

ROSEWOOD PARK

ROSEWOOD PARK COMMUNITY HOA

Design Standards

Architectural Standards and Design Guidelines

Effective January 1, 2026

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Supersedes: All previously adopted Rosewood Park Community Design Standards

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A. Introduction

The Rosewood Park Community Design Standards establish architectural requirements and review procedures intended to preserve the architectural character, visual harmony, and long-term property values of the Rosewood Park Community.

These Design Standards are administered in accordance with the Declaration of Covenants, the Bylaws, and other rules, regulations, and standards adopted by the Association. They are intended to provide Owners, the Architectural Control Committee (ACC), the Board of Directors, and the Association's Property Management Company with clear, consistent, and practical guidance for architectural review and exterior maintenance.

The architectural review process is intended to be fair, objective, consistent, and understandable. Each application shall be reviewed based upon the governing documents, these Design Standards, the facts presented, and the circumstances specific to the Lot.

If a conflict exists between these Design Standards and the Declaration of Covenants, the Declaration of Covenants shall control.

The Board of Directors reserves the authority to interpret and administer these Design Standards in a manner consistent with the Declaration of Covenants, the Bylaws, and applicable law. Any interpretation adopted by the Board shall be applied fairly, consistently, and in good faith.

The Board of Directors may adopt administrative procedures, specifications, architectural guidelines, and companion standards that are consistent with these Design Standards without requiring amendment of this document unless otherwise required by the Declaration of Covenants.

B. Definitions

For purposes of these Design Standards, the following definitions shall apply:

Architectural Character — The overall appearance, design, materials, colors, finishes, and aesthetic qualities that contribute to the established visual harmony of the Rosewood Park Community.

Architectural Control Committee (ACC) — The committee responsible for reviewing Modification Requests for exterior modifications to Lots and Structures within Rosewood Park. The ACC serves as the Modifications Committee referenced in Article XII of the Declaration of Covenants and performs the architectural review responsibilities assigned to that committee.

Board of Directors — The elected governing body of the Association responsible for administering the affairs of the Association in accordance with the Declaration of Covenants, Bylaws, and these Design Standards. The Board provides oversight of the architectural review process, considers recommendations from the ACC when appropriate, and exercises the authority granted to it under the governing documents, including consideration of requests involving exceptions or variances.

Exception or Variance — A written authorization granted by the Board of Directors permitting a deviation from these Design Standards or other Board-adopted architectural standards based upon the specific facts and circumstances of a particular application. The ACC may recommend approval of an exception or variance; however, only the Board of Directors has the authority to grant an exception or variance. Exceptions and variances shall be considered individually, documented in writing, and shall not establish precedent or be interpreted as amendments to the Declaration of Covenants, these Design Standards, or any Board-adopted architectural standard.

Lot — A separately owned residential lot within the Rosewood Park Community, as defined by the Declaration of Covenants.

Modification — Any alteration, addition, replacement, installation, or removal affecting the exterior appearance of a Lot or Structure, including but not limited to structures, exterior doors, windows, trim, paint, siding, fences, decks, patios, retaining walls, driveways, walkways, exterior lighting, play equipment, landscaping, mailboxes, swimming pools, spas, hot tubs, fountains, sports equipment, or any other exterior item that affects the appearance of the property.

Modification Request — The application submitted by an Owner requesting approval for a proposed Modification.

Owner — The record owner of a Lot within Rosewood Park, as defined by the Declaration of Covenants.

Privacy Fence — A solid wood fence designed to substantially screen the rear yard from view. Traditional dog-ear privacy fencing is the preferred style within Rosewood Park; however, other wood privacy fence styles may be approved by the ACC provided they are consistent with the architectural character of the Community. Fence styles that provide significant visibility through the fence surface are not considered privacy fencing.

Routine Replacement — The replacement of an existing approved improvement with a substantially identical improvement in the same location without materially changing its size, height, footprint, appearance, location, or intended use.

Significant Landscape Modification — The installation, removal, relocation, or substantial alteration of landscape features, including but not limited to trees, retaining walls, landscape beds, decorative borders, drainage improvements, permanent edging, or similar improvements that materially change the appearance of a Lot. Routine landscape maintenance, seasonal planting, replacement of existing shrubs or flowers with similar materials, mulch replacement, pine straw replacement, and routine lawn care are not considered significant landscape modifications.

