

RESIDENTIAL ARCHITECTURAL STANDARDS
THE VILLAGE AT LAKE CHELAN
Effective June 20, 2015 (revised 9-2021 and 5-2023 and 9/2023 and
12/2023)
Contact ARC by emailing VillageHOA@hotmail.com

1. ADMINISTRATION

The Architectural Review Committee (ARC) is appointed by the Board of Directors to assist in maintaining design standards of your Community. It is the ARC's responsibility to review all applications for new homes, additions or modifications to the exterior of any home. The ARC has the following responsibilities:

1. The authority and obligation to manage the review of Applications. 2. The right to deny an Application for any reason it deems sufficient.
3. The right to deny an application based on:
 - a. The placement of the structure and compatibility with the existing topography.
 - b. The proposed materials, size and color scheme.
 - c. The harmony of the proposed residence or improvement with surrounding properties and your property.
 - d. The durability and permanence of the proposed structure.
 - e. Non-conformance with community CC&R's, Community Rules, and Architectural Standards.

The ARC will consider the following criteria in reviewing an Application for any structure or modification:

- The exterior design, scale and color of the proposed structure in relation to surrounding structures, vegetation, topography, Community feel and line-of-sight or neighboring properties.
- The quality and character of the exterior materials.
- The quality of workmanship or performance warranties for proposed elements.
- The scale and location of proposed landscape modifications.
- The provisions for surface water drainage, light and sight buffers.

- Easements, Building Setbacks, and other restrictions that affect your Property.

The ARC will not provide a review of municipal, local and county codes or building permit requirements of the local Building Department. It is you, the homeowner, who has the responsibility to conform to the requirement of the local jurisdictions.

Scope of the ARC Review

All new structures and exterior modification projects, including the ones described and those conforming to the Design Standards require Association approval before work begins. Exterior modifications consist of any alterations of exterior appearance of your home and property. They include, but are not limited to: Construction or alteration of fences, walls, your home, garages, hot tubs, sheds, landscaping, signage, grading, storm drainage, patios, decks, retaining walls, children's play structures, walkways, sports courts, hedges, gazebos, awnings, satellite dishes, air conditioners, generators, ramps, water features, trees, storm doors, changing of siding or trim, installation of shutters, dormers, driveway modifications, etc.

Review Process

- The review process for a new structure or exterior modification will require 30 days.
- ARC approval cannot be used in lieu of a required building permit or other approval from the local Building Department.
- It is recommended NOT to spend money in obtaining a building permit from the local building department, until after an ARC approval is granted.
- It is the homeowner's responsibility to investigate if and what kind of approval from the local Building Department is needed for your project.
- A complete set of documents required for a new structure or modification.

Please see Section 5 of the CC&R's for guidelines and procedures. The ARC will review Applications and submittals and make written recommendations. Applicants will be notified within thirty (30) days of ARC receipt of complete applications. If an Application is incomplete, it may be returned for the missing items. The 30-day response period will not begin until the application is complete. Disposition Letters are proof of the ARC decision.

- Ultimate responsibility for complying with the Covenants, Design Standards and government regulations rests with the homeowner.

- The ARC may inspect the completed structure or Improvement to determine whether it conforms to the conditions of the ARC’s written decision.
- The Covenants state that persons exercising authority for the ARC are not liable for any action or inaction done in good faith.

Guidelines for the Completion of Work

1. Refer to Section 5 in your Covenants regarding the completion of work

Non-Compliance Notification Process

2. The ARC may require changes to construction at the homeowner’s expense, if the work is not as indicated on the Application. See the Village at Lake Chelan CC&R’s

2. DEFINITIONS

Applicant You, the homeowner, applying for an ARC approval.

Association The Village at Lake Chelan Owners Association as defined in CC&R’s.

Application A request by you, a homeowner, to build a residence or add an improvement on your property.

Authorities with Jurisdiction Local code, fire and building officials that have authority in the Community and which require permits, reviews and inspections for new structures and many property improvements.

Back Yard The portion of the Property behind your house.

Building Setback Allowed distance of any permanent structure from your Property lines.

