

## **ARCHITECTURAL COMMITTEE**

The Northfield Homes Association Architectural Committee is defined in the Declaration of Restrictions (DOR) (Section 1 (I)), as “on or after the Turnover Date, a committee comprised of at least four members of the Homes Association who reside in the Subdivision, all of whom shall be appointed by and serve at the pleasure of the Board (subject to the term limitations and other provisions of Section 15 of the DOR)”.

The structure, duties and function of the Architectural Committee are delineated in Section 15 of the DOR with regard to the regulation of Exterior Structures and any other matters within the authority of the Architectural Committee. These include proposed new structures (usually Exterior Structures), and changes or additions to existing structures (both residences or exterior structures), and also include significant changes to the landscape.

“Exterior Structure” is defined as any structure erected or maintained on or with respect to a Lot other than the main residential structure, including any:

Deck or gazebo,

Greenhouse, doghouse or outbuilding,

Fence, patio wall, patio enclosure, privacy screen or boundary wall,

Pond, bridge, tennis court, paddle tennis court, swimming pool or hot tub,

Basketball goal, flag pole, swing set, trampoline or sand box,

Playhouse, treehouse, batting cage or other recreational or play structure, and

All exterior sculptures, statuary, fountains and similar yard decor.

Among this list are prohibited, as well as allowed structures. Certain allowed structures, i.e., hot tubs, require approval with conditions of maintenance and use. Please refer to Sections 5,7 and 8 of the Declaration of Restrictions for details on submission of building plans, grading plans, landscaping plans and exterior color schemes before action is taken(Section 5). Section 7 and parts of Section 8 of the DOR deal with erection, placement, use or prohibition of Exterior Structures.

### Prohibited Structures

Sheds, barns, detached garages or storage facilities,

Outside or underground fuel storage tanks,

Boundary walls or fences,

Swimming pools or tree houses,

Animal houses or animal runs,

Trampolines, swingsets or other recreational play structures,  
Batting cages, tennis courts, paddle tennis courts, basketball goals, and  
Detached greenhouses and other detached outbuildings.

Recommendations:

As a good rule of thumb, before you spend any money or sign a contract for any outside landscaping work or modification to the outside of your home, you as a homeowner should consider downloading and reviewing the (link) Architectural Committee Review form and consulting a member of your Homes Association Architectural Committee . Forms are also available from any Architectural Committee member.

Be advised that it will be helpful to provide detailed description, and possibly a plan including your sketch or a detailed drawing from the contractor, when planting trees or otherwise upgrading or changing your landscape.

If you need to replace your roof, the original tiles were Owens Corning, Oak Ridge 40, Driftwood color. The original siding in Phase 1, which is masonite, was mostly installed by Proline Siding, 913-208-5685. In the fall of 2001, Thompson/Sailors began installing Color Lock vinyl siding and they used several different installation companies.

- √<sup>1</sup> There are a limited number of approved Sherwin-Williams colors for painting the stucco and trim of your home. An approved list is provided for your reference.
- √<sup>1</sup> The Homes Association does allow homeowners to add additional color to their home by way of the front doors and/or matching shutters. Homeowners need to submit their color choice to the Architectural Committee for review before painting or installing doors or shutters.
- √<sup>1</sup> Residents are allowed to display a limited number of outside decorative objects. Homeowners need to be sure that none interfere with mowing or rotation of the sprinkler rotors. Outside 2 (two) feet from the home, consultation with the AC is advised before placement of these objects.
- √<sup>1</sup> Homeowners need to contact an Architectural Committee member before planting trees. Homeowners need to submit a drawing of the desired location to plant the tree. This will help to guide placement in a location that allows mowers to safely and efficiently move around it. Care should be taken in planting trees to consider the placement and coverage of existing sprinkler heads. Moving of sprinkler heads or repair of irrigation lines damaged while planting will be the responsibility of the homeowner. The homeowner assumes all responsibility for care and maintenance of all owner installed trees.

Ref/ID \_\_\_\_\_

**NORTHFIELD HOMES ASSOCIATION  
ARCHITECTURAL/GROUNDS COMMITTEE  
CHANGE REVIEW FORM**

OWNER NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

STRUCTURAL CHANGE: \_\_\_ RESIDENCE or \_\_\_ EXTERIOR STRUCTURE  
Description/Reason:

COLOR SCHEME CHANGE: \_\_\_ TRIM \_\_\_ ENTRANCE \_\_\_ SHUTTERS or \_\_\_ OTHER  
Description/Reason:

LANDSCAPE/GRADING CHANGE: \_\_\_ OWNER LOT \_\_\_ COMMON AREA or \_\_\_ OTHER  
Description/Reason:

PROPOSAL DETAIL:

\_\_\_ SKETCH/PLAN ATTACHED

\_\_\_ Proposal Continued on back

COMMITTEE REVIEW: \_\_\_ APPROVED \_\_\_ HOLD or \_\_\_ REJECTED DATE: \_\_\_\_\_  
Reasons:

Signed: \_\_\_\_\_