeals after thirty (30) days.

PROCESS: Any Reflection Ridge homeowner desiring to add a structure, make a change to an existing structure or existing landscaping is required by Covenants to submit a written description of the planned changes with sketches and/or drawings of the proposed project. For any architectural proposal, we must insist on drawings with sufficient detail to show what the exterior of the structure will look like from all sides visible from the outside. Drawings should include enough dimensions to be able to determine overall height, width and length. Materials must be described and match existing construction. If the material is no longer manufactured and cannot be perfectly matched, the Committee must sign off on the material change. A building permit must be obtained and the Committee must be contacted when finished so we can approve the final project. Proposals must be presented to the Architectural Committee Chair. The Committee will respond within thirty (30) days or

less. **IN THE EVENT AN APPROVED PROJECT IS NOT COMPLETED WITHIN 6 MONTHS OF THE WRITTEN APPROVAL DATE, PLANS MUST BE RESUBMITTED FOR APPROVAL.**

ARCHITECTURAL GUIDELINES: To assist the Architectural Committee in its review and to provide consistent standards for architectural review, the following guidelines are provided by the Association Board: **Changes** to the exterior should match or complement other original design concepts of the structure.

Exterior colors should be reserved and harmonious with the surrounding area. Earth tones and neutral colors are preferred. **All** exterior painting must be approved.

Vinyl clad window replacements are acceptable. In addition, brick molding may be used with textured aluminum with colors to match the color scheme of the home.

Satellite dishes cannot be on a pole and should not be readily visible to surrounding neighbors.

Play equipment will be primarily of wood construction with **soft, subdued colors**. No part of the structure should be enclosed so that you cannot see through it. **All play-type equipment shall be in the back yard, away from view of the street, inside the fence if applicable and be limited to one (1) piece per type, i.e. one trampoline, one play set, etc.**

Lawn /Patio furnishings which are visible in the front of the home should be minimal in quantity, size and shape, subtle in color, of similar style with other furnishings and complement the home so it does not distract from the overall harmony of the neighborhood.

Dog runs should be unobtrusive and camouflaged with landscaping. Consideration as to location away from neighbors' view is important. The final measure will be to keep exposure of the fenced dog run by neighbors at a minimum.

LANDSCAPING GUIDELINES: Landscaping changes which may result in drainage changes will require a drainage plan showing affected elevations and surrounding elevations. These elevations will be compared with the master drainage plans for the development to ensure adequate drainage. Other areas of concern should be obstruction of neighbors' views and traffic safety. Unless the homeowner's lot is heavily wooded, a new tree should be planted to replace a dead or diseased tree.

FENCING GUIDELINES: All fences must be black wrought iron or black aluminum. Any plans submitted for fencing should include where the fence will fall on the property with notes on height. Privacy fences around patios adjacent to the home are acceptable per the Covenants, as follows:

Privacy fences may not extend more than 8 feet from the home

Privacy fences must be constructed of cedar or redwood.

Privacy fences may not exceed 6 feet in height.

DECK GUIDELINES: All exterior wood must be cedar or redwood. 6X6 posts are recommended for safety as well as aesthetics. Treated lumber may be used for structural components if not visible. Wrought iron or aluminum materials may be used in place of wood. Other materials such as composite/synthetic decking will be reviewed in the same manner.

ROOFING GUIDELINES: There are four (4) MINIMUM requirements for a roof replacement:

1. 90 MPH wind load
2. 50 year warranty
3. Multi-layer laminated construction (minimum 2 layers)
4. Weight per square minimum 340 pounds

To aid in the selection process, the following materials currently (**as of April 2022**) meet these requirements: (**Selection from this list does not exclude the homeowner from the proper notification process to the Committee Chair**).

CertainTeed Presidential Shake (by far the most popular)
CertainTeed Presidential Shake TL (triple laminate)
CertainTeed Grand Manor
GAF Grand Sequoia
GAF Grand Canyon
GAF Glenwood
Malarkey Windsor
Owens Corning Woodmoor
Owens Corning Woodcrest
Stoneworth Oxford Concrete Tile

CertainTeed Arcadia Shake has been discontinued by the manufacturer.

