



# **Rosewater Waterski & Wakeboard Community Design Guidelines**

Kalispell, Montana  
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## **INTRODUCTION**

- The Rosewater Community is centrally located in the heart of the Flathead Valley Montana. Close to world class fishing, summer activities and winter sports. Glacier National Park and millions of acres of public lands are right out the back door. The region's central shopping area is just a few miles away. Natural open space and the private water-ski lakes are significant design features for this community.
- These Design Guidelines are intended to provide Owners & Contractors a framework for designing and building homes. These guidelines are intended to create development that will enhance and protect the natural beauty of the property, ensure high quality homes, and safeguard the property value and privacy of homeowners. The goals are to preserve and enhance the natural landscape of the area, protect the waterfront, and create homes that are well suited to the Montana environment. It is important for Owners to understand and respect the overall vision of the community. We encourage excellence in architecture and land development to in order to create a desirable neighborhood with lasting property values.
- The design styles of these homes are to be in "Mountain Style" to fit in with the landscape of the northwest Montana. Homes should be integrated with the landscape to preserve and enhance the natural characteristics and views of the lot. All homes and townhomes within the neighborhood should be compatible with one another, none should stand apart, and none should be identical. No round log homes or log sided homes will be allowed. Extremely rustic homes are not encouraged.
- Steep to moderate roof slopes with generous roof overhangs are encouraged. Large expanses of glass can be used to capture the views and let light enter the house. Covered outdoor living areas are helpful to protect from the harsh Montana weather. Use of natural materials such as timber, stone and other wood products are encouraged. All sides of the home are to be designed and decorated, not just the front. Subtle earth tone colors should be the dominant color scheme.

## **Administration**

- These Design Guidelines are part of the Declaration of Covenants. All development shall comply with these and all applicable local, county, state and federal codes, regulations and restrictions. Together, they are binding upon all persons who at any time construct, reconstruct, alter, or maintain any improvement upon the property.



# SITE PLANNING

## **Introduction**

- Site planning is an important part of integrating buildings and improvements into the natural landscapes of the Community. Every owner and designer must visit the site and complete a site analysis to ensure proper location of the building on the lot. All buildings should be designed in harmony with the outstanding views, natural beauty, existing vegetation, road access, steep grades and other relevant issues associated with this unique Community.

## **Zoning and Property Setbacks**

- The neighborhood is zoned as SAG-5 One Family Residential per Flathead County Zoning Regulations. The Rosewater PUD is a supplement to these regulations. No more than (1) single family home and (1) guest house is allowed per lot except for designated multi-family lots. No commercial or further subdivision is allowed. All development must meet the current version of the Flathead County zoning.
- All portions of the building must be within the setback line including roof overhangs, driveways, and outdoor patios and decks, etc. Driveways and utilities from the main road are allowed within the front setback. The PUD setbacks are as follows.

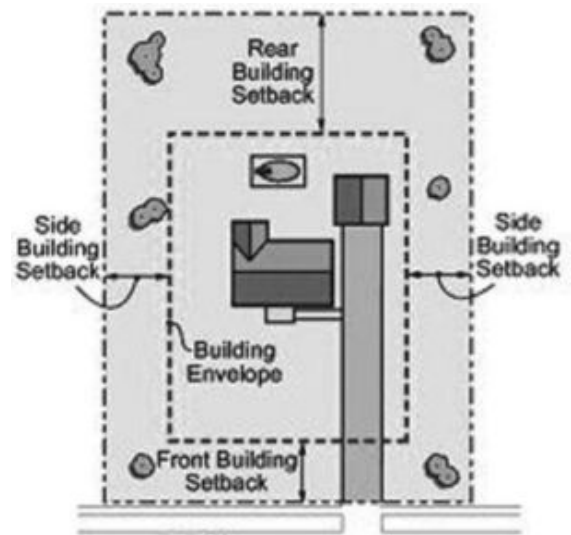
- A. Minimum Yard Requirements for Principle Structure:
- |              |          |
|--------------|----------|
| Front:       | 20-feet  |
| Side         | 10-feet  |
| Side Corner: | 20-feet  |
| Rear:        | 20-feet* |

