

Sauk Mountain View Estates HOA Architectural Committee

The Sauk Mountain View Estates HOA Architectural Committee would like to remind the neighborhood that all changes made to the exterior appearance of your house and/or property must be submitted to the Architectural Committee before the work is started. This helps maintain a consistent look for all properties, which improves property values for the entire neighborhood.

Changes that must be submitted for approval include: any exterior paint color changes (you may repaint using the identical color without approval), replacing your entire roof (patching it in like color does not have to be approved), any new structures such as buildings or fences, any new trees or shrubs. This is not a comprehensive list; please refer to the CC&Rs for full details.

To submit a proposed change for review, mail the information about the change to the HOA mailbox: 1285 Portobello, Sedro-Woolley, WA 98284. You may also want to email the members of the Architectural Committee so we know to look for it. We strive to respond as quickly as possible, but please allow for up to 30 days. If the proposed change meets the guidelines, you are free to proceed once 50% of the committee has approved it. If your proposed change does not meet the guidelines, we will work with you to explain what must be changed to make it acceptable.

If you make a change that has not been approved by the Architectural Committee and are found to be in violation of the standards set by the CC&Rs, you are legally obligated to either change it back, or make further changes as necessary to bring your property back into compliance.

The full guidelines, straight out of CC&Rs we all agreed to when we bought into the neighborhood, are included with this letter.

Thank you,

**Sauk Mountain View Estates HOA
Architectural Committee**

Chairperson: Megan Anderson

Members: Tamy Armstrong, Gilbert Deleen, Matt Howry, Lonnie Humpal, Susan Roughton, Cindy Smith

Section 10.1 — RESIDENTIAL CHARACTER OF PROPERTY AND TYPE OF CONSTRUCTION.

No lot shall be used except for residential purposes. Manufactured homes and/or non-site built structures, such as, but not limited to modular homes, shall not be allowed. Further, no building shall be erected, placed or permitted to remain on any lot other than one detached single-family dwelling with a minimum of a double attached or detached private garage. No storage sheds shall be allowed to be placed on the Lot unless its style and construction conforms to the general style of the residence itself and does not detract from the general appearance. The final decision as to what is permissible shall vest in the Architectural Control Committee.

Section 10.2 — EXTERIOR MATERIALS. Replacement roofing and siding material shall be the same, as far as possible, in color and style as the original roofing and siding materials on residences within the development. Utilization of different exterior materials including, without limitation, roofing materials, building siding materials and fencing must be approved by the applicable Architectural Control Committee before installation.

Section 10.3 — COMPLETION OF CONSTRUCTION. Any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearance, including finish painting, within nine months from date of start of construction.

Section 10.4 — LANDSCAPE/FENCES AND HEDGES. All front yard and rear yard landscaping must be completed within a six (6) month period of time from the date of issuance of an occupancy permit for a residence constructed on a lot or 6 months following the first date of occupancy, whichever is later. As defined in this section, "fencing" shall mean any barrier or wall. All side yard and back yard fences shall not exceed a height of six (6) feet, or the maximum height permitted by applicable regulation, whichever is less. No front yard fences shall be allowed. For bluff lots numbers 1-22 only decorative rear yard fences shall be allowed, not to exceed four (4) feet in height. Fences shall be well constructed and shall not detract from the appearance of the development. Fences must be approved by the Architectural Control Committee before construction.

Section 11.2 — AUTHORITY OF ACC. No structure shall be erected, placed or altered on any lot within the Plat of Sauk Mountain View Estates, South until the building plans, with respect to the exterior design, materials and specifications and color schemes has been approved in writing by the ACC, as to the quality of materials, color schemes which must exclude primary, bright or harsh colors, harmony of exterior design with existing structures, location of structure on a lot with reference to topography, elevation and relation to structures on adjacent lots. The authority of the ACC is to be exercised in a reasonable manner with the goal of insuring consistent architectural standards for the benefit of the owners of lots in the Plat. Fencing shall be treated as a structure for the purposes of ACC review.

Section 11.3 — SUBMISSION OF DATE TO ACC AND APPROVAL BY ACC. All applications to the ACC for approval shall be in writing and shall be supplemented by such supporting data, as the ACC shall reasonably require. The ACC's approval or disapproval shall be in writing; any disapproval by the ACC shall specify reasons for the disapproval. Submittals by or on behalf of lot owners shall include a plot plan drawn to scale reflecting the location of any and all structures within the Lot and relevant elevations. In addition, the submittal shall depict or describe the design of the structure with sufficient detail that the ACC is able to identify and review that design as well as describe the type and color scheme of all exterior materials.