In the event manufacturing changes are made that compromise the established minimum requirements, approval of these or any other approved product may be revoked. **Manufacturers are reviewed annually to ensure compliance with our requirements.**

Slate products are also considered and reviewed. The contractor is required to provide the Committee Chair written certification that the roof was installed per the manufacturer's instructions to ensure product warranty.

Properties which include a separate structure (i.e., gazebo, pool house, etc.), must maintain the same roofing material as the home.

SOLAR PANELS GUIDELINES: The Reflection Ridge Architectural Committee is in full support of the utilization of the latest technology in Solar Energy Systems and recognizes the importance of ensuring that such installations are reasonably controlled as to appearance, location of installation and protecting property values. Committee approval for installation of any such device or system is required and is not a representation that the system chosen by a property owner meets expectations, including efficiency, safety, maintenance, etc. Therefore, the property owner assumes and bears all risks regarding installation and use of such a system.

Property owners shall be solely responsible for the solar panel maintenance, repair, improvement, and replacement. The property owners will prevent any unsightly and unkept conditions by properly maintaining the appearance of the solar system. All painted surfaces shall be kept in good repair. Any required inverters and additional utility meters/equipment shall be concealed from view, when possible, from the property's frontage.

The property owner shall not request neighboring properties be compelled to accommodate for solar panel efficiency (i.e., trimming or removal of trees). Additionally, changes to adjacent properties should not impede an existing or soon to be installed solar system. No topping or removal of trees on HOA Common areas, greenways, and/or golf course shall be allowed.

Additional guidance for the installation of solar panels:

- All solar panels must be mounted on the roof of the home's structure and minimize visibility from the street. An array on a roof facing a street will be allowed if documentation is provided from the solar contractor indicating this is the only feasible location for obtaining proper system efficiency.
- Black non-glare panels are preferred
- 25 year limited power warranty is recommended

- Minimum 12 year limited product warranty
- Low profile mount installation (minimal visible framework between the panel and roof). Piping and electrical connections will be located directly under and/or within the perimeter of the panels, when possible, and placed as inconspicuously as possible when viewed from all angles.
- Minimum wind load of 62 pounds per square foot (155 mph)
- Minimum snow load of 125 pounds per square foot is recommended
- Impact resistant up to 1" hail at 52 mph
- Building Code and permit compliant

LOCKING MAILBOXES: The following locking mailboxes are approved for mounting **on our existing posts** and can be purchased through Home Depot:

Oasis Jr. Post-Mount Locking Mailbox, Model #6200Z-11 in Bronze
 Oasis Jr. Post-Mount Locking Mailbox, Model #6200B-11 in Black
 Mail Boss 7506 Mail Manager Locking Security Mailbox, Post Mounted in Black

It is important that installation allows adequate space for the same number of locking boxes to sit on your existing post as regular boxes. It is recommended that you discuss options with your “mailbox mates” to ensure uniformity and adequate spacing, as size and shape of these boxes differ by model. Other similar styles in black or bronze are equally acceptable. It is preferable that all locking boxes on the same post are evenly matched.

Bricked mailbox enclosures are not approved.

MORNING DEW ADDITION ONLY: In order to maintain privacy, no additional windows, doors or other openings in the exterior walls along the zero lot line shall be allowed. This is typically the solid or blank wall side of the dwelling in which **no set-back** is required per Section 6.21 of the Morning Dew Addition covenants.

GENERAL NOTES: It is the sole responsibility of the homeowner (or homeowner’s agent) to ensure the products, materials and designs, including size and shape, approved by the Architectural Committee are indeed the products, materials and designs used. Failure to supervise a project does not exclude a homeowner from liability up to and including removal and/or replacement.

CONTACT THE COMMITTEE AT: RRARCHCOMM@GMAIL.COM
ALL APPROVALS MUST BE IN WRITING.