\* Boathouse can be at waters edge

- B. Minimum Yard Requirements for Townhouse lots:
- |              |   |
|--------------|---|
| Front:       | 20-feet   |
| Side:        | 10-feet for exterior units<br>0-feet for interior units |
| Side Corner: | 20-feet   |
| Rear:        | 20-feet   |

- C. Detached Accessory Structures:
- |              |         |
|--------------|---------|
| Front:       | 20-feet |
| Side         | 5-feet  |
| Side Corner: | 20-feet |
| Rear:        | 5-feet* |

\* Boathouse can be at waters edge



- Maximum permitted lot coverage is 40% for single family lots and 70% for townhouse lots. This includes the footprint of all building, covered outdoor porches, or other structures. This does not include driveways, uncovered patios, or roof overhangs.

## **Property Uniformity and Accessory Buildings**

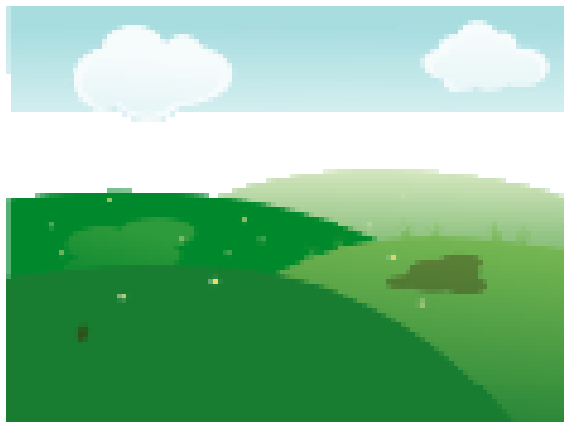
- In order to ensure a cohesive neighborhood, all accessory structures such as gazebos, outbuildings, storage, garages, boathouses, etc shall be similar in style with the main residence. These structures shall use exterior building materials, colors, architectural style and form consistent with the main residence. All outbuildings must get approval through the Homeowner's Association.
- RV storage buildings are not allowed on individual lots. There is a storage building area planned for the development. Non-enclosed open-air RV, boat or other vehicle storage is not allowed. RV and trailer use on lots will be allowed during the home construction phase.
- Enclosed areas should be provided for trash containers, maintenance and recreational equipment, and for firewood and seasonal equipment such and patio furniture. These areas should be shielded from view with fencing or landscaping.

## **Lot Maintenance**

- All lots must be maintained by the property Owner. Even lots without structures or development must be kept in tidy condition. Such maintenance includes but is not limited to structure maintenance, lawn mowing, weed control, pest control, etc.

## **Grading and Drainage and Driveways**

- Site grading shall be limited to no more than what is necessary to accommodate the construction of a home and site access. All grading must occur within the property setback lines unless specifically approved. Excessive re-contouring of a site, changing the grade of neighboring lots, interfering with existing natural drainage courses, or construction of large berms is not permitted.
- Driveways should be designed to align with roadways at no less than a 75-degree angle. All driveways shall be paved from the roadway to the house. Driveways shall be constructed of asphalt, unit pavers, poured concrete or other hard surface material. Gravel driveways are not allowed.



### **Easements and Utilities**

- Water, sewer, natural gas, power, phone and TV services are available at the common roadway. Property Owners are responsible for providing underground utility service from the road to home and for re-vegetating all areas damaged during development.
- All individual lots within the community are served by common water and sewer services. No individual wells or septic systems will be allowed.

### **Exterior Equipment and Satellite Dishes**

- All outdoor mechanical and electrical equipment such as metering devices, transformers, and air conditioning units shall be concealed from view of adjacent properties. Satellite dishes one meter in diameter or less are permitted, but shall be located to be out of view from other properties and from roadways. All utilities or other equipment shall be hidden with fencing or landscape buffers.
- Individual home mail and newspaper delivery receptacles will not be allowed, and are not necessary. A central mailbox location will be provided for the community.
- Solar equipment is allowed, however it must be well integrated into the structure.

### **Signage**

- House address identification numbers are required on or near individual homes and are to be supplied by the Homeowner. All address numbers must match a standard sign design which will be provided by the Homeowner's Association.
- No real estate "for sale" signs are permitted in excess of 5 square feet. Temporary construction signs are permitted during the construction period only. Signs shall be promptly removed upon completion.