Community The Community of The Village at Lake Chelan.

CC&R’s Covenants, Conditions and Restrictions.

Architectural Review Committee Board appointed members who have the authority to review Construction and Improvement Applications.

Design Guidelines This handbook, containing Residential Architectural Standards.

Easement A section of a lot dedicated to a specific limited use, such as a utilities, fire department access, etc. that limits what can be installed built in that area.

Front Yard The area forward of the front of the house and the fences that separates the front portion of the property from the rear portion of the property. If no fence is present, the Front Yard is defined as all visible Property in the front of the house and back to 4 feet from the street face of the house.

Impervious Surface The surface of a structure, deck, patio, walkway, made of permanent materials which does not allow the storm water/rain to pass through to the ground below; such as solid asphalt/concrete and even your house.

Improvement The work you want to do on your property or your home.

Lot Coverage The percentage of a building lot that can be covered with Impervious Surfaces.

Permeable Surface The surface of a structure, deck, patio, walkway, made of permeable materials which allows storm water/rain to pass through to the ground below; such as grass, a wood deck, pavers, etc.

Property Your home, your lot, and all structures on your Property.

Property Improvement Any change and/or addition to your Property, which changes the exterior appearance of the house of the lot within the Community.

Screened from Public View Using shrubs, trees, or an approved fence to prevent an object from being seen by your neighbors and the public.

Submittal A set of documents submitted by you, a Homeowner to the Association.

View Triangle

All corner lots shall maintain a clear view triangle. This triangle consists of the area bounded by the center lines of the intersecting streets extending along the centerlines for a distance of eighty feet from the intersection and a straight line connecting the ends of these two lines.

Nothing within the clear view triangle shall be placed, planted or allowed to grow in such a manner as to impede vision.

3. DESIGN REVIEW

3.1 Statement of Purpose and Organization

3.1.1 The Architectural Review Committee (ARC) shall review plans and specifications for all site work, new construction, and renovation that affect the outside appearance of any Lot. The ARC shall approve the plans before any construction or site preparation can start.

3.1.2 The purpose of the ARC is to assure that all lot improvements and construction are in conformance with the covenants and standards contained in the Declaration of The Village at Lake Chelan. The ARC will review plans to assure that they are in harmony with the natural environment, the intended nature of the overall development plan, and the external design of existing structures.

3.1.3 The ARC shall have 3-7 members all who are appointed by the Village at Lake Chelan Board of Directors (hereinafter - Board). The ARC may employ an architect or designer to review the plans and make recommendations to the ARC.

3.2 The Design Review Process

3.2.1 The design review includes a three-step process to assure that construction is performed in accordance with this document and the established CC&R's. The design review process is required for all new construction, remodeling, and other exterior work covered by the design regulations and guidelines. The three steps of the design review process are as follows:

3.2.2 Initial Meeting: Prior to the preparation of drawings for any project for which a review is required. The Owner shall request an Initial Meeting with the ARC (see Exhibit "B"). The ARC will then schedule a meeting with the Owner. The Owner and/or his or her representative are required to attend this meeting. The Owner is not required to attend any of the other ARC meetings, but they are welcome to attend. The purpose of the Initial

Meeting is to assure that the Owner is knowledgeable of the design review process, regulations, and guidelines before they start designing their project. At the meeting the ARC shall review the process, regulations, and guidelines with the Owner. The ARC will discuss the Owner's ideas, walk the Lot together, and discuss how specific site features and regulations may affect the proposed project.

3.2.3 **Plan Review:** An application for the Final Plan Review (see Exhibit "D"), shall be submitted by the Owner to ARC prior to the start of construction. Owner shall submit a completed Application along with the \$5,500 fee (\$5,000 is refundable as outlined in the Code of Conduct) for initial design review fee by the ARC and HOA selected Consultant. The Owner shall submit drawings and information as specified on the Plan Review Application and any other additional information about the Project that might be requested by the ARC or its consultant representative. The purpose of the Plan Review is to assure that the plans for the Project meet all of the rules and regulations for construction in the Development. The ARC shall give the Owner a written response to an application within 30 days of receiving the completed application. Construction on the project shall not begin until the ARC has approved the final plans and all permits required by Chelan County have been issued for the project.

