

ROSE BAY Architectural Review Process

The Board of Directors (The Board) appoints the Rose Bay Architectural Review Board (ARB). The responsibility of the ARB is to review all exterior changes homeowners wish to make to their homes and ensure that these changes comply with the Rose Bay Covenants, Conditions, and Restrictions (CC&Rs) and that they fit the styling and look of Rose Bay.

This will ensure that Rose Bay will continue to look as the Developer Morrison Homes intended it to be, keep our property values high, and keep Rose Bay a desirable neighborhood. The CC&R document gives The Board and ARB the authority to disallow or remove exterior changes that are not compliant with the CC&Rs.

If you wish to make an exterior change to your home, you must get an ARB application from a Board member or download it from www.rosebayhoa.com/documents. After completing the application, you can send it to our property manager, who will review it and send it to the ARB for approval or disapproval. **DO NOT START WORK OR PURCHASE MATERIAL UNTIL YOU GET APPROVAL.**

Fences

Only fences that are six (6) feet in height and made of wood or plastic will be allowed. Wood fences can be stained (not painted) or left natural, and plastic fences may only be beige or white. **No fences of any kind are allowed in the front of the house.**

House Painting

You may paint your home any color currently in Rose Bay or on the approved color pallet on the above website. To continue to make our homes look different from each other, you may not paint your home the color as your right or left neighbor. **You must submit an application and paint a color sample on the side of your home, even if you want to repaint your home with the same color and trim.**

Roof Changes

See approved shingle colors on the above website. Only White Drip Edge Allowed or HOA Board of Directors Approval Needed.

Mailboxes/ House Numbers

Mailbox, mailbox post, and gold numbers must be replaced with the same type. Mailbox (Model T-1 Black) and numbers (2" Gold) can be purchased from Walmart, Home Depot, or Lowes. Mailbox Bracket (Part #DB21S), Post (Type - 3" Fluted), Finial (Type A3), and Base (Not Used) must be purchased directly from the distributor at www.creativemailboxdesigns.com; go to **Residential Mailboxes** then choose from the **Manor Collection**. The house number (on the house above the garage door) must be four (4) inches in height and black in color.

Other changes that must have an ARB approval

All exterior improvements must be submitted for approval. Examples of improvements include, but are not limited to, pools, spas, pool heater, external gas tanks, external generators, additional trees, bushes, and shrubs; landscaping stones, curbing, blocks or bricks; ceramic tile at house entrance, fountains, any cement work or repair, Garage door painting after replacement, screen enclosures, satellite and TV antennas, gutters and downspouts; and roof shingles/changes/modifications. **Please note that the ARB Form lists typical work items that Homeowners have historically performed. If the Form does not list your desired type of work, cross through one or more of the items listed (PAINTING, etc.) and list the work you want approved. Provide as much information as possible based on the items under the work items (Contractor Name, Item Color, Cut Sheet showing model shape/dimensions/material, etc).**

External Features NOT Allowed- No Exceptions

Window or room air-conditioners, storage sheds of any size, clotheslines, and any extension of your house or lanai. Any exterior change you are contemplating should be discussed with the CAM, **Jessi OQuinn, or Emily Taylor with Willow Management**. The ARB process will be strictly enforced. You may be asked to remove any exterior enhancements/ modifications installed without ARB approval. **If you made a change and did not submit an ARB request for approval, please submit one immediately.**

Thank you in advance for your cooperation and continued support!
Rose Bay Board of Directors and Architectural Review Board

Note: Orange County Law prohibits shaping the Oak Trees between the sidewalk and street like shrubs. Lower limbs can

be removed so that limbs are at least seven (7) feet from the sidewalks for sidewalk users' safety and Mail Carrier vehicle access to mailboxes. The HOA will trim these low limbs. Please notify us if your tree needs to be trimmed.