Structure — Any building, shed, outbuilding, fence, wall, deck, patio, pool, play equipment, or other improvement located on a Lot or affecting the exterior appearance of a Lot.

C. Applicability

All Owners are responsible for obtaining the necessary architectural review and Prior Written Approval before making any exterior Modification subject to these Design Standards or the Declaration of Covenants.

There are no automatic approvals or exemptions unless expressly provided for in the governing documents. Each Modification Request shall be reviewed individually based upon the facts presented, the governing documents, these Design Standards, and the circumstances specific to that property.

Approval of one application shall not constitute approval of any future application. Each request shall be evaluated independently, and prior approvals shall not create precedent except where expressly required by the governing documents.

Owners are solely responsible for obtaining any required governmental permits or approvals. Approval by the Association does not constitute approval by any governmental authority, nor does it relieve the Owner of complying with applicable federal, state, county, or municipal laws, ordinances, regulations, or building codes.

No exterior Modification shall commence until the Owner has received Prior Written Approval from the Association.

D. Submission of Plans and Specifications

D.1 Submission Requirements

Plans and specifications for the construction, replacement, alteration, or Modification of any Structure or exterior improvement on any Lot shall be submitted to and reviewed by the ACC.

Owners shall submit a completed Modification Request, together with all supporting plans, photographs, drawings, color selections, material samples, surveys, or other documentation required by the ACC, through the Association's Property Management Company.

The ACC shall have up to fifty (50) days from receipt of a complete Modification Request to review the request and render its decision.

If the ACC disapproves a Modification Request or approves a request with conditions, the reasons for that decision shall be documented. Upon request, the ACC shall make reasonable efforts to assist the Owner in identifying modifications that would allow the request to comply with the governing documents and these Design Standards.

Changes to approved plans and specifications must be resubmitted for review and approval before work proceeds.

D.2 Board Review

Following ACC review, every Modification Request shall be forwarded to the Board of Directors before the Association's final decision is communicated to the Owner.

The Board's review is intended to promote consistency in architectural decisions, ensure uniform application of the governing documents, and protect the long-term architectural character of the Rosewood Park Community.

The Board's review is not intended to duplicate the architectural review performed by the ACC. Rather, it provides oversight to ensure applications are administered consistently, fairly, and in accordance with the governing documents and the Association's established architectural review process.

- Ensure consistency in the application of the governing documents and these Design Standards.
- Promote uniform architectural decisions throughout the Community.
- Confirm that similar requests receive similar outcomes.
- Identify requests that may require an exception or variance.
- Authorize the Association's final decision.

D.3 Administrative Review Process

The procedures set forth in these Design Standards establish the administrative process used by the Association for reviewing and communicating architectural decisions. Nothing contained herein is intended to conflict with the Declaration of Covenants or the Bylaws. In the event of a conflict, the Declaration of Covenants and Bylaws shall control.

D.4 Routine Approvals

When the ACC determines that a Modification Request complies with the Declaration of Covenants and these Design Standards, and the Board concurs with that determination, the Property Management Company shall communicate the approval to the Owner.

D.5 Requests Requiring an Exception or Variance

If the ACC determines that approval of a Modification Request would require an exception or variance, the ACC shall vote on whether it recommends granting the requested exception or variance and forward that recommendation to the Board of Directors for final consideration.

Likewise, if the ACC approves an application believing it complies with the governing documents, but during its review the Board determines that approval would require an exception or variance, the Board shall evaluate the request under the procedures established in Section H.

No exception or variance shall become effective unless approved by the Board of Directors and documented in writing.

D.6 Appeals

Owners may appeal an ACC decision or Board decision by submitting a written request for reconsideration to the Board of Directors. The Board may request additional information, conduct a hearing if appropriate, or affirm, modify, or reverse the prior decision consistent with the governing documents.

E. Construction

E.1 Structural Additions

Any structural addition to a home that is noticeable from the exterior must maintain the same appearance of the home, including consistent paint colors, materials, trim, height, and overall architectural character.

E.2 Architectural Harmony

Any design alteration or addition shall maintain the conformity and harmony of the external design and general quality of the Community. It must also preserve the streetscape and architectural character of Rosewood Park.

E.3 Tree Removal

No tree measuring six (6) inches or greater in diameter, as measured approximately four (4) feet above ground level, may be removed without Prior Written Approval. All visible stumps, brush, and associated debris shall be removed following tree removal unless otherwise approved.

