

**APPLEGATE NORTH HOMEOWNER'S ASSOCIATION**  
**ARCHITECTURAL REVIEW GUIDELINES**  
(REVISED August 1<sup>st</sup>, 2005)

Article V, Section 1 of the Declaration of Covenants, Conditions, and Restrictions of Applegate North Homeowners Association, Inc. state, "For any proposed Improvement to a Lot, there shall be submitted in writing to the Architectural Review Committee, in duplicate plans and specifications showing the nature, kind, shape, dimension, material, floor plans, color scheme, location, exterior plans, and details, driveway plans and locations, sidewalk plans and location, proposed topographical changes, together with a designation of the party or parties to perform the work in said proposed Improvements, alterations or other changes. No work shall begin on such proposed Improvements or alterations until the Architectural Review Committee has approved, in writing, the Plans."

The Architectural Review Committee will meet on the third Tuesday of each month to review submitted proposals. All proposals must be submitted five (5) days prior to the monthly meeting to ensure inclusion in that months review process. If, after 45 days, the Architectural Review Committee has issued no judgement, the proposal shall be considered approved.

All approvals granted by the Architectural Committee are contingent upon the project complying with all applicable County laws and regulations. Approval from the Architectural Committee in no way exempts a homeowner from complying with applicable County laws and regulations. The homeowner is responsible for obtaining any required building permits and the Committee reserves the right to request a copy of said permits at any time.

The following guidelines have been approved by the Board of Director's for use by the Architectural Review Committee when reviewing architectural applications. These are to be viewed only as a summary of guidelines, not to supercede the covenants dictated in the HOA bylaws.

**A. Building Additions, Alterations, and Appearance Changes**

1. All additions shall be attached to the building and approved by the Committee.
2. Exterior Painting, Staining and Siding Replacement
  - a. Any exterior painting, staining or siding replacement matching the existing color, shade and sheen does not require approval by the Committee.
  - b. Any and all exterior color, shade or sheen changes (to include changes to the siding, trim, shutters and doors) shall be approved by the Committee.

3. Roofing material used for repairs, replacement and additions shall be the same color and materials as original construction or a color and material approved by the Committee.
4. Roof mounted attic fans shall be approved by the Committee. They will be mounted on the rear side of the dwelling and will be mounted in accordance with the manufacturer's specifications. Window air conditioning units are not permitted.
5. Any new, permanent decorative trim added to the house, deck, porch, or windows must be approved by the Committee.
6. No building or alteration to same shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines stated on the recorded plat of Applegate North or any amendment to or re-subdivision thereof.
7. Screen/storm door style and color shall harmonize with the exterior of the home and be approved by the Committee. A Full View open (glass/screen) style door is preferred.
8. Entrance door and garage door replacements shall be approved by the Committee.
9. Driveway modifications or enlargements (i.e., pavers, walkways) shall be approved by the Committee and are permitted only to a maximum of a one-car width. All driveways shall be concrete and shall meet all county setback requirements. Concrete driveways shall not be painted or resurfaced to a different color.
10. Solar panels are not permitted on the exterior of the house or on any other structure.

**B. Decks and Patios**

1. All decks and patios must be approved by the Committee.
2. Decks may be constructed of natural wood, pressure-treated wood, or other composite materials approved by the Committee.
3. Decks may be finished with a clear wood preservative or a harmonizing natural wood color stain approved by the Committee.
4. Privacy screens may be attached to the side of a deck provided that they harmonize with the deck, are at least 50% open, and less than eight feet in height from the floor of the deck.

5. Decks and patios shall be maintained in good condition with respect to both appearance and safety.
6. Decks and patios enclosed by screen or other materials should be treated as a building addition and comply with the "Building Additions, Alterations, and Appearance Changes" section of these guidelines.
7. Patios of brick, concrete, concrete products or flagstone construction shall be approved by the Committee. Patios constructed of wood will follow the same guidelines as decks.
8. Temporary decks and patios are not permitted.

**C. Swimming Pools, Hot Tubs, Ponds, Fountains, etc.**

1. Hot tubs shall be located within the setback lines recorded on the plat of Applegate North or any amendment to or re-subdivision thereof and approved by the Committee.
2. No above-ground or in-ground pools are permitted.
3. Ponds, fountains and similar structures shall be located in the rear, harmonize with the surroundings, and be approved by the Committee.
4. Committee approval for portable children's wading pools under two feet tall is not required; however, such pools should be kept in the rear of the house.

**D. Fences**

1. All fences must be approved by the committee.
2. No fence or hedge shall be erected, maintained, placed or altered on any lot nearer to any street than the minimum building setback lines as shown on the recorded plat of Applegate North or any amendment to or re-subdivision thereof. It is recommended that each homeowner have his/her property lines staked by a surveyor prior to the installation of a fence or hedge so as to assure proper placement.
3. Fences shall be no more than seventy-two (72) inches in height. Height shall be measured from the ground to the top of the fence.

