

# ROCKFIELD ESTATES ARCHITECTURAL BUILDING CODE/RULE 1/1/24

- GENERAL**                    **THIS CODE IS A MORE DETAILED GUIDLINE USED BY THE ARC FOR APPROVAL PURPOSES. THE ARC HAS FOUND THAT SUCH A MORE DETAILED CODE/RULES WOULD BE USEFUL FOR BUILDERS AND LOT OWNERS DURING THEIR DESIGN PHASE. THIS CODE IS TO WORK IN HARMONY WITH THE RECORDED COVENANTS**  
ALL BUILDING PLANS ARE TO BE SUBMITTED TO ARCHITECTURAL REVIEW COMMITTEE (ARC). UNTIL THE DEVELOPER IS FINISHED WITH THE DEVELOPMENT. THE DEVELOPER HAS ALL AUTHORITY OVER APPROVALS FOR THE ARC  
THE ARC RETAINS THE RIGHT TO CHANGE THIS CODE AS NECESSARY FOR ANY REASON.  
THIS CODE MAY ALSO APPLY TO RE-ROOFS, RE-PAINTS, ADDITIONS, REMODELING OR ANY OTHER OUTSIDE HOME IMPROVEMENT.  
ALL HOMES SHALL BE CUSTOM DESIGNED  
THIS CODE DOES NOT REPLACE BUT RATHER ENHANCES THE RECORDED COVENANTS AND BYLAWS AND IS DESIGNED TO WORK WITH THEM.  
PLANS SHOULD BE SUBMITTED VIA EMAIL (sreilly@hrtc.net)  
PLANS SUBMITTED SHALL HAVE CROSS SECTIONS SHOWING MATERIALS USED  
**PLANS SHOULD BE SUBMITTED DURING EARLY PLANNING STAGES WITH YOUR BUILDER, TO PREVENT UNNESESARY CHANGES AND MULTIPLE PRICING CHANGES.**  
**BUILDERS: PLEASE REVIEW THIS CODE AND MAKE EVERY ATTEMPT TO MEET THE DESIGN REQUIREMENTS EARLY IN THE DESIGN PROCESS TO FORESTALL MULTIPLE CHANGES AND “MAKE LIFE EASIER ON ALL PARTIES INVOLVED”.**
- VARIANCES**                    VARIANCES TO THE CODE MAY BE GRANTED BY THE ARC ON THE BASIS OF ARCHITECTURAL MERIT. ANY VARIANCE GRANTED SHOULD BE CONSIDERED UNIQUE AND **WILL NOT SET A PRECEDENCE** FOR THE FUTURE.
- HOME STYLES**                    VARIANCES (ESPECIALLY MASONRY REQUIREMENTS) ARE CONSIDERED FOR CERTAIN HOME STYLES SUCH AS FARMHOUSE, MODERN FARMHOUSE, CRAFTSMAN, PRARIE, GOTHIC, VICTORIAN, COLONIAL, FEDERAL, MEDITERRANEAN, MID-CENTURY, TUDOR, ITALIANATE, SECOND EMPIRE, AND OTHER WELL KNOW STYLES WHEN A VARIATION WOULD BE MORE ATTRACTIVE OR AUTHTHENTIC BUT NOT AS A REASON TO SAVE COSTS.
- COLORS**                        ALL EXTERIOR COLORS MUST BE APPROVED.
- FOUNDATIONS**                    SHALL BE MASONRY MATERIAL.
- WALLS**                         SIDING SHALL BE NATURAL MATERIALS (BRICK, MASONRY, EFIS, STUCCO, WOOD OR STONE) ALSO CEMENT FIBERBOARD SUCH AS JAMES HARDI BOARD WITH ACCENTS OF BATTEN, SHAKE, SCALLOPS, SHINGLES,OR OTHER APPROVED SIDING.  
NO VINYL SIDING IS PERMITTED  
IN GENERAL, AS A DEFAULT, HOMES SHOULD BE PREDOMINATELY MASONRY ON ALL SIDES, SUBJECT TO **HOME STYLES**.  
ALL FOUR EXTERIOR SIDES (ELEVATIONS) SHOULD BE OF SIMILAR MATERIALS, STYLE AND DETAIL. IN OTHER WORDS; SIDES AND BACK SHOULD MATCH THE FRONT AND NOT BE PLAIN
- SOFFIT**                         ALUMINUM, CEMENT FIBERBOARD, APPROVED EQUAL, OR WOOD.  
MINIMUM OVERHANG 12",
- PORCHES**                        FRONT PORCHES MAY NOT BE SCREENED OR OTHERWISE ENCLOSED UNLESS APPROVED . MAY ONLY CONTAIN FURNITURE SUITABLE FOR OUTDOOR WEATHER AND IS TO BE KEPT NEAT AND ORDERLY  
FURNITURE DESIGN AND COLOR MUST BE HARMONIOUS WITH THE HOME.