### **Pools and Spas**

- Swimming pools and hot tubs and spas area allowed in the development. Only in-ground type swimming pools area allowed, however above ground hot tubs are allowed. Use of natural landscape buffers and fencing for privacy and safety is encouraged. All pools and spas must be within the building setbacks.

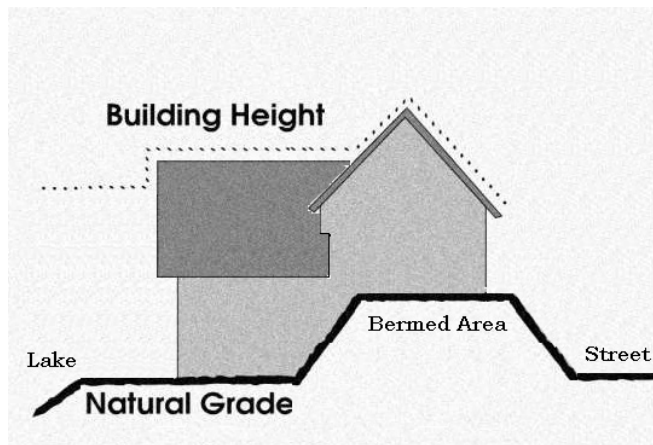
## **BUILDING DESIGN**

### **Allowable Development**

- A single-family residence and guest house are permitted on each residential Lot. Townhomes are allowed on multi-family lots. No pre-fabricated or “kit” home, no mobile home, nor any home constructed to any significant extent with pre-fabricated elements shall be permitted. No round log homes or round log sided homes will be permitted. Square log homes and square log sided homes are allowed.
- The minimum house foot print requirement is 2,200 square feet for a 1-level home and 1,800 square feet footprint for a multi-level home. All square foot limitations do not include the Garage or any covered or uncovered outdoor spaces. Maximum allowable square footage of any residence shall not exceed the maximum lot coverage restrictions in the Flathead County Zoning Regulations.
- The minimum townhouse size is 1,500 square feet (excluding the Garage) and can be multi-level. At least (1) enclosed Garage is required for townhomes. Specific townhome designs, regulations and/or exceptions may be approved by the HOA.

### **Building Height and Massing**

- Building height and massing should be designed with a low-profile understated appearance. Large boxy structures with continuous unbroken wall and roof forms should be avoided. The maximum building height is 35’ for principal structure and 18’ for detached accessory structures, and is not to exceed restrictions in the Flathead County Zoning Regulations per Flathead County Appendix B show below.
- Low level 1 to 2 story building massing is encouraged. Building forms should step with the natural grade of the site.
- Building height is measured from the existing natural grade to the highest ridge point of the building, parallel to the grade directly below. Minor extensions such as chimneys, cupolas, and other architectural features may exceed the height restriction, but by no more than 4’-0”.



## Garages and Boathouses and Guest Houses

- A minimum of (2) enclosed Garage parking spaces is required for single family homes. A minimum of (1) enclosed Garage is required for townhomes. Overhead garage doors larger than 12' tall will not be permitted. Open carports will not be permitted, however portico drive through entryways are allowed. Detached garages may be allowed; a covered roof breezeway connection is encouraged. Garages shall use exterior building materials, colors, style and form consistent with the main house.
- (1) Boathouse and Dock may be allowed per tract if low profile and in keeping with the exterior materials of the main residence. All Boathouses and Docks must be built to meet the uniform standard design. Such design will be provided by Homeowner's Association. This structure is intended for boat and storage purposes only, no living quarters are allowed. Boathouses can be located at the waters edge, and must be in compliance with all design guidelines, covenants, setbacks, and zoning.
- (1) Guest House may be allowed per tract if small in nature, in keeping with the main residence and with 1,000 square feet maximum of living space. A Guest House must be in compliance with all design guidelines, covenants, setbacks, and zoning. Flathead County defines a Guest House "as a detached structure which is accessory to a 1- family dwelling with not more than two bedrooms, which shall be used and/or designed for use primarily by guests and/or servants."



