

Guidelines

Architectural Control Committee Guidelines

Updated June 28, 2016

AUTHORITY:

The legal and binding Covenants, Conditions and Restrictions (CC&Rs) as recorded for FGHA contain provisions, including the following:

Article IX, Section 2 (in part): " - - no building shall be erected, placed or altered on any lot on the property until the building plans, specifications and plot plan showing the nature, kind, shape, height, material and location - - have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision - - . - - the committee approval described in this covenant shall be obtained from the Architectural Control Committee of the Association."

Article IX, Section 6 (in part): " - - it being the intent and purpose of the covenant to assure that all dwellings shall be of quality and workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded - - ."

The FGHA Board of Trustees is required to enforce the CC&Rs, and the ACC has established guidelines using the above directives to only approve materials architecturally and aesthetically equal to or better than that which was initially installed during the original construction of the dwelling. In addition, these *ACC advisory* guidelines shall provide the current design and control guidelines to ensure residential quality. The purpose of these guidelines is not to replace any item within the CC&Rs or Rules and Regulations but to provide interpretation, background and understanding of the past practices of the ACC for their future review.

GENERAL:

The purpose of these *ACC advisory* guidelines is to establish a baseline for planning improvement projects and to provide instructions and direction for the ACC review and approval process. These guidelines are general in nature and each individual project will be evaluated separately to determine uniqueness to the subject project and collectively to provide homogeneity to the surrounding neighborhood. The discretion of the ACC review and approval is unique and binding upon the homeowner and shall comply with the legal requirements of the CC&Rs of Fairwood Greens. The over-all purpose and requirement of these guidelines is to ensure and improve the future value of the homes within Fairwood Greens.

The single most important policy is that the ACC is required to up-hold the policies of the CC&Rs of the FGHA in a uniform, consistent and conforming manner. Compliance to the CC&Rs policies may affect the value(s) of the homes within Fairwood Greens. Timely ACC review and response to the FGHA members is important. The ACC is required to approve a project's design only and does not design a project or make suggestions that may place the ACC or the FGHA in a future litigious position or condition. The ACC approval will be granted on the aesthetic design and CC&R compliance only. . These Guidelines may be updated by the ACC with the approval of the FGHA Board of Trustees as necessary to improve the land and home values within Fairwood Greens.

It is required that all external structural modifications and alterations to the home and exterior structures (including re-roofing, decks, fences, patios, sheds, driveways, painting, etc.) be submitted in writing (a sketch with appropriate dimensions, setback distances, color, etc. is sufficient) to the FGHA -ACC for review and approval. This requirement is contained within the CC&Rs.

The ACC request form is located on the Fairwood Greens web-site. The form can also be mailed to a homeowner by leaving a message at (425) 227- 3997. **ACC Forms are to be mailed to: HOA PO Box 58053, Renton, WA 98058**

The ACC will make every effort to review and make a finding within one week, usually by personal inspection or by phone. However, written ACC approval may take as long as two months - as authorized within the CC&Rs.

The ACC will take action towards written signed complaints received through the mail. Any ACC unresolved compliance requests will be forwarded to the FGHA board for formal action as required.

ROOFS:

All roofing projects must be approved by the ACC.

1. Replacement roofing must be approved by the ACC.
2. The approved list of roofing materials standards shall consist of the following products:

Medium to Heavy grade cedar shake

Gerard Steel: <http://www.gerardusa.com/owner/products.htm>

Rare Steel

Variety of lightweight tiles

Fiberglass Laminate Shingles (triple laminate composition):

A. GAF Grand Canyon (110 Wind Warranty, Limited Warranty (Yrs) LIFE, 450 lbs. per square) **Available Colors:** Sedona Sunset, Black Oak, Stone Wood, Storm Cloud Gray, and Mission Brown <http://www.gaf.com/General/GafMain.asp?Silo=RES1&WS=GAF>

B. CertainTeed Presidential Shake TL (10-year 110 Wind Warranty, Limited Warranty (Yrs) LIFE, 480 lbs. per square) **Available Colors:** Country Gray, Platinum, Aged Bark, Autumn Blend, Spanish Tile, Shadow Gray, and Charcoal Black.
<http://www.certainteed.com/CertainTeed/Homeowner/Homeowner/Roofing/Prodindex/Shingles/AsphaltShingles/RoofingPresTLProdIndex.htm>

C. Owens Corning Woodmoor Shingles 465 lbs per square.
http://www.owenscorning.com/around/roofing/shingles/selectedstyle.asp?Shingle_Line=51