<b>DECKS</b>	BACKYARD DECKS AND HARDSCAPES MUST BE APPROVED.
<b>ROOFS</b>	ROOFS SHOULD BE COMPLEX WITH MAIN ROOF PITCHES OF 10/12 OR HIGHER FRONT ELEVATIONS SHOULD INCLUDE 3-5 GABLES WITH PITCHES OF 12/12 OR HIGHER. GABLES SHOULD BE MASONRY AS A DEFAULT ON THE FRONT. VARIANCES WILL BE MADE FOR THE HOME STYLE. GABLES SHOULD HAVE DECORATIVE ITEMS, SUCH AS CUSTOM BRICKWORK, VENTS, SHED ROOFS, EYEBROWS, GUTTER RETURNS AND OTHER DETAILED ARCHTECTURAL FEATURES. SHINGLES MUST BE DIMENSIONAL. COLOR AS APPROVED BY THE COMMITTEE
<b>DOORS</b>	EXTERIOR DOORS AND THEIR COLORS INCLUDING SCREEN DOORS ARE SUBJECT TO APPROVAL NEW HOMES SHALL HAVE UPSCALE CUSTOM DOORS (PREFERABLY DOUBLE) WITH UPSCALE GLASS, SUCH AS CUT, BEVELED, STAINED, SIDE LIGHTS AND OTHER INTERESTING AND UNIQUE FEATURES.
<b>WINDOWS</b>	MUST HAVE GRIDS ON ALL SIDES AND BE HARMONIOUS WITH THE HOME STYLE. SHOULD HAVE SOME TYPE OF WINDOW SURROUNDS, DECORATIVE WINDOW HEADS, OR SHUTTERS. COLORS SHOULD MATCH THE TRIM ON THE HOUSE, FOR EXAMPLE, NO WHITE WINDOWS IF THE TRIM IS BEIGE.
<b>GARAGES</b>	3 CAR ATTACHED
<b>OUTBUILDINGS</b>	<b>MINIBARNs:</b> DEFINED AS SMALL ENOUGH TO NOT NEED A BUILDING PERMIT. ONE ALLOWED PER LOT. ROOFING AND SIDING COLORS MUST BE IDENTICAL TO THE PRIMARY STRUCTURE. FOUNDATIONS SHOULD HAVE SKIRTING SUCH AS VINYL LATTICE.  <b>BARNs:</b> MAY BE POST AND BEAM CONSTRUCTION (POLE BARN) ONE ALLOWED PER LOT ROOFING AND SIDING COLORS MUST BE IDENTICAL TO THE PRIMARY STRUCTURE. SIDING MAY BE METAL BUT HAS TO BE IDENTICAL TO PRIMARY STRUCTURE (MAY NEED TO BE REPAINTED TO ACHIEVE THIS). ROOFING MATERIAL SHOULD MATCH THE PRIMARY STRUCTURE EXACTLY WINDOWS, OVERHANG AND TRIM SHOULD MATCH HOME WINDOWS ON THREE SIDES MINIMUM MAY ATTACH TO HOME VIA BREEZEWAY FRONT OF STRUCTURE CAN NOT BE FORWARD MORE THAN 12' FROM THE REAR OF THE HOME MAXIMUM SIZE 1500 SQ. FT. MAXIMUM HEIGHT 16' MUST MEET HANCOCK COUNTY ZONING CODES AND BE PERMITTED
<b>FENCES</b>	SEE COVENANTS, BUT IN GENERAL, 4' HIGH AND DECORATIVE (WHITE OR BLACK) WROUGHT IRON / ALUMINUM OR BLACK CHAINLINK IN BACKYARDS ONLY. CERTAIN PRIVACY FENCES UP TO 6' AROUND POOLS AND FOR SCREENING MAY BE ALLOWED.
<b>YARDS</b>	YARD DECORATIONS EXEPT SEASONAL DECORATIONS SUCH AS AT CHRISTMAS, EASTER, SHALL BE APPROVED BY THE TFARC. YARDS SHOULD BE KEPT WELL MAINTAINED AND TREATED FOR WEEDS. PLAYGROUND ELEMENTS SHOULD BE NEW AND PRFERABLY WOOD. NO TRAMPOLINES APPROVED.
<b>MAILBOXES</b>	MUST CONFORM TO THE STANDARDS SET BY ARC WHEN REPAINTED OR REPAIRED OR

REPLACED.

**SIDEWALKS**

A PUBLIC SIDEWALK MUST BE INSTALLED ALONG THE FRONTAGE OF THE LOT, ONE FOOT FROM THE PROPERTY LINE ON THE STREET R/W. SIDEWALK IS TO BE 4' WIDE, SLOPED 1/4" PER FOOT, AND BE 4000 PSI.

CONCRETE SIDEWALK IS TO CONTINUE THROUGH THE DRIVEWAY. THE COUNTY HIGHWAY SHALL BE NOTIFIED PRIOR TO CONSTRUCTION. COUNTY PERMIT SHALL BE OBTAINED AND COUNTY SPECIFICATIONS SUPERSEDE THIS CODE.

**CHIMNEYS**

SHALL BE TOTAL MASONRY OR EFIS. DIRECT VENT FIREPLACES IF USED MUST BE PLACED OTHER THAN ON FRONT ELEVATION AND MUST BE ALL MASORY OR EFIS WITH ROOF TO MATCH EXISTING.

*RFcODE001*