

## Architectural Review Committee – Guidelines in A Nutshell

No.	Item	Source CC&Rs 9/27/00
1.	<p><b>CONSTRUCTION / IMPROVEMENT REQUIREMENTS AND RESTRICTIONS</b></p> <p><b>Permitted Structures</b></p> <ul style="list-style-type: none"> <li>• Only one single family dwelling, together with a private garage are permitted</li>   <li>• Garages can be for no less than two or more than three cars. Except four car garages are permitted on Lots 122 through 138, and 141 – 149 (Special Lots). Must conform generally in architectural design and exterior materials and finish to the house.</li>   <li>• No structures of a temporary character, including trailers, tents, shacks, garages, barns, carports or other outbuildings.</li> </ul> <p><b>General Constructions Requirements</b></p> <ul style="list-style-type: none"> <li>• All structures must comply with the Uniform Building Code</li>   <li>• All home exteriors must be constructed and reasonably completed (finished appearance) within six months of the start of construction. Except Special Lots can take one year. Exceptions for harsh weather conditions can be allowed by ARC (in writing).</li> </ul> <p><b>Size minimums</b></p> <ul style="list-style-type: none"> <li>• Homes must have a minimum of total floor area of 2500 sq feet, exclusive of porches, patios, basements, and garages. Except houses on Special Lots need to be 3000 square feet for a single story home and 3500 for a two story home</li> </ul> <p><b>Siding</b></p> <ul style="list-style-type: none"> <li>• Homes must be of double wall construction with brick, stone, stucco, siding or shingle exterior. No vinyl siding.</li> </ul> <p><b>Windows</b></p> <ul style="list-style-type: none"> <li>• All windows must be wood or white vinyl. No anodized aluminum windows.</li>   <li>• No temporary window coverings, i.e. paper or disposable materials except within the first 90 days of occupancy.</li> </ul> <p><b>Roofing:</b></p> <ul style="list-style-type: none"> <li>• Must be cedar shingles, cedar shakes or tile. No composition roofing.</li> </ul>	<p>9.1</p> <p>9.1</p> <p>9.2</p> <p>9.2</p> <p>9.3f</p> <p>9.3a</p> <p>9.3b</p> <p>9.3b</p> <p>9.3b</p>

## Architectural Review Committee – Guidelines in A Nutshell

No.	Item	Source CC&Rs 9/27/00
-----	------	----------------------------

	<p><b>Height Restrictions</b></p> <ul style="list-style-type: none"> <li>• No dwelling can exceed three stories or height restrictions imposed by code.</li> </ul>	9.1
	<p><b>Driveways and Sidewalks</b></p> <ul style="list-style-type: none"> <li>• Driveways and parking bays have to be constructed of concrete.</li> </ul>	9.3m
	<ul style="list-style-type: none"> <li>• All lots must construct and maintain sidewalks per Washington County standards.</li> </ul>	9.3l
	<p><b>Recreational Structures and Equipment</b></p> <ul style="list-style-type: none"> <li>• Homeowners need to take reasonable steps to shield tennis courts, sport courts, swimming pools, hot tubs, play sets and structures, fixed basketball backboards from view from adjacent lots and from the street.</li> </ul>	

## Architectural Review Committee – Guidelines in A Nutshell

No.	Item	Source CC&Rs 9/27/00
2.	<p><b>LANDSCAPING REQUIREMENTS AND RESTRICTIONS</b></p> <p><b>General</b></p> <ul style="list-style-type: none"> <li>• All areas disturbed by construction must be fully landscaped and care has to be taken to protect all slopes from erosion.</li> <li>• Roof drains must be connected to down spouts and to yard drains.</li> </ul> <p><b>Landscaping Completion</b></p> <ul style="list-style-type: none"> <li>• Must be finished within one month of the completion of construction (except 3 months for Special Lots). Exceptions can be allowed by ARC (in writing) for harsh weather conditions.</li> </ul> <p><b>Fences and Hedges</b></p> <ul style="list-style-type: none"> <li>• Fences and hedges can't exceed 4 feet in height in the front yard (including side front) and six feet in the rest of the yard.</li> <li>• Fences are not permitted along the Saltzman Road side of lots 154 – 158, 164 – 166, and 172 – 187. Also fences are not permitted along 128<sup>th</sup> Terrace side of lots 158 – 164.</li> </ul> <p><b>Trees</b></p> <ul style="list-style-type: none"> <li>• No tree with a diameter greater than 5" (measured 4 1/2 feet above ground) can be removed from other than the building site without approval.</li> <li>• No fill can be allowed around the base of any existing trees of 1" diameter or greater.</li> </ul> <p><b>Service Areas</b></p> <ul style="list-style-type: none"> <li>• Garbage cans, fuel tanks, clotheslines, etc have to be screened so they're not visible from the street or from neighboring property.</li> </ul> <p><b>Other Misc. Exterior Restrictions</b></p> <ul style="list-style-type: none"> <li>• Only 18" x 24" For Sale or For Rent signs allowed. No other signs permitted.</li> <li>• No outdoor overhead wire or service drops or poles allowed. Building connections for all utilities need to be run underground.</li> <li>• Any protrusions through roofs need to be positioned to be minimally visible from adjacent lots or the street.</li> </ul>	<p>9.3j</p> <p>9.3j</p> <p>9.3g</p> <p>9.3h</p> <p>9.3h</p> <p>9.3i</p> <p>9.3j</p> <p>9.3k</p> <p>9.3o</p> <p>9.3p</p>

