

ROSEMOUNT PLACE OWNERS ASSOCIATION

ARCHITECTURAL CONTROL COMMITTEE GUIDELINES

Purpose of the Guidelines

Rosemount Place is a planned community with a traditional character. A consistency of design standards will aid in creating a greater feeling of neighborhood continuity and stronger visual appeal. The result of a controlled planned neighborhood is higher property values. These guidelines are not meant to restrict creativity of design or to limit individual character. The goal is to protect, maintain or improve the value and beauty of Rosemount Place. The Architectural Control Committee (ACC) has been established to aid in this process.

Homeowners' Responsibility

It is the responsibility of the homeowner to **READ** and **COMPLY** with the “Declaration of Covenants, Conditions and Restrictions for Rosemount Place Owners Association”. A copy of this declaration was given to the homeowner at closing of the real estate sale. Refer to the “Maintenance Responsibility Chart” and “Rules and Regulations” for more information.

The Review Process and Requirements

Prior to any additions or alterations to the existing home or lot, the homeowner is required to submit plans to the ACC for review. These plans are to include the following:

- A plat plan or drawing showing what is planned
- All elevations if an addition is requested
- Specifications (written and/or pictorial) of all materials to be used
- Color selection of all materials to be used

Upon review by the ACC, a letter will be sent to the requester either approving the request or requiring additional information. This reply by the ACC must be made within 30 days after receiving the request or the requested project is automatically approved.

Landscape *(ACC approval required)*

It is the purpose of this development to establish a well-landscaped community with a mature and natural appearance. Existing trees may be removed with approval from the ACC but must be replaced with a mature tree. Care must be taken to avoid plantings that may eventually damage foundations, sidewalks and streets. All landscaping shall be maintained in a healthy state and if necessary, be replaced with the same or compatible material.

Site Improvements (ACC approval required)

All patios and walks on grade shall be concrete. Asphalt is not permitted.

Exterior wall-mounted lighting should be selected to reflect the traditional appearance of the house design and coordinate with other existing Rosemount Place lighting.

Lot owners are responsible for the drainage-ways adjoining their lots. They are also responsible for maintaining the grading of the drainage-ways to allow for proper drainage for which the drainage was designed.

Fencing guidelines – Fences must be of the same height, appearance and material matching original or ACC approved fencing. *All plans must be approved by the ACC prior to construction.*

All structures shall not significantly obstruct a neighbors' view.

Color Changes

Color changes of existing structures must receive prior approval from the ACC. In general, colors allowed will be earthen tones, and must complement and blend with existing colors of surrounding tone.

Construction

Building sites must be maintained in as neat and orderly a fashion as possible. Materials stored on-site should be stored in such a manner as not to create an eyesore. The site should be cleaned frequently to avoid debris from piling up. It shall be the owners' responsibility to repair and restore any damage done to the common property, roads, curbs, landscaping, trees and any other damage done to others property by the contractor or any other person involved in the construction.

Building Codes

Any and all additions, alterations or other improvements to the property must be in compliance with the building codes and requirements of Pierce County and any other body having jurisdiction in the state of Washington. It is the homeowners' responsibility to ensure that all codes and requirements are met.

Upon approval, construction must begin within 30 days of approval and completed within 60 days of start date. Consideration may be made for special circumstances causing delay.

ROSEMOUNT PLACE OWNERS ASSOCIATION

APPLICATION FOR ALTERATION OF THE EXTERIOR APPEARANCE OF A STRUCTURE

RETURN COMPLETED APPLICATION TO: Rosemount Place Architectural Control Committee (ACC)
7262 or 7240 Rosemount Circle, Tacoma, WA 98465

FROM: _____

RE: Address: _____

Telephone: _____

Telephone: _____ Email: _____

An application is complete when all required documentation has been received. If your application is incomplete your application will be returned unprocessed. Please print legibly, give your complete name, address and phone number. Complete the entire application, sign and date the form, then forward this form and appropriate documentation to the ACC Chair for review.

For modifications, submit the request with two (2) copies of the following: a site plan (showing the location of modification being requested in relation to your property lines or building structure); or a copy of the survey plat clearly showing property lines (with existing improvements) and proposed modification(s) being requested. A brief description of the modification should be completed on this form with drawings (as an attachment) showing detail and listing the materials to be used. Any pertinent pictures, catalog pages, brochures, or color samples must be included.

I am submitting a request to the ACC for the following alteration(s) to my home

exterior _____ landscape _____ other _____

(use reverse side if needed)

Homeowner/applicant's signature

Date

DO NOT COMMENCE WORK WITHOUT WRITTEN APPROVAL FROM THE ACC

Response from ACC: Approved _____ Denied _____ Changes needed _____

ACC Chair or designee

Date

Use this sheet to attach

- A plat plan or drawing showing what is planned
- All elevations if an addition is requested
- Specifications (written and/or pictorial) of all materials to be used
- Color selection of all materials to be used

ASCS