E.4 Storage Sheds

Storage sheds require Prior Written Approval from the ACC before installation. Only one (1) storage shed may be installed per Lot unless otherwise permitted by the Declaration of Covenants or approved by the Board of Directors through the variance process.

Wooden sheds must comply with one of the approved wooden shed designs adopted for the Community. Paint colors, shingles, exterior materials, and overall appearance must match or complement the residence. Wooden sheds may not exceed the size, height, design, and placement requirements established in the approved shed plans.

Durable, dual-wall high-density polyethylene (HDPE) sheds are permitted with Prior Written Approval. HDPE sheds must be neutral, natural tones that complement the residence and surrounding community aesthetic. Metal sheds are prohibited.

HDPE sheds may not exceed ten (10) feet by twelve (12) feet in footprint and must be installed on an approved foundation or platform in accordance with manufacturer requirements and applicable local codes.

All sheds, whether wood or HDPE, must be anchored securely on either a concrete or wood-framed platform treated for outdoor use. Foundations must meet local building codes and be approved before installation.

All sheds must be maintained in good repair, free from visible damage or neglect. The ACC may require reasonable landscaping or screening as a condition of approval where necessary to reduce visibility from neighboring properties or public streets.

Shed applications shall include:

- Manufacturer, if applicable.
- Dimensions.
- Color.
- Materials.
- Type of wood or shed system proposed, if applicable.
- Proposed location.
- Foundation type.
- Photographs, drawings, or renderings of the proposed shed.

F. Design Details

The standards contained in this section establish architectural requirements applicable to individual Lots within Rosewood Park. These standards are intended to preserve architectural character, visual harmony, and long-term property values while giving Owners clear and consistent guidance.

F.1 Air Conditioning Units

Air conditioning units must be central in design. Condensing units should be placed on the side or rear of the residence. No window air conditioning units may be installed.

F.2 Basketball Goals

Temporary basketball goals are allowed. The pole must be dark black or green. The backboard and net must be maintained in good condition.

F.3 Windows and Doors

Any changes to windows and doors shall be submitted for approval. The style and color of all exterior windows must maintain consistency with the original design. Door colors must be approved and must correspond to the approved color scheme of the home. Wood-stained doors are also acceptable.

F.4 Parking

Vehicles are to be parked on the driveway or in the garage. Vehicles may not be parked on the grass, street, mulch beds, or sidewalk. The pool parking lot is reserved for residents and guests using the pool and playground facilities. Any vehicles parked there overnight or for non-community purposes may be subject to towing at the owner's expense. The only exceptions are temporary situations approved by the Board of Directors.

F.5 Exterior Colors

All exterior painting, including repainting a home the same color, requires Prior Written Approval from the ACC before any work begins.

All exterior paint colors shall be selected from the Association's currently adopted Rosewood Park Exterior Paint Schemes. Owners shall submit an Exterior Paint Selection Form identifying the proposed paint scheme and colors as part of their Modification Request.

No substitutions, custom color combinations, or deviations from the approved paint schemes shall be permitted unless approved by the Board of Directors through the Association's variance process.

The Board of Directors may adopt, revise, or expand the approved Exterior Paint Schemes from time to time without requiring an amendment to these Design Standards.

F.6 Landscaping and Landscape Maintenance

Landscape lighting is permitted provided it is designed and installed so that it does not create a nuisance or adversely affect neighboring properties.

Significant Landscape Modifications, including the installation or removal of trees, shrubs, landscape beds, retaining walls, or other landscape features, require Prior Written Approval from the ACC.

Pine straw and dark-colored mulch are permitted landscape ground covers. Red mulch is prohibited. Mulch and pine straw shall be maintained in good condition and replenished as necessary to maintain an attractive appearance.

Rocks, pebbles, and gravel shall not be used in place of mulch or pine straw in landscape beds, except where specifically permitted by the Association's adopted standards or policies, such as around HVAC equipment.

To preserve the overall appearance and harmony of the Community, lawns shall be mowed regularly during the growing season. Grass exceeding six (6) inches in height shall be considered out of compliance.

Weeds in lawns and landscape beds shall be kept to a minimum. Bushes and trees shall be trimmed as needed, and grass shall be edged so that it does not extend onto sidewalks, driveways, curbs, or other hard surfaces.

Following routine lawn maintenance, all grass clippings, leaves, and other landscape debris shall be removed from driveways, sidewalks, curbs, streets, and other paved surfaces. Owners are responsible for ensuring that lawn maintenance is completed in a neat and workmanlike manner, including mowing, edging, trimming, blowing, and proper cleanup.

