

Scofield Residential Owners Association

Architectural Control Committee Guidelines

(February 2007)

GENERAL GUIDELINES:

To better serve our neighborhood and assist us in enhancing the image and the property values of Scofield Farms, the Architectural Control Committee (ACC) has put together some guidelines addressing the most commonly asked questions regarding the Declaration of Covenants, Conditions and Restrictions (DCCRs) for Scofield Farms as they pertain to ACC issues.

When residents do not read the DCCRs thoroughly, unintentional violations often result, which creates an awkward situation that can be expensive for both the Association and the individual lot owner to rectify. These guidelines are not intended to replace or supercede the DCCRs and written approval of the ACC. Additional information regarding the Deed Restrictions can be found behind Tab 6 in your Homeowner Information Packet.

Changes made without ACC approval are subject to remediation, including removal or modification of all changes. All costs of removal or modification shall be paid by the homeowner.

3.7 Construction of Improvements.

GUIDELINES:

Exterior color changes, including siding, trim, brick, and garage door

1. Any change to the existing color of the exterior of the house requires ACC approval. This includes a change in the color of the trim (especially if it will differ from the exterior house color), the siding, the brick or the garage door.
2. Color changes will require submission of color samples to the ACC for approval.

Roof/Shingles

1. Any change to the existing roofing material or color requires ACC approval.
2. Replaced shingles shall be the weathered wood color. Any variations will require submission of color samples to the ACC for approval.

Arbors/Patio Covers, Decks, Room Additions

1. Shingle roof material must match in color and composition the shingles on the house. Any variations will require ACC approval.

3.17 Fences.

GUIDELINES:

1. Any change in fencing, including color, material, replacement, addition or removal, requires ACC approval.
2. Color changes will require submission of color samples to the ACC for approval.
3. To maintain compatibility, #1 grade cedar slats that match in color and width of the existing fence structure on the property shall be used. Slat width shall be approximately 3.5 inches wide.

3.30 Sidewalks.

GUIDELINES:

1. Extensions to driveways including extensions along the side, decorative brick or stone, etc. and added walkways require ACC approval.