4. Fences may be constructed of natural wood, pressure-treated wood or other composite materials approved by the Committee.
5. A mesh material attached to a split rail or other open fence for retaining pets or children shall be protected material (e.g., galvanized aluminum, plastic coated) and attached on the inner side of the fence.
6. No fence shall be closer to the street than the rear corner of the house as stated in Article VII, Section 1(t) of the Covenants. Impact of fence lines on adjacent properties shall be considered in the review process.
7. Fences shall be maintained in good condition.
8. Temporary or chain link fences are not permitted.
9. All fence posts must be capped with a non-corrosive material.

#### **E. Walls**

1. A wall is defined as any construction rising more than six (6) inches off the normal ground level which is intended to act as a baffle or a retaining structure.
2. No privacy walls shall be constructed on any lot. A privacy wall is one constructed to act primarily as a human barrier.
3. Concrete blocks shall not be approved as wall material.
4. Walls shall be approved by the Committee and the Committee reserves the right to limit the number, size and location of such structures.

#### **F. Freestanding Structures**

1. Play apparatus such as swings, slides, etc. shall be approved by the Committee and placed on the rear portion of the lot. Such apparatus shall also meet minimum setback requirements per County code. Children's play apparatus shall be maintained in good condition with respect to both appearance and safety. Wood construction is preferred. Play apparatus with enclosed forts, playhouses, etc. are not permitted.
2. No exterior clothes apparatus shall be erected, installed or maintained on any lot.

3. No awnings shall be installed or maintained on the property. No blinds, shades, or other screening devices shall be installed on the exterior of the house.
4. No approval shall be given to construct or maintain any greenhouses, tree houses, animal houses or cages, children's playhouses, carports or any other detached temporary or permanent structures. Nor shall approval be given to install freestanding solar panels.
5. Trash cans, storage bins and racks, outdoor equipment, and other freestanding structures shall be stored in the garage or behind the rear of the house, not to be stationed in front of residence.
6. No freestanding flagpoles shall be permitted. Flags shall be flown from a flag bracket attached to the house. No commercial flags shall be permitted. Flags shall be no larger than three (3) feet by five (5) feet.
7. Permanent basketball apparatus may not be installed nor stored out front of house or on street.
8. Portable basketball hoops may be kept on the property in the rear of the house or garage. They may not be placed in other locations in front of the house such as the sidewalk, street or front yard: No exceptions. Use shall be limited to daylight hours (i.e., sunrise to sunset).
9. No boats, trailers, campers, motor homes or other types of recreational vehicles (e.g., jet skis) shall not be parked or stored on any property as stated in Article VII Section 1. These recreational vehicles and other similar vehicles shall be stored in the garage. Cars, trucks and motorcycles must be parked in the garage, driveway or street.
10. Decorative landscape structures (as described below) shall be approved by the Committee and must meet the following requirements:
  - a. Shall be constructed of natural or pressure-treated wood.
  - b. Shall be no more than thirty-six (36) inches in height.
  - c. The Committee reserves the right to limit the number, size and location of such structures.

- d. Decorative Landscape Structures must be natural wood color or a wood stain approved by the Committee.

### **Antennas**

1. Roof top and other antennas (including satellite dishes – whether rooftop or otherwise) shall not be permitted without approval of the Architectural Review Committee.
2. No amateur radio transmission antenna shall be constructed anywhere on the property.

### **Location**

- a. Antennas shall be installed solely on individually-owned property as designated on the recorded deed.
- b. Antennas shall not encroach upon common areas or any other owner's property.
- c. Antennas and wiring shall be located in a place shielded from view from the street or from other lots to the maximum extent possible. Installation in the back yard in a location which cannot be seen from the street is preferable.
- d. Antennas must be secured so that they do not jeopardize the soundness or safety of any other owner's structure or the safety of any person at or near antennas, including damage from wind velocity based upon a unique location.

### **Maintenance**

- a. Owners shall not permit their antennas to fall into disrepair or to become safety hazards.
- b. Antennas, masts, and any visible wiring must be hidden within the structure to match the color of the structure to which it is installed. (Some manufacturers assert that painting may prevent the receipt of an acceptable quality signal. Association residents are advised to make sure that paint will not degrade the signal.)

## **Number of Antennas**

- a. No more than one antenna/satellite dish may be installed by an owner.

These guidelines are approved for use by the Architectural Review Committee as the basis for performing its duties. All changes shall be submitted for approval to the Board of Directors of the Applegate North Homeowner's Association.