F.7 Mailboxes

All mailboxes shall conform to the Association's approved mailbox style and maintenance requirements.

Owners are responsible for maintaining their mailbox, post, numbers, flag, and all associated components in good condition and in accordance with the Association's mailbox standards.

Replacement, refurbishment, repainting, relocation, or modification of any mailbox or mailbox post shall comply with the current mailbox requirements adopted by the Board of Directors.

F.8 Recreational Equipment

All playsets, playground equipment, playhouses, trampolines, and similar recreational structures require Prior Written Approval from the ACC before installation.

All recreational equipment shall be located in the rear yard unless otherwise approved by the ACC.

Owners are responsible for maintaining recreational equipment in good condition and ensuring it remains free of rust, rot, broken components, or other visible deterioration.

Slides, swings, canopies, playhouses, and similar components shall be maintained in neutral, subdued colors that complement the residence.

Trampolines are permitted only in the rear yard and must be equipped with protective safety netting unless otherwise approved by the ACC.

F.9 Roofs

All roof replacements require Prior Written Approval from the ACC.

Only architectural shingles are permitted unless otherwise approved through the Association's variance process.

Applications shall include the proposed manufacturer, product line, color, and any supporting documentation reasonably requested by the ACC.

F.10 Garbage and Recycling Containers

Garbage and recycling containers shall be stored so they are screened or concealed from view from neighboring Lots and the street except on the Association's designated collection day.

The Association's designated collection day is Wednesday unless otherwise announced by the Board of Directors or the Association's waste collection provider.

Containers may be placed at the curb no earlier than 5:00 a.m. on Wednesday and shall be returned to their proper storage location no later than 9:00 p.m. on Wednesday. Under no circumstances shall containers remain at the curb for more than sixteen (16) consecutive hours, unless collection is delayed due to a recognized holiday or circumstances beyond the control of the waste collection provider.

Owners may not use an alternate collection day without Prior Written Approval from the Board of Directors.

Garbage can enclosures require Prior Written Approval from the ACC.

F.11 Swimming Pools

Above-ground swimming pools are prohibited.

In-ground swimming pools, spas, and hot tubs require Prior Written Approval from the ACC.

Pool pumps, filters, heaters, and other mechanical equipment shall be screened from public view through landscaping or another ACC-approved screening method.

F.12 Fences

All fence installations, replacements, relocations, or substantial modifications require Prior Written Approval from the ACC before any work begins.

Only wood privacy fencing is permitted. Vinyl, aluminum, chain-link, wrought iron, split-rail, chicken wire, barbed wire, and all other fence materials or styles are prohibited unless otherwise approved by the Board of Directors through the Association's variance process.

Wood privacy fences shall not exceed six (6) feet in height. Wood fences shall be sealed, stained, or painted with an approved finish and shall be maintained in good condition, including repairing damaged sections and preserving the approved finish.

Fences shall begin at the rear corners of the residence. On corner Lots, fences may extend no more than five (5) feet beyond the rear corner of the residence along the street-facing side yard unless otherwise approved by the ACC or Board of Directors through the variance process.

Fences shall be installed on the property line unless otherwise approved. If a proposed fence will connect to, cross onto, or otherwise utilize a neighboring property owner's fence, the applicant shall provide written consent from the adjoining property owner.

A current boundary survey is required for all new fence installations. A boundary survey is not required when replacing an existing approved fence in the same location, provided the replacement does not alter the fence's location, footprint, or configuration. The ACC or Board may require a boundary survey if there is a question regarding property boundaries or the proposed fence location.

Fence design, orientation, and finish shall be consistent with the architectural character of the Community and neighboring properties.

The Association, Board of Directors, ACC, and Property Management Company are not responsible for determining property boundaries or resolving property line disputes. Applicants are solely responsible for ensuring fences are installed within their property boundaries or as otherwise authorized by adjoining property owners.

No fence installation shall begin until the Owner has received Prior Written Approval from the Association.

Fence applications shall include:

- A completed Modification Request.
- A current boundary survey for new fence installations.
- Fence height.
- Fence style.
- Fence materials and type of wood or fence system proposed.
- Proposed seal, stain, or paint color.
- Fence location.
- Gate locations.
- Written consent from adjoining property owners if the proposed fence will connect to an existing neighboring fence or cross a property line.