3.2.4 **Final Project Review:** The Owner shall submit a request for the Final Project Review (See Exhibit "E"), at such time as their project is substantially completed. The ARC will then review whether the Project has been done in compliance with approved plans and building regulation for the Development. Upon satisfactory review the ARC will refund the portion of deposit refundable according to Contractor Code of Conduct. If the project is not found to be in compliance with approved plans the ARC may: 1) Require that the project be changed to be in conformance, 2) Declare a forfeiture of all or a portion of the Deposit to cover any damages, or 3) Impose another remedy available to the ARC.

3.3 **Decisions of the ARC:** Decisions of the ARC shall be based on the intent and specific requirements set forth in the Declaration. Decisions of the ARC may only be appealed to the Association Board by filing an appeal with the Association Board with in fifteen (15) calendar days of the date of the decision by the ARC that is the subject of the appeal. The decision of the Association Board may be appealed in accordance with Declaration of CC&R's for The Village at Lake Chelan, #13.4;13.5; 13.6

4. GENERAL

4.1 **Maintenance of Vacant Lots:** Vacant Lots shall be maintained in a manner which does not create a nuisance, but enhances the overall appearance of the Property. Upon thirty (30) days' notice to the Owner, the Association shall have the right at all times to enter upon any lot to remove garbage, debris, weeds or unsightly bushes, trees or other waste material and to charge the expense thereof to the Owner as an assessment.

4.2 **Job Site Rules:** It is the lot owner's responsibility to notify all contractors and subcontractors of the rules prescribed in the CONTRACTOR CODE of CONDUCT, JOB SITE RULES. All contractors, landscapers, and other service providers shall follow the rules. Copies are available through the ARC or community web site.

4.3 **Contractors will be required to install erosion barriers** to protect all adjoining lots and street.

4.4 **Owners/Contractors will be required to return all adjoining lots to their original condition;** removing all debris, building materials or excess landscape material and replanting all disturbed areas with wild grasses to stabilize the soil.

5. LAND USE

5.1 **Minimum Area:** Each house shall have a minimum of 1,200 square feet of living area, exclusive of exterior decks, garages, and porches.

5.2 **Grading:** The site shall be designed and graded to minimize the need for retaining walls, cuts, and/or fill. Existing drainage patterns shall not be altered.

5.3 **Easements:** Easements for utilities, drainage, and riparian areas are reserved as delineated on the plat. Within these easements no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction or flow of drainage in the easements, or which may obstruct or retard the flow of water through drainage in the easements. Except for riparian easements, the easement area of each Lot and all improvements in it shall be maintained continuously by the Owner of the Lot, except for those improvements for which a public authority, utility company or the Association is responsible.

5.4 **Drainage:** No Owner shall change or interfere with the natural drainage of any part of the developed area or Property without the prior written approval of the Board. All surface drainage from the site shall be contained on the site. Any relocation or alteration of the natural drainage shall also comply with Chelan County's Storm water Drainage Guidelines and Chelan County critical area regulations as amended. All grading shall be designed to prevent drainage from flowing onto roadways or adjacent property. A drainage plan and retention plan shall be submitted with the Plan Review Application.

5.5 **Driveways:** The area used for driveways shall be the minimum necessary to allow for access to the garage, but not less than 18' in length from the curb. Driveways shall not be located in the 5' side yard setback. All driveways shall be hard surfaced with concrete. Increasing the area of driveways will increase drainage requirements.

5.6 **Storage Tanks:** No above ground storage tanks for fuel or gas shall be permitted within the Property, except Propane tanks for home use or BBQ's. Tank risers and vents shall be screened and not located in front yards.

6. BUILDING

6.1 **Single Family Dwellings:** Each Lot may only have one single-family dwelling and accompanying garage. All other structures are prohibited. Plans for every single-family residence shall be submitted to and approved in advance by the ARC.

6.2 **Manufactured or Mobile Homes:** No manufactured, modular or mobile homes may be placed on any Lot. (Exception Lot 110 and its existing mobile home.)