## Roofs

- All roofs should compliment the simple character of mountain and ranch style buildings. Primary roof forms should be gable, shed, or hip with a 6:12 to 10:12 slope. Consistent roof shapes, pitches, and materials should be used. Secondary roof forms such as dormers, porches, etc are encouraged and can be lower roof slopes including flat roof accent areas. Large continuous roof planes must be avoided, a max. 40' of roof length uninterrupted by another roof form is allowed. All overhangs to be 24" minimum. Entire house roof slopes less than 4:12 shall not be used. A-frame, gambrel barn style, and all-flat roof homes are not permitted.
- The main entry to the home should be emphasized with an overhanging roof form or recess, to protect the entry from the weather, and to create visual interest. The use of stone, timber, or log columns, etc in this area is highly encouraged. Other covered outdoor areas are also encouraged.
- Appropriate roofing include class A and B materials such as asphalt comp shingles, colored metal panels, fire treated cedar shakes, rusted metal roofs, and cold-weather concrete/slate tiles. Prohibited roof materials include, galvanized shiny metal roof or wall panels, glazed ceramic or southwest type tiles, and non-fire treated cedar shakes.

## **Exterior Wall Materials**

- The design, materials, and color of exterior walls should be compatible with the natural colors and textures of the landscape. All siding shall be finished in earth tones. It is highly suggested that a 2 or 3 exterior color scheme is selected.
- Natural wood siding materials are strongly encouraged. Textured composite wood and concrete lap siding (hardiplank) are also allowed. Cedar shingles may be used as an accent element only and not cover the entire building. Prohibited wall materials include plastic, metal, or vinyl siding, plywood sheet material such as T-111, and asphalt shingles.
- All structures must be constructed of new materials. However suitable used or reclaimed materials such as brick, timbers and siding may be utilized with approval.
- Stucco or EIFS (dryvit) siding is an allowable wall accent material. The use of exposed timbers, logs, stone, or other wood features in conjunction with stucco is required. The stucco color shall be subdued earth tones.
- Exposed concrete or cinder block is not allowed, except at the ground level between wall siding and foundation.

## **Rough Hewn Timbers and Logs**

- The use of exposed timbers and logs for roof and porch framing, columns, lintels and sills is strongly encouraged. Some type of natural wood must be included on the exterior of the home.

## **Exterior Stone**

- All buildings should include some earth-tone stone veneer. A minimum of 10% of the front exterior wall surface shall be covered with stone. Real or thin stone veneers are suggested; however manufactured stone products are acceptable.
- A stone wainscot at the base of the home is encouraged. This helps visually tie the building to the ground and protect the siding from rain and snow.





## **Exterior Windows and Doors**

- Windows and doors should be of a consistent size, shape, and type throughout the building. All exterior windows and doors must promote energy efficiency and meet local energy standards and code. Use cold-weather products with double or triple glazing, low-e coatings, weather-stripping, thermal breaks, etc. Metal clad windows with wood interiors are suggested, although vinyl windows are allowed. Galvanized all-metal window frames are not allowed. Overhead garage doors should be insulated wood or pre-finished metal with raised or recessed panels. Carriage style overhead garage doors are encouraged. All windows and doors to be subdued earth tone colors; accent window clad colors are acceptable. Use of divided-lite window panes are encouraged, however snap on grille mullions are not permitted.

## **Chimneys and Flues**

- Chimneys shall be constructed of materials consistent with materials used on other portions of the building. All fireplace stovepipes and flues must be enclosed in a wood chimney and covered with wood or stone siding. A decorative chimney cap shall be installed over the fireplace spark arrestor. All other vents or flues shall be painted where exposed, or located in a decorative enclosure.



## **Balconies and Porches**

- Outdoor spaces are an important part of the home. These spaces must be designed keeping the specific site conditions in mind. Covered porches protect the home and its occupants from the constantly changing Montana environment and visually accent the home.
- Above grade decks must have substantial looking stone and/or timber supports. In no case shall above grade decks be supported by narrow posts or columns.
- Concrete, wood decking or composite decking (trex) are all acceptable surface materials.

## MOUNTAIN STYLING DESIGN EXAMPLES

### House Examples

- The following pictures are examples of acceptable home design styles for the Rosewater development. Mountain styling is consistent in all the photos. These are example homes only and not the only building look allowed. We encourage individual home design within a common theme.



