

Town's Summit HOA

Architectural Control Committee Guidelines

02 November 2018

I. Definitions.

A. Board of Trustees and Declarant shall mean the Board.

B. ACC shall mean the Architectural Control Committee.

C. CC&Rs shall mean the Covenants, Conditions, and Restrictions

D. Bylaws shall mean the Bylaws, as amended.

E. Neighborhood shall mean all residential sites and lots within the TSHOA, including the park.

F. Parkways shall mean driveways and approved parking areas in front of residence.

G. Vehicle shall include the types of vehicles listed in the CC&R's, Article V, Section 17 which are operable and licensed to operate on roads and highways in the State of Washington, capable of being used on a daily basis.

II. General Provisions

A. These guidelines address parts of the governing CC&Rs and Bylaws that relate to the ACC but it isn't all inclusive. In case of a difference between these guidelines and referenced documents, the documents prevail. This is a living document and the Board should ensure it is keep updated to reflect the current neighborhood environment. Homeowners are encouraged to provide feedback to the Board and ACC to improve the content.

B. This isn't a directive or governing document; its intent is to provide guidance to the ACC and define the position of the Board on these issues.

C. The purpose of the ACC is to provide the homeowner guidance in improving or changing their property to suit their personal needs and desires. The ACC also provides the Board with mechanism to control changes to properties and to ensure maintenance of properties meet the standards of the CC&Rs

III. Specific Guideline

A. If a homeowner requests approval for major exterior construction which requires inspection prior to approval that homeowner is responsible for contacting the appropriate agency and providing the ACC with the respective inspection and approval documents. This approval is necessary for all specified construction. Minor landscaping, such as shrubs, grass, flowers, interior window coverings, and other interior modifications, etc. are exclude

B. The ACC is concerned with exterior appearance and the effect of any change will have on the neighborhood. Areas requiring ACC approval include but not limited to; roof, siding, paint color, changes to or adding a fence, wall, structures (including garden sheds) and changes to the contour of the property.

C. CC&Rs Article 4 & 5.

1. These articles have sections that the ACC has responsibility for and advising on. Some but not all of are;

a. Homeowners shall maintain their hedges, plants, shrubbery, trees, and lawns in a neat and trim condition at all times.

b. No garbage cans or other receptacles shall be visible from any place outside the premises except on collection day.

c. No trash, refuse pile, vehicles, underbrush, compost pile, or other unsightly growth objects shall be allowed to accumulate or remain on any Lot to be a detriment or unreasonable annoyance to other homeowners or become a fire hazard.

d. Nuisance. Nothing shall be done or maintained on any Lot or residential site which may be or become annoyance or nuisance to the neighborhood.

e. Non-permitted Parking. Kitsap County codes and regulations prohibit parking on the streets. At times it's necessary to allow short term parking on the street, such as deliveries, etc.

1. In this context, the word parkways refer to driveway or approved parking area in front of home.

2. The ACC has allowed storing recreational vehicles on lots provided they are behind an approved fence.

3. CC&Rs, Article V, Section 17 lists what is allowed and what isn't concerning RVs and non-operable vehicles.

HOA Board