## Architectural Review Committee – Guidelines in A Nutshell

No.	Item	Source CC&Rs 9/27/00
	<ul style="list-style-type: none"> <li>• All exterior television, radio and satellite dishes and antennae are prohibited without express written approval of the ARC. Approved satellite dishes can't be visible from any other lot or roadway. Exception: Satellite dishes less than 25" in diameter are permitted without pre-approval.</li> <li>• Exterior holiday lighting and décor has to be removed within 30 days of the applicable holiday.</li> <li>• No mailboxes, other than those installed by the developer</li> <li>• Nothing can be erected, placed or planted that obstructs the view of or creates a hazard for a motorist</li> </ul>	9.3q
3.	<p><b>MAINTENANCE, REPAIR AND REPLACEMENT REQUIREMENTS</b></p> <ul style="list-style-type: none"> <li>• Lots and residences need to be kept in good repair and in clean and attractive condition and in substantially the same condition as existed at the time of completion of construction.</li> <li>• All yards need to be kept in attractive condition and irrigated so that lawns are green and other plants fresh. Regular landscape maintenance needs to be performed, including mowing, trimming, weeding, and general cleanup.</li> </ul>	
4.	<p><b>THINGS THE ARC MUST PRE-APPROVE IN WRITING</b></p> <p>In General:</p> <ul style="list-style-type: none"> <li>• No changes or additions to the exterior of a home or its fencing and hedges, hardscaping and landscaping can be made without prior written approval from the ARC.</li> </ul> <p>Specifically Delineated:</p> <ul style="list-style-type: none"> <li>• Any exterior lighting</li> <li>• Removal of any tree with a trunk diameter of 5 inches or more (measured at 4 ½ feet above ground) from any location outside of the building site (including driveway).</li> <li>• Extension of building or landscape construction beyond time limits imposed in CC&amp;Rs (see above)</li> <li>• All exterior television, radio and satellite dishes and antennae. (Exception for satellite dishes under 25" in diameter)</li> </ul>	<p>11.3</p> <p>9.3d</p> <p>9.3i</p> <p>9.3f</p> <p>9.3q</p>

## Architectural Review Committee – Guidelines in A Nutshell

No.	Item	Source CC&Rs 9/27/00
	<ul style="list-style-type: none"> <li>• Artificial turf or other artificial vegetation</li> <li>• Any protrusions through roofs</li> <li>• Conversion of garages into living space</li> <li>• Awnings, canopies, shutters, reflective window coverings, window tinting material, or stained glass windows</li> <li>• Solar energy or energy conservation devices</li> <li>• Wells and septic tanks</li> <li>• Temporary structures and outbuildings</li> </ul>	
5.	<p><b>REQUIREMENTS, POWERS AND RESPONSIBILITIES OF THE ARC</b></p> <ul style="list-style-type: none"> <li>• ARC must consist of three people. At least one needs to be an owner, one an architect, and two have experience with landscape architecture.</li> <li>• ARC may abate any trespasses or encroachments of structures, fences, paving and landscaping on common or public property</li> <li>• ARC may determine and regulate location, color, size, design, lettering of mail or paper delivery boxes.</li> <li>• ARC members may enter properties during reasonable hours during construction or remodeling to inspect for compliance with the CC&amp;Rs.</li> <li>• ARC must respond in writing to all design submissions within 30 days.</li> <li>• The ARC, with the approval of the HOA board, may issue certificates of completion and compliance to homeowners following an inspection.</li> <li>• The ARC may propose Design Rule changes</li> <li>• The ARC, through the HOA, has the right to enforce all of the</li> </ul>	<p>11.2a</p> <p>9.3e</p> <p>9.3n</p> <p>9.4</p> <p>11.3</p> <p>9.4 &amp; 9.5</p> <p>11.4</p> <p>16.1</p>