## **LANDSCAPE DESIGN**

### **Landscaping**

- The landscape design should integrate homes and other structures with their site and establish a common natural landscape throughout the Community. Plant materials should be selected to enhance the surrounding mountain area. Use groupings of plant materials to define outdoor spaces and entries, frame desirable views, screen undesirable views, buffer winds, provide shade, and create private areas.
- Permanent underground automatic irrigation systems are required. The use of moisture sensors, drip irrigation, and pop-up heads that conserve water are encouraged.
- Both the present and future size of trees and shrubs should be considered when selecting landscaping materials. Use of large-caliper landscape material is recommended to quickly establish a natural landscape. Use of natural Montana species and deer resistant materials is very strongly encouraged.
- To avoid monotony, the landscape should have a variety of size and type of plantings. All specific plant species must be approved by the Homeowner's Association. An approved plant list will be provided by the Homeowner's Association.



### **Exterior and Landscape Lighting**

- Exterior lighting shall be designed to minimize impacts on adjacent properties and should be used for safety and security purposes and to subtly accent architectural features of a home. Exterior lighting shall be low-level and low-wattage. The light fixture selection should be consistent with the design of the home. Dark sky type and LED type exterior fixtures are suggested.
- No exterior lighting in which the direct source is visible from a neighboring property or which produces excessive glare to pedestrian or vehicular traffic is permitted. Pole mounted yard lights will not be allowed.

## **Walls, Fences, and Sloping Hillside**

- In order to create a natural sense of openness throughout the community, separating walls and fences should be kept to a minimum. For this reason, the introduction of solid landscape privacy walls and fences is prohibited. Natural landscape buffers can be used to establish privacy around outdoor spaces.
- Solid privacy fencing along property lines is not allowed. Small fenced backyard areas or kennels may be allowed at the discretion of the Homeowner's Association. Any fences should be integrated with the design the residence, and shall not exceed 4' in height at front and 6' in height at side & rear. All fences shall be constructed of materials consistent with the main residence. Colored chain link or wood fencing is encouraged; vinyl fencing will not be permitted.
- Use landscaping to integrate the home into sloping hillsides. Outdoor spaces on sloping sites should be terraced in order to minimize the need for retaining walls or extensive site grading. The use of plant materials to stabilize the soil on hillsides and prevent erosion if suggested.
- Each owner is responsible for erosion control on their property. No structure, landscaping or other improvement shall interfere with the natural flow of water, cause erosion or modify in any way the natural landscape of their or neighboring property.



## **CONSTRUCTION REGULATIONS**

### **Introduction**

- No construction may start until the Homeowner's Association has approved the plans, and local building permits have been issued. If construction does not start within 1-year from date of approval, the approval expires and application must be resubmitted.
- Once construction on a project is initiated, completion of the project shall be pursued with due diligence until completion, and in no event shall be later than 12 months after breaking ground. Final landscaping and driveway paving must occur within 90 days after completion. If completion of the project is to be delayed for an unreasonable length of time the Homeowner's Association must be notified.



## **Protection of Adjacent Property and Natural Features**

- All construction activity and access shall be confined to the Owner's Lot, unless an adjacent property owner has granted access with written authorization.
- A certain amount of site disruption is to be expected during construction. However, every effort must be made to protect the natural landscape. Soil erosion control measures shall be implemented during construction. The General Contractor and Owner shall be responsible for controlling and mitigating all damaging activities. Fencing for off-limit areas should be done before excavation and construction begins. Any areas damaged during construction shall be promptly repaired and /or restored at Owner's expense. The owner is responsible for any damage done to subdivision roads, curbs, sidewalks or other Owner's property.

## **Construction Equipment, Materials, Noise and Trash**

- Construction vehicles, heavy equipment and construction workers shall park only on Owner's lot. Construction and workers' vehicles shall not be parked on or block access to other property owner's lots or in open space areas.
- The General Contractor shall be responsible for maintaining a clean job site at all times. All construction material shall be stored on the Owner's Lot. All debris and related material shall be deposited in dumpsters and removed in a timely manner. Temporary chemical toilets must be provided for the construction process. Storage, trash and toilets shall be located to minimize the visual impact from adjacent properties and roadways.
- The General Contractor shall be responsible for controlling dust and noise from the construction site for the comfort and benefit of other Homeowners. Excessive construction noise and stereos will not be permitted. Work hours to be 7 am to 7 pm Monday through Saturday only.
- A small field office, temporary construction trailer, or storage building may be placed on the site while the project is under construction. Temporary buildings shall be in good condition and may not be used at any time for a residence. All temporary structures shall be removed from the site within 30 days after completion of building.



