**ARCHITECTURAL CONTROL**

**APPROVAL PROCESS**

Our covenants require that any exterior modifications to a property be approved by Declarant, which is the Richland Homeowner’s Association Architectural Committee (RHAAC). Simple maintenance, on the other hand, does not require approval. Typical exterior modifications include:

1. An addition to the principal dwelling, such as a porch or deck or an extra bay in the garage
2. Construction of an auxiliary building, such as a storage shed, or an enclosure for a boat or RV
3. Installation of fencing of any kind, a new roof if the material is different from what is being replaced, or a satellite or Internet access antenna
4. Enlargement of a driveway to accommodate an additional vehicle
5. Erection of a playset or other play equipment that will be in place indefinitely
6. Painting any structure a color different from its existing color. The approved color schematics are available for viewing at Sherwin Williams in store. The paint does not have to be purchased at Sherwin Williams as long as the paint store you choose has color matching technology.
7. Modifying the landscaping in any significant manner

Common types of maintenance not requiring approval include:

1. Painting any structure the same colors that already exist, as long as they are from the approved color schematics available for viewing at Sherwin Williams in store.
2. Replacing the driveway surface with the same material that already exists
3. Replacing dead trees, shrubs, and other plants with identical or similar ones

*If you have a project in mind that requires approval, simply submit a request for approval in writing to the RHAAC.*

A project request for a landscaping change, modification of the main structure, addition of a new structure, or construction or replacement of fencing must include the following:

* 1. A sketch of the project showing the location relative to the property lines
	2. A complete description of the project, including construction details, exterior finish, and all information needed to ensure compliance with the covenants.

Once the RHAAC receives your package, it will be reviewed and, if necessary, you will be contacted for additional information. When all information is gathered, the modifications will be either be approved or the package will be presented to the Richland Homeowner’s Association Board at the following meeting to discuss possible issues. The Board will make a decision, and the RHAAC will inform you of it. You are welcome to attend the meeting, but it is not required.

***Any completed modifications that were not approved of by the RHAAC, as of June 16, 2018, must be amended with RHAAC approval. The homeowner will have 30 days after notification of violation before a lien will be placed against the property.***

**STANDARDS FOR HOUSE COLORS**

A need has been recognized to establish standards for the exterior colors used on houses and accessory buildings in our community.

The standards listed shall be effective for all properties within the Richland Subdivision, and shall be applied to all future requests for color changes to houses and accessory buildings. All house colors that exist as of June 16, 2018, are hereby considered “Approved.” However, any changes to paint color in the future, even those approved of as of June 16, 2018, must abide by the color schematics available for viewing at Sherwin Williams under the HOA Color Guide for Richland Subdivision.

**COLOR STANDARDS FOR HOUSES AND ACCESSORY BUILDINGS**

The primary objective behind Architectural Standards is the preservation of the residential character of our community.  The color selections for our residences form an elemental part of this character.

While Richland does not have a singular defining theme that would dictate color selection, the vast majority of houses in our neighborhood have muted, subdued earth tones.  This existing color theme enriches and enhances the other attractive features of our neighborhoods - low density, spaciousness, and open atmosphere.  Therefore, the color standards provided in this document recognize and embody the already existing color themes of our neighborhood.  This allows a wide range of attractive house appearances, does not require or encourage a “cookie cutter” appearance, and still maintains the existing character of Richland Subdivision.

Richland can also be characterized by terms such as “Traditional”, “Tranquil” and “Demure”.  We respect the values and atmospheres implied by these terms, and so it is fully expected that the color selections for our houses should also be in consonance.

**ACCEPTABLE COLORS**

The houses in our community are mostly of Traditional, Colonial, and Acadian.  The colors you select should be appropriate to the style of your house.

Subdued earth tones are the existing dominant color themes and are the preferred choice in house colors, both for the main body of the house and for trims.

House colors should harmonize with the colors of other houses in Richland, not just those in the immediate vicinity.

House colors should blend with the surrounding features on the lot.

Wood stains shall project a “natural” wood appearance.

**UNACCEPTABLE COLORS**

Very bold or bright colors.  High gloss paints are discouraged.

Very dark colors, except for accent trim.

All fluorescent, neon, day-glo, or similar colors.

Colors that are in obvious discord with the surrounding area and with the dominant color themes found within the subdivision (pinks, purples, oranges).

Colors that overpower the surroundings.

Metallic colors such as gold, silver, or bronze.

Colors that are non-traditional or unusual for houses in our area, such as lime-green, teal, violet, etc.

Generally, house colors that mimic those of adjacent houses or directly across the street may not be approved because the resultant “cookie cutter” theme would be in contrast to the character of the neighborhood.

**COLOR COORDINATION**

Multiple colors must harmonize with one another.

Colors and materials must blend together to create an attractive and harmonious result.

Selected colors must harmonize with other colors on the structure, such as roofing and brick, and must be harmonious with other colors in the neighborhood.

The selection of trim and accent colors must be complementary depending on the effect of the overall paint scheme.

Garage doors should be a neutral shade chosen from the paint scheme.

You can look in store at Sherwin Williams for the approved palates under Richland Subdivision.

**BRIEF OVERVIEW OF RICHLAND HOA BY-LAWS**

***SECTION 3, ITEMS #03 – 06***

* 1. Submission of Plans. Prior to commencement of any work on a lot, including any grading or clearing thereof (other than wood or trash removal), the Owner of the Lot shall submit to the Committee one set of plans or specifications for the construction, remodeling of any residence, garage, building, shed, storeroom, parking pad, fence or wall, swimming pool, greenhouse, playhouse, antenna, satellite dishes and other significant improvement. No work may commence on any Lot until the written approval of such plans has been given by the Committee. No building on any Lot may proceed except in accordance with submitted with submitted plans as approved. No building on any Lot may become or continue to be occupied while these exists on such Lot any construction or activity not in accordance with these Restrictions or in accordance with plans approved by the Committee as set forth in these Restrictions. Such plans shall be considered as submitted for approval only when they have been delivered to the Chairman of the Committee or to all other Committee members. The following must be submitted:
		1. A copy of the plans or drawing and specifications which show all exterior and interior materials, finishes and designs, including elevations of all four sides of the buildings, and
		2. A plot plan showing the location of all improvements on the Lot.

Any other proposals to be brought before the Committee shall be submitted in writing and in detail.

* 1. Review of Plans The Committee may issue its written approval or disapproval of such plans or proposals submitted to it within thirty (30) days after submission. Failure of the Committee to act upon properly submitted plans or proposals within thirty (30) days of submission shall constitute approval thereof. If construction is not commenced with (6) months after the date of approval of the plans or proposals, then the approval is void.
	2. Standards for Review The Architectural Control Committee shall have the right to approve or disapprove any plans and specifications submitted to it in its sole and uncontrolled discretion, which approval or disapproval may be based upon any grounds, including purely aesthetic considerations which shall be deemed sufficient. The Architectural Control Committee may issue from time to time a manual consisting of guidelines for use by builders and homeowners in the selection of concepts, design techniques and/or materials/finishes for construction within the Subdivision. These guidelines shall be utilized by the Architectural Control Committee in its review of plans and specifications. However, notwithstanding anything contained herein or in any such manual of guidelines, the Architectural Control Committee may in its discretion approve or disapprove any proposed matter for any reason set forth in these covenants.
	3. Finality of Decision The decisions of the Committee shall be final, binding and non-appealable.

*This information is available for viewing on the Richland Subdivision Homeowner’s website:* [*http://www.richlandsubdivision.org*](http://www.richlandsubdivision.org)