F.13 Exterior Maintenance and Pressure Washing

All Owners are required to maintain the exterior portions of their homes, Lots, and any other visible structures in a clean and neat condition consistent with the Community's aesthetic standards. This includes regular cleaning of building exteriors, driveways, patios, fences, and other permanent structures as needed to prevent the accumulation of dirt, grime, mildew, or other unsightly conditions.

Owners shall be responsible for pressure washing or otherwise cleaning the following areas as necessary to maintain a clean and presentable appearance:

- Building exterior surfaces, including walls, siding, trim, and attached structures.
- Driveways, walkways, and other paved areas within the Lot.
- Sidewalks located adjacent to or within the Lot boundaries.
- Curbs located directly in front of the Lot.
- Fences and other permanent exterior improvements when visible staining, mildew, or buildup creates an unsightly condition.

Should the Board of Directors determine that a property is not being maintained in accordance with this section, a notice of violation may be issued. Owners will be required to clean the identified areas within a reasonable time frame, as determined by the Board.

Failure to comply may result in the Board arranging for the cleaning to be performed, with the costs charged to the Owner and added to the Owner's assessment obligation where permitted by the governing documents.

The Board of Directors may, at its discretion, grant temporary exceptions or modifications to the pressure washing requirements for Owners with physical disabilities, financial hardship, or other extenuating circumstances. Any such exception must be documented in writing by the Board.

F.14 Flags

One (1) exterior flag holder or bracket may be installed on a dwelling for the purpose of displaying one (1) United States flag not exceeding twelve (12) square feet in area without prior Architectural Control Committee (ACC) approval.

Any additional flag holders, multiple flags, or any flag other than the United States flag—including any other flag, banner, pennant, or similar display—require prior written approval from the Architectural Control Committee (ACC) before installation or display.

All flags, flag holders, and associated hardware shall be maintained in good condition. Worn, faded, torn, damaged, or deteriorated flags shall be repaired or replaced promptly.

The display of any approved flag shall not create a safety hazard, obstruct sidewalks or roadways, interfere with neighboring properties, or become a nuisance to the community.

Authority: Rosewood Park Community Declaration of Covenants, Article XII.

G. Rental Properties

Owners who lease their Lot remain responsible for ensuring that their tenants, occupants, guests, and invitees comply with the Declaration of Covenants, Bylaws, Design Standards, Pool Rules, and all other rules and regulations adopted by the Association.

Owners are responsible for all compliance violations, assessments, fines, damages, fees, and other charges arising from the actions of their tenants, occupants, guests, or invitees, as provided in the Association's governing documents.

Within ten (10) days after execution of a lease agreement, the Owner shall provide the Board of Directors or the Association's Property Management Company with a copy of the executed lease and any other information required by the governing documents.

Owners are responsible for providing their tenants with copies of the Association's governing documents and ensuring they understand and comply with all applicable restrictions and requirements.

Amenity access remains the responsibility of the Owner. Pool access cards are issued to the Owner, who is responsible for providing the card to the tenant, if applicable. The Owner is also responsible for providing the tenant with the Declaration of Covenants, Bylaws, Design Standards, Pool Rules, and any other rules, policies, or procedures adopted by the Association. Owners remain responsible for ensuring their tenants understand and comply with all governing documents and Association rules, including those governing the use of community amenities.

H. Exceptions and Variances

The Design Standards are intended to provide clear and consistent architectural requirements while preserving the appearance, harmony, and property values of the Rosewood Park Community. Although most applications can be evaluated solely against the Declaration of Covenants and these Design Standards, circumstances may arise where an exception or variance is appropriate.

The exception and variance process provides limited flexibility while maintaining fairness, consistency, and the long-term architectural integrity of the Community.

H.1 Architectural Review

The ACC shall review all Modification Requests submitted by Owners to determine whether the proposed improvement complies with the Declaration of Covenants, these Design Standards, and any other applicable Board-adopted architectural standards.

If the ACC determines that a request complies with the governing documents, it may recommend approval.

If the ACC determines that a request requires an exception or variance from these Design Standards or other Board-adopted architectural standards, it may recommend approval subject to review and final determination by the Board of Directors.

H.2 Board Review

The Board of Directors reviews all architectural recommendations submitted by the ACC before final approval or denial is communicated to the Owner by the Association's Property Management Company.

For applications that comply with the governing documents and these Design Standards, the Board's review serves as confirmation of the ACC's recommendation before final approval is issued.