## CONSTRUCTION REVIEW AND APPROVAL PROCESS:

- There are (2) different phases of the Construction Review process. Both must be completed in order to get Homeowner's Committee approval.
- A pre-design conference is encouraged between the Owner, Designer and Homeowner's representative. A meeting on site to review the design guidelines, specific site requirements and general community information.
- It is the Owner's responsibility to obtain and follow all current covenants, conditions and restrictions of the community. Including local zoning, and other pertinent codes.
- Provide (2) sets of required drawings for each submittal.
- Submit fully completed construction application. See attached form. Any application not fully completed and/or without the required information will be returned.
- Submit all applicant information to Rosewater Design Review Committee.



- **PHASE 1-CONCEPTUAL DESIGN:** This review is intended to verify that the house and location on the property is in accordance to the design guidelines before construction drawings are started. Submit the following:
  - **Owner and Contractor names:** Provide mailing addresses, e-mails, phone numbers, Lot number of construction, and the start/finish dates for the project.
  - **\$1,000.00 REFUNDABLE deposit clean-up fee:** Provide payment to ensure proper clean up of common areas. To be refunded after all construction, cleanup & landscaping is complete. Extensive damage may result in more costs to Owner.
  - **\$500.00 NON-refundable design review fee.** Provide payment to cover the cost of reviewing the submittal and site visits for the entire review process.
  - **Site Plan:** Indicating property lines, setbacks, house footprint, driveway, and other significant site features. (Scale: min of 1"= 40')
  - **Concept Floor Plans:** Sketch type plans indicating general layout of proposed house. Include total square footage for each floor. (Scale: min of 1/8" = 1'-0")
  - **Concept Exterior Elevations:** Sketch type exterior drawings of proposed house. Indicate the general exterior style and character, material notations and overall height. (Scale: min of 1/8" = 1'-0")



- **PHASE 2-CONSTRUCTION DRAWINGS:** This review is intended to see the detailed information about the proposed building. These should be detailed construction drawings as required for construction. The incorporation of suggestions and discussions from the first review is required.
  - **Site Plan:** Indicating property lines, easements, setbacks, and other significant natural features. Include a topographical site contour map if necessary. Show proposed house and garage footprint, driveway/patio locations and materials. Also include any fencing or kennel proposals, and other site related items. Provide % lot coverage calculation. (Scale: min of 1"= 20')
  - **Floor Plans:** Indicating the general layout and use of rooms, dimensions, notes, and window/door locations. Provide square footage calculations for each floor level. (Scale: min of 1/4" = 1'-0")
  - **Roof Plan:** Indicating the general layout and roof slopes. Show valleys, crickets, major roof penetrations and overhang dimensions. (Scale: min of 1/4" = 1'-0")
  - **Exterior Elevations:** Indicating the exterior character of the residence, dimensions and notes. Exterior material descriptions, window/door locations, and existing/finished grades. Provide height dimension at highest building point. (Scale: min of 1/4" = 1'-0")
  - **Building Cross Section:** Indicating the general type of house construction. Include dimensions and notes. (Scale: min of 1/4" = 1'-0")
  - **Landscape Plan:** Site drawings showing the proposed landscaping. Show all walkways, patios, walls, fences and other site elements. Indicate general plant names and locations including seed and sod areas. (Scale: min of 1"= 20') CAN BE PROVIDED AT A LATER DATE DURING CONSTRUCTION
  - **Exterior Color Palette:** Provide actual material samples for review by the Homeowner's Committee. Include siding samples with applied stain color, stone and/or stucco sample, roofing sample, window color sample, light fixture cut sheet, and any other exterior items. CAN BE PROVIDED AT A LATER DATE DURING CONSTRUCTION