D. Euroshield, EuroSlate and EuroShake
<http://www.Euroshield.com>

E. PABCO Paramount Advantage (110 MPH Wind Warranty, Limited Lifetime WARRANTY, 502 lbs. per square). Available Colors: Antique Black, Black Forest, Cedarwood, Driftwood, Oakwood, Pewter Gray and Weather Wood.
http://pabcoroofing.com/products/paramount_advantage/signature.cut.shingles.html

F. FUTURE ROOF SYSTEMS Spanish Tile and Mediterranean Tile.
<http://www.futureroof.com>

G. WEATHERBOND/VERSICO TPO OR PVC 60 mil Available Colors: Gray and Tan. Flat roofs only.

H. NU-RAY METALS 24 or 26 gauge Available Colors: Hartford Green, Moss Green, Leaf Green, Deep Blue Sea, Tahoe Blue, Dark Bronze, Musket, Weathered Copper, Colonial Red, Matte Black, Charcoal Gray, Old Town Gray. Flat roofs only.

I. Malarkey Windsor XL

FENCES:

1. All fences are to comply with all legal building restrictions and requirements established by King County. It is the responsibility of the homeowner to contact the King County Development and Environmental Services Department, Building Services Division, for further information and permit applications at (206) 296-6600, web-site: www.metrokc.gov/ddes/perminfo/index.htm

2. Fences and their footings are required to be on the homeowner's property. An exception would be under a joint project between contiguous homeowners. Under a joint project, fencing could be directly on the property line, however, it is highly recommended joint projects have a written mutual maintenance agreement - for future referral - describing the project including the fence placement and maintenance responsibility agreement. This written agreement needs to be submitted with the ACC form.

3. Fence height is limited to a maximum of 6 foot as measured on the downhill side of the fence to the ground and excluding any rookery or retaining wall.

4. No fence may be placed in front of the home (including picket fences).

5. On the street side of a corner lot, fences are to be set back a minimum of 20 feet from the property line.

6. Side fences can extend within 3 feet from the front of the house (this is to give the home more architectural definition).

7. Fences are not to be installed to hide the storage of boats, cars, trailers, recreational vehicles (RVs), etc. Side-yard access through any installed fence is required to comply with fire codes.

8. Rear fences bordering fairway lots must be a minimum of 15 Feet set back from rear property line. Fairway fences are required to include a gated access along the fairway side.

9. Restrictive and specific setback requirements for fairway and corner lots are presented in the CC&Rs (these could range from 15 to 20 feet).

SPORT COURTS:

1. External lights that permit late night sports activities are not to be used.
2. Portable basketball hoops and backboards may be placed along the edge of the driveway.

DRIVEWAYS:

1. The widening of a driveway needs to be reviewed considering the overall landscaping along the home's front property and in relation to the existing neighborhood. Any driveway widening is required to be approved by the ACC.

2. Driveway or paved access from or along the side or rear of the house for parking of boats, trailers, or recreational vehicles (RVs) or to provide "second" driveways will not be approved. Attention to the King County Fire District #40 regulations must be made to address access along side property lines.

ANTENNA INSTALLATIONS:

1. Satellite antenna installation can be mounted directly to the primary home structure. Any other mounting must be approved in writing by the ACC.

2. No antenna installation within Fairwood Greens shall cause a nuisance to the neighborhood nor create any affect or interference to a neighbors telephone, radio, home personal computer, television, home security system, automobile or garage door locks, fire or police alarms or any other form of security or communication.

COLORS:

1. House, fence and decorative colors need to be approved by the ACC. The colors selected by the homeowner are required to be in harmony with the surrounding neighborhood.

LANDSCAPING:

1. Hardscaping (i.e.; concrete, brick or block work, etc.), retaining walls, sidewalks, driveways, patios and decks, swimming pools, etc., **do** require ACC review and approval. Compliance to current King County Building Codes that address the maximum lot coverage by impermeable material are to be complied with (including: home, patios, pools, walkways, driveways etc.).

2,. Mass plantings, which create or will eventually create a fence, require ACC approval. Mass planting which restrict the view of a neighbor may be limited to a maximum height of 6 foot.

3. Plantings on fairway lots are required to take into consideration the view of adjacent neighbors.

HOT TUBS, GAZEBOS, AND SPAS:

1. Hot tubs, gazebos, and Spa location and design must be approved by the ACC.

2. Outdoor tubs and spas are to be placed no closer than 5 feet to the side or rear property line.

3. Gas fired equipment is to be placed so that exhaust fumes do not create a nuisance or unsafe condition for neighbors.

OTHER ITEMS:

Other home owner design questions and projects, such as pools, plantings, enclosures, deck covers, sheds, BBQ pits, exterior lighting schemes etc., that may affect the aesthetic or harmonious character of the neighborhood or may cause a nuisance to the community is to be brought to the attention of the ACC for review and approval.

Adherence to all and any Washington State and King County building type codes and permits are the responsibility of the Homeowner.