

GOLF VIEW ESTATES HOMEOWNERS' ASSOCIATION

ARCHITECTURAL CHANGE GUIDANCE

The Golf View Estates (hereinafter “Golf View”) HOA Declaration of Covenants requires that any additions, removals or other changes to the exterior of a building must be approved by the Architectural Control Committee (hereinafter “ACC”). This requirement for approval includes changes in color or other appearance, and to the addition of fences and other structures.

The purpose of this document is to provide guidance to homeowners as to materials, colors and design that would likely be approved by the ACC. This document is provided as planning guidance only, and does not supersede the need for approval by the ACC. If there exists any conflict between this document and the Declaration of Covenants, the language of the Declaration of Covenants shall apply.

All requests for architectural changes should be sent to golfviewplymouth@gmail.com and to the president of the HOA as noted on the Contact page of golfviewplymouth.com.

APPROVAL CRITERIA

Criteria for approval by the Architectural Control Committee is stated in Article VI, Section 2:

“Approval or disapproval shall be based principally on harmony of external design and location in relationship to surrounding structures conducive to the development of a high standard residential community.”

In applying these criteria, the ACC further delineates the following:

By definition, “harmony” is “agreement in feeling or opinion; accord. A pleasing combination of elements in a whole.” In visual design, it means that all parts relate to and complement each other.

“External design” includes the architectural design and materials of construction, as well as aesthetic elements of color, shape, texture and line.

“Surrounding structures” refers to the surrounding homes and other structures within the subdivision of Golf View.

Conducive to “a high standard residential community” means that the design as proposed is befitting a home with a market value comparable to or above those in Golf View.

Taking these criteria into account, the key factor for approval is how the proposed change in structure, materials, color, shape, and/or line fits into the rest of the development. And given the criterion of “a high standard residential community”, the expectations for the “harmony of external design with the surrounding homes” is much higher than for a development with smaller homes, smaller lots, no HOA, and no covenants.

Therefore, while a proposed design or element of design may be beautiful in its own right, if it is not harmonious, as defined, with surrounding structures in Golf View, it will likely not be approved. To create harmony, design elements should relate to or complement existing homes and not add a strong visual element that is new.

COLOR & DESIGN

Color and design must be harmonious, as defined, with surrounding structures in Golf View, and be representative of what would be found in other high-end developments.

The predominant color palette of Golf View is warm, muted earth tones in the brown, brick, tan, taupe and gray families. There is no blue, and little green. Avoid bright and highly saturated colors and those that lean toward the pastel or inorganic. A siding or trim color that is in the same color family as the building's brick or stone will typically be more harmonious than a color from a different family.

BUILDING MATERIALS

ROOFING

Golf View's developer mandated cedar shake as the only acceptable building material for roofs. However, due to cedar cost increases, the narrowing of insurance standards, and improvements in available alternatives, in 2026 the Membership voted to broaden the range of acceptable roofing materials. The operative language is this:

"The roofs on the houses shall be cedar shake if installed prior to the effective date of this Amendment. All roofs installed after the effective date of this Amendment shall be cedar shake, synthetic shake, or a premium grade asphalt. All roofs other than cedar shakes must be approved by the Architectural Control Committee pursuant to Article III Section 1 of the Golf View Declaration of Covenants and shall be of comparable pattern, color, and overall appearance to weathered cedar shake roofs."

Note the amendment requires "premium grade asphalt" and the approval of the Architectural Control Committee. No other changes were made to the covenants than those specified in this paragraph.

When considering new roofing materials homeowners should match their current roof's color as closely as possible. Generally, Golf View roofs tend to be a medium-dark gray that leans brown and warm rather than cool and black.

A manufacturer's product description as a cedar replacement may not meet Golf View criteria as their interpretation may include a distinctive shape or deeply mottled color scheme that would not be harmonious at Golf View. Many high-end asphalt shingle manufacturers offer a "weathered wood" color in their palette, though some execute it better than others. Avoid deeply saturated colors such as like reds, blacks, or deep browns, and avoid palettes that have a wide variety of color tones. Colors will change with the sun, so viewing samples in different light is imperative.

To facilitate approval, please provide the following:

- Name, address, email address & phone
- A photo of the front of your home from a distance sufficient to show the roof as it is today
- A description of the chosen roofing material, including the manufacturer, product name, and color
- Physical samples of the product.
- The address of local installations of the product and color.

SIDING

Golf View's original developer required that the front of homes be brick, stucco, or a combination of the two. Cedar lap siding was allowed only on the sides and back.

However, since the discovery of moisture intrusion problems with stucco homes, it has become necessary to expand the choice of siding. The ACC has approved the use of cement fiberboard that is manufactured to look like cedar shingle or lap siding. The most popular commercial brand is James Hardie Siding but other brands are available. Alternative siding materials will be reviewed on a case-by-case basis with the standard being the appearance of traditional cedar shingle or lap siding.

The James Hardie siding company website provides this advice with respect to color:

- Typically, traditional homes have three colors: body, trim and accent.
- Newer architectural styles (and occasionally larger houses) can benefit from more than three colors. These additional colors should be close to each other on the color wheel, with a slight change in value.
- Tip: Don't forget your roof. If it's in good shape and you like it, then make sure the color of your siding goes with it.
- To help [the garage] blend in, select colors that are either the same as the body color, or slightly lighter or darker.
- Tip: Keep in mind that not all colors should be used in equal amounts; one color should take the leading role, with the others playing a supporting role.

The replacement of stucco with cement siding offers many options for horizontal design elements, decorative accents and contrasting trim. Those elements, while used very successfully in neighborhoods with homes of similar design, may not be as successful in relationship to the brick, stucco, and organic colors and materials of Golf View Estates. Please evaluate design ideas relative to harmony with surrounding structures, and avoid introducing new elements that are incongruous with neighborhood design.

Note that a shingle product will add more texture than the distinct horizontal of lap siding, and may provide a more harmonious feel with the organic brick and stucco predominate in Golf View.