

Northfield Estates

Northfield Estates Homeowners' Association — Architectural Guidelines

Declaration of Covenants, Conditions and Restrictions of Northfield Estates – Article VII – Architectural Control:

“No building, fence, wall or other structure shall be commenced, erected or maintained upon the properties nor shall any exterior addition to change, including paint and trim, or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, color of paint, and location of the same shall be been submitted to and approved in writing as to the harmony of external design and location in relation to surrounding structures and topography by the Board of directors of the Association, or by an architectural committee comprised of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location with thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Articles will be deemed to have been fully complied with.”

Pursuant to a resolution adopted by the Northfield Estates Homeowners' Association, Inc. at its annual meeting held on August 9, 1988, all structures erected upon lots within Northfield Estates shall be an architectural style consistent with the existing structures, and shall have exteriors finished in masonry or siding constructed on metal, vinyl, or smooth-finished painted wood, or a combination of the foregoing.

Further pursuant to Northfield Estates Homeowners' Association, Inc. Rules and Regulations Policy:

“Harmony in appearance is an important component in preserving the overall attractiveness of the neighborhood and property values. This includes exterior color selections of roofing/shingles, siding, masonry, and trim. Colors that are notably bright and/or strong such as fluorescent, or similar (e.g., firehouse red, bright orange or tangerine, hot pink, canary or bright yellow, cobalt or royal blue) are not in keeping with the overall traditional nature of the neighborhood's homes, and therefore, not acceptable. No change in exterior color may commence without approval from the Association's Architectural Control Committee and the Northfield HOA Board of Directors.”

All plans and specifications for proposed improvements on lots located within Northfield Estates shall be forwarded to Northfield Estates Homeowners' Association, Inc., c/o Rocktown Realty on the form attached hereto, and shall include the following agenda, as applicable:

1. Plat of survey, or accurate scale drawing, in a scale no smaller than 1"=20', of the lot upon which the proposed improvements are to be erected, showing the precise location of all such proposed improvements;
2. Architectural drawings, consisting of front, rear, and side elevations and floor plans of proposed improvements, showing the square footage of such improvements, the maximum height of such improvements, the specific nature of the materials to be used in finishing the exteriors (color, composition, texture, etc.);
3. In cases of repainting of existing structures, a statement as to the type and color of paint to be used;
4. In the event that a submission does not comply with the foregoing standards, or its ambiguous, the Committee shall inform the owner of the deficiencies noted and request submission of complete or corrected plans and specifications; such a request for complete or corrected plans and specifications shall be submitted.

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Northfield Estates Homeowners' Association — Architectural Committee

Community Association Management – Division of Rocktown Realty

Phone (540) 705-0805

Northfield Estates Architectural Improvement/Change Request Form

Date of Application: _____

Property Address: _____

Owner: _____

Email Address:

Phone Number: _____

Builder (if applicable): _____

Summary of Project:

Please Attach to This Form: A survey or other drawing showing the property and the proposed improvement on lot, with dimension to the property lines.

Building Permit Must be Obtained from City of Harrisonburg When Necessary and Submitted to the HOA Manager

City of Harrisonburg Community Development: (540) 432-7700

The Architectural Review Committee will respond to requests in as prompt a manner as possible. The Covenants & Restrictions allow for a 30-day response period. However, most requests can be handled within a much shorter period. Thank you for your patience and understanding.

**Submit all requests to manager@rocktownhoa.com or mail to/drop off at
Rocktown Realty, 218 E. Market St., Harrisonburg, VA 22801**