When an application requires an exception or variance, or when the Board determines that an ACC recommendation requires further review, the Board shall evaluate the ACC's recommendation together with the specific facts and circumstances of the application before rendering a final decision.

The Board's review is intended to promote consistency in architectural decisions, ensure uniform application of the governing documents, and protect the long-term architectural character of the Rosewood Park Community.

The Board will give substantial consideration to the recommendation of the ACC; however, the final decision rests solely with the Board of Directors.

H.3 Authority to Grant Exceptions and Variances

The ACC may recommend that an exception or variance be granted.

Only the Board of Directors has the authority to approve or deny an exception or variance.

Neither the ACC nor the Board of Directors may approve any request that is expressly prohibited by the Declaration of Covenants unless and until the Declaration is lawfully amended in accordance with its amendment provisions.

H.4 Considerations

In evaluating requests for an exception or variance, the Board of Directors may consider any factors it determines to be relevant, including but not limited to:

- The recommendation of the ACC.
- The unique characteristics or constraints of the Lot.

- The impact on neighboring Lots and the Community.
- The architectural character and visual harmony of the Community.
- Consistency with prior Board decisions.
- The purpose and intent of the governing documents.
- Any documented hardship or unique circumstances presented by the applicant.
- Any other information the Board determines to be relevant.

H.5 Written Approval

All exceptions and variances approved by the Board of Directors shall be documented in writing.

The written approval shall identify the property, describe the approved deviation, and specify any conditions or limitations imposed by the Board.

No verbal statement, informal discussion, email, text message, or opinion expressed by an individual Board member, ACC member, Owner, or the Association's Property Management Company shall constitute approval of an exception or variance.

H.6 Conditions of Approval

The Board of Directors may impose reasonable conditions on any approved exception or variance when necessary to preserve the architectural integrity of the Community, protect neighboring properties, or further the purposes of the governing documents.

Failure to comply with the conditions of an approved exception or variance may result in enforcement action, including revocation of the approval.

H.7 No Precedent

Each request for an exception or variance shall be evaluated individually based upon its own facts and circumstances.

Approval or denial of one application shall not obligate the Board of Directors to approve or deny any future application, even where requests appear similar.

An approved exception or variance shall not amend the Declaration of Covenants, these Design Standards, or any other governing document or Board-adopted architectural standard.

H.8 Administrative Procedures

The Board of Directors may adopt reasonable administrative procedures, application requirements, submission checklists, documentation requirements, and review procedures necessary to administer the architectural review process, provided such procedures do not conflict with the Declaration of Covenants or these Design Standards.

The Board may also delegate administrative responsibilities to the Association's Property Management Company, provided all architectural decisions remain subject to the authority of the Board of Directors as set forth in these Design Standards.

Document Information and Legal Notices

Document Title	Rosewood Park Community Design Standards
Effective Date	January 1, 2026
Approved By	Board of Directors, Rosewood Park Community HOA
Supersedes	All previously adopted Rosewood Park Community Design Standards

Conflict with Governing Documents

If a conflict exists between these Design Standards and the Declaration of Covenants, the Declaration of Covenants shall control.

Board Authority

The Board of Directors reserves the authority to interpret and administer these Design Standards in a manner consistent with the Declaration of Covenants, the Bylaws, and applicable law. Any interpretation adopted by the Board shall be applied fairly, consistently, and in good faith. The Board may adopt administrative procedures, specifications, architectural guidelines, and companion standards that are consistent with these Design Standards without requiring amendment of this document unless otherwise required by the Declaration of Covenants.

Severability

If any provision of these Design Standards is determined to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

No Waiver

The failure of the Association, the ACC, or the Board of Directors to enforce any provision of these Design Standards on one or more occasions shall not constitute a waiver of the right to enforce that provision in the future.

Existing Improvements

Nothing in these Design Standards shall require the removal or modification of any improvement lawfully installed or approved prior to the Effective Date of these Design Standards unless otherwise required by the Declaration of Covenants or applicable law.

Administrative Errors

Administrative or clerical errors by the Association or its Property Management Company shall not create an approval, exception or variance, vested right, or authorization that is inconsistent with the Declaration of Covenants or these Design Standards.

Closing

These Design Standards are intended to preserve the architectural character, appearance, and property values of the Rosewood Park Community while ensuring that all Owners are treated fairly and consistently. The Board appreciates the cooperation of all Owners in maintaining the standards that make Rosewood Park an attractive place to live.