## **HOMEOWNER'S ASSOCIATION**

### **Approvals and Appeals**

- The Homeowner's Association will consider all COMPLETE applications within 30 days after receiving the submittal. The review will be to determine if the proposed construction is in accordance with the community CCR's and design guidelines. A letter of approval or denial will be sent to the Owner from the Homeowner's Association regarding the construction application and submittals.
- Upon approval, the applicant may then begin construction as long as the construction conforms to the approved plans and local codes. In the event the Homeowner's Association rejects the plans, the applicant may revise their plans and resubmit to the Homeowner's Association. If, after a second review, the plan is still denied, the applicant may then appeal the decision, by contacting the Homeowner's Association Board of Directors. Said appeal must be filed within 30 days of the Homeowner's Association final decision.
- It is the Owner's responsibility to notify the Homeowner's Association of the tentative construction schedule. This should be in writing 30 days prior to start of construction.
- Owner must notify the Homeowner's Association when all construction items are complete and in compliance with the Design Guidelines. Clean up deposit will be refunded at this time unless any damage done to common areas or adjacent homeowner property has not been repaired.
- The Homeowner's Association has the authority to grant a variance of these guidelines. Granting of a variance in one situation does not establish a precedence for future situations.



### **Site clean up Deposits**

- The Board of Directors requires a refundable deposit guaranteeing completion of proposed landscaping and site repair work. This amount will be refunded upon completion of all requirements. All fees and deposits shall be payable to the Homeowner's Association.





### **The HOA Design Review Board Duties and Powers**

- The Design Review Board of the HOA shall consist of members appointed according to the bylaws. All plans for site preparation, building construction, and site modifications, fencing, alterations or enlargements of an existing structure, or other improvements must be submitted to the Design Board. Approval must be received prior to initiating any of the above activities. No approval is needed for alterations which are completely within a building and which do not change the exterior.
- The Homeowner's Association shall rely on and have the right to interpret the guidelines contained herein as the primary basis for evaluating building proposals. The approval of the Homeowner's Association shall not be unreasonably withheld, actions taken shall not be arbitrary and decisions shall be binding on all interested parties, subject only to the right of appeal. The Homeowner's Association shall have sole discretion to approve or deny any proposed improvement in accordance with the provisions of the Declaration of Covenants, Conditions and Restrictions.
- The Design Guidelines may be amended from time to time per the Homeowner's Association rules. All such additions, revisions or other amendments shall be made part of the Design Guidelines and shall have the same force and effect. Each Owner is responsible for obtaining the most current set of Design Guidelines.
- The Homeowner's Association is authorized to retain the services of consulting architects, landscape architects or land planners to advise and assist in performing design review functions as needed.
- The Homeowner's Association, the Review Committee, nor their respective members or agents shall not be responsible or liable for defects in any plans submitted, revised or approved. Approval of these plans and specifications shall not be deemed in lieu of compliance by the Owner to applicable building codes or other laws & regulations.
- The Homeowner's Association shall have primary responsibility for the enforcement of the Design Guidelines and restrictions set forth herein. Authority of the HOA is outlined in the Community's Declaration of Covenants, Conditions and Restrictions. Should any Owner fail to comply with these Design Guidelines, the HOA shall have the right to seek an order from a court requiring specific performance to comply with the provisions or to recover damages or both. The costs and expenses incurred including reasonable attorney fees shall be considered the personal obligation of the Lot Owner and shall constitute a lien on the property.

**ROSEWATER COMMUNITY CONSTRUCTION APPLICATION:**

- LOT NUMBER/STREET ADDRESS: \_\_\_\_\_
- OWNER(S) NAME: \_\_\_\_\_
  - MAILING ADDRESS \_\_\_\_\_  
\_\_\_\_\_
- PHONE NUMBER \_\_\_\_\_ EMAIL \_\_\_\_\_
- CONTRACTOR NAME: \_\_\_\_\_
  - MAILING ADDRESS \_\_\_\_\_  
\_\_\_\_\_
- PHONE NUMBER \_\_\_\_\_ EMAIL \_\_\_\_\_
- ARCHITECT/DESIGNER NAME: \_\_\_\_\_
  - MAILING ADDRESS \_\_\_\_\_  
\_\_\_\_\_
- PHONE NUMBER \_\_\_\_\_ EMAIL \_\_\_\_\_
- DATE: \_\_\_\_\_ OWNER(S) SIGNATURE: \_\_\_\_\_

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BELOW LINE IS FOR HOMEOWNER’S ASSOCIATION USE ONLY:

- PHASE 1-CONCEPTUAL DESIGN HOA REVIEW DATE: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_
- PHASE 2-CONSTRUCTION DRAWING HOA REVIEW DATE: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_

