



Policy ARB-11

NEW CONSTRUCTION AND MATERIAL CHANGES TO EXTERIOR OF HOUSE AND HARDSCAPE POLICY

1.0 REFERENCE(S)

- Revised Code of Washington (RCW)
- CC&R, Article IV, Section 4.01, 4.03, 4.04, 4.05, 4.06, 4.07, 4.08, 4.09

2.0 PURPOSE

Based on the ARB's mandate (CC&R's Article IV, Section 4.03) to preserve the architectural and aesthetic appearance of the Development, any proposed alterations or additions to a resident's property must be compatible with the architectural characteristics of the owner's home, adjoining houses and the neighborhood setting. These considerations also apply to all new construction and material changes to exterior of house and hardscape.

Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, colors and construction detail. Proposed alterations should relate favorably to the landscape, existing structure and the neighborhood. Parts of any addition that are similar to the existing home should match in approved color and approved material.

3.0 POLICY

- 31 ARB approval is required prior to any new construction and/or material changes to exterior of house and/or hardscape.
- 32 Home owner is required to give notice via email or phone to the management company at least 3 days prior to scheduled pouring of concrete. ARB final approval is required **prior to any pouring of concrete** for driveways, sidewalks and patios.
- 33 Homeowner is responsible for providing an **As Built Survey** performed by an independent certified inspector within 30 days of completion for all new home construction or hardscape projects or from the Certificate of Occupancy, whichever is sooner.

4.0 RESPONSIBILITY FOR POLICY

The Board or its delegate is responsible for enforcing, maintaining and keeping this policy current and to obtain Board approval of changes, as necessary.

5.0 EFFECTIVE DATE AND RECORD OF AMENDMENTS

3/20/2023 Original Policy, New Construction And Material Changes to Exterior of House And Hardscape Policy. Board Motion 2023-22, Effective April 20th, 2023.