6.3 **Garages:** Each lot shall have only one garage that shall not be wider than 30' and have doors no higher than 8'. Three (or more) car garages are not allowed unless designed as tandem parking. Garages shall be located and designed to complement the house in style, scale, and materials. They shall be designed and located so they are less dominant than the house and do not distract from the house from either the road or adjoining property. Each residence shall have at least a one car enclosed garage and a two car driveway.

6.4 **Positions of homes** are to be staggered so that views can be maintained where possible and provide privacy between adjacent properties.

6.5 **Exterior Siding Material:** The building materials may be of natural material – wood, wood shingles or stone. The ARC may approve other materials that imitate natural materials and are not discernibly different from the material they imitate. T11/Board & Batten is not permitted. Metal siding, rough troweled stucco, concrete masonry units, and brick are not acceptable siding materials. Decorative stone or other approved architectural detail should be incorporated into the front elevation.

6.6 **Antennae, Satellite Dishes, & Solar Panels:** Exterior antennae and large satellite dishes are not permitted to be installed or maintained on a Lot. One standard HD dish provided by Dish or Direct TV and/or solar panels may be permitted if they do not extend from the building excessively and their location is approved by the ARC. Solar panels will be considered in accordance of the Washington State law that addresses solar panels/ RCW 64.38.055. Solar panels are to be installed only on the roof and as close as reasonable to the roof and at the same pitch as the roof.

6.7 **Exterior Lighting:** The Village at Lake Chelan has a “dark sky” policy in which no exterior continuous lighting is allowed. Lighting of pathways, entryways and driveway lighting is permitted only as needed for safety and should be set on timers. Exterior lighting shall have shielded downward cast. Motion activated flood lights shall only be triggered by someone on the property. Landscapes “up” lighting, post lights, or exposed bulbs are not allowed. Solar pathway lights are allowed.

6.8 **Electrical, Telephone and CATV Service:** All Owners shall use underground service to connect to all utilities, including but not limited to underground electrical, telephone and CATV utility facilities.

6.9 **Materials:** The primary use of natural materials on building exteriors is required. The use of any simulated materials shall not be able to be discerned from the street. New surface materials shall be used on all construction within the Development. Reflective finishes are not permitted on exterior surfaces.

6.10 **Exterior Colors:** The exterior finishes of all buildings shall have a flat non-reflective appearance. When paint is used, muted earth tones shall be used, except that an accent color can be used sparingly for house doors, fascia or trim. All exterior paint and solid bodied stain colors shall be approved.

6.11 **Height Limits:**

Phase I Lot #

Phase 1 Height Restriction

Lots: 34, 35, 49, 50, 51, 52,
50, 51,52.
Architecture Review.

Cannot be more than two story, finished roof structure may not exceed 26 feet from finished grade determined by

Lots: 36, 37, 38,
39, 40, 41, 46, 47,
48.

Single-story structure with option to build a daylight basement; highest point of structure shall not exceed a height of 26 feet

All remaining lots
Phase I exceed a height of 26 feet

Single-story structure; highest point of structure shall not in

Phase II Lot #

Phase II Height Restriction

Lots: 53, 54, 55,
56,57, 58, 59.
Architecture Review.

Cannot be more than two story, finished roof structure may not exceed 26 feet from finished grade determined by

Lots: 60, 61, 62,
63, 64.

Single-story structure with option to build a daylight basement; highest point of structure shall not exceed a height of 20 feet above the highest point of the curb adjoining the lot. The height may be increased by 2 feet if the roof is a hipped roof.

Lots: 65-74 and 76-114
G, F, E, D, I

Single-story structure; highest point of structure shall not exceed a height of 20 feet above the highest point of the curb adjoining the lot. The height may be increased by 2 feet if the roof is a hipped roof.

Lot 75
Per 2011 Purchase and Sales Agreement between the buyer and the seller (Developer), the structure cannot be more than two story, finished roof structure may not exceed 26 feet from finished grade determined by Architecture Review. This agreement was made prior to the formation of the HOA and Board of Directors, when the Developer possessed Declarant Control.

Three or more stories are not permitted.

6.12 Roofs

Roof slopes: All buildings shall be designed with sloping roofs between 4/12 and 6/12, except that up to 10% of the total roof area may be less than the required slope. The preferred roof form for the Property is the "Hip Roof." Roof eaves and overhangs are encouraged for both style and

utility. Roofs shall have a minimum overhang of eighteen inches (18"). Exterior sun shading devices such as eyebrows and louvers will not be considered as roofs.

Roof Materials: Roofing materials shall be three-tab composition, or other materials with similar appearance. All roof materials shall meet or exceed the 25-year architectural composition standards.

Homes shall be constructed with gutters and downspouts connected to the home's drainage system. (ie:drywell)

Mechanical Equipment: Mechanical Equipment including heat pumps, small satellite dishes, and solar collectors shall be located and constructed to minimize their appearance and noise to the street and neighbors. Screening and /or means of sound isolation is required for mechanical equipment.

6.13 **Codes:** All buildings shall conform to the International Residential Code and any code adapted by the governmental entity with jurisdiction over the Property. The ARC and/or Board may implement requirements in addition to said codes.

6.14 **Construction Time Schedule:** Except as set forth herein, all projects shall be completed within one year of the time they are started. If a Project is not completed within one year of when the Final Plan Review is approved, the Owner shall resubmit a Final Plan Review Application pursuant to Section 3.2.3. for review and consideration by the ARC and may be required to pay an additional plan review fee; the cost to be determined by the Architect reviewing the project. Reasonable extensions for the completion of landscaping beyond the one year time period may be sought by submitting a written request to the ARC setting forth the schedule for completion of all landscaping and the reasons for the request. The ARC shall review and issue a written decision within 30 days of receiving the request.

7. LANDSCAPING

7.1 **Landscaping:** The entire lot shall be landscaped and an irrigation system installed when the lot is developed. The landscaping shall be designed to reflect the openness and beauty of the area and include a minimum of 2 trees and 4 native shrubs in the front yard landscaping. Rock and stone may be used in the landscaping, but they may not be the dominant feature. Owners are encouraged to use materials that provide color and interest from season to season including a mixture of evergreen and deciduous plants. Trees or plants that will be taller than 20' at maturity shall not be planted.

7.0.1 Trees planted must be a minimum 4 feet in height after planting. Exception granted for Japanese Maples to a minimum of 3 feet in height after planting.

7.2 **Landscaping Materials:** It is recommended that landscaping include lawn and other materials that have been found to grow well in this climate. A minimum of 40% of the area in the front yard shall be grass. Artificial grass is allowed as long as it is a Board approved high quality artificial grass product and is professionally installed. Grass must be between ¾” to 1.5” in height. To change from natural grass to an artificial grass product, a request must be made in writing to the HOA Board of Directors for approval prior to installation. The Board reserves the right to request any unapproved artificial grass product be removed immediately. Artificial plant materials in the front yards are not permitted. Large areas of rock, paving, or landscape materials are to be avoided.

7.3 **Fences and Screening:** Fences shall be wood or material approved by ARC. Fences shall be installed with rails facing the inside of the property. Fences shall be set back from the front edge of your house by not less than four feet on both sides. Fences are not allowed in front yards. Fences shall not be more than 6 feet high or less than 4 feet. The height of fences adjacent to the street and not in the sight triangle (see definitions for what the sight triangle is) cannot exceed 4 feet. Fences within the sight triangle cannot exceed 3 feet. Corner lots at intersections shall maintain a clear view corridor for vehicles and pedestrians. All fences, screening landscaping or walls must be maintained in a desirable and attractive manner, so that it is not broken, leaning, or otherwise having an unsightly appearance. Fences must be finished so as to present an attractive appearance on both sides. Fences shall be stained with a semi-transparent stain within the brown (including cedar) color spectrum.

7.4 **Retaining Walls:** Retaining walls may be constructed of stone or landscaping block. Walls within the building setbacks may not exceed three feet in height and must be compatible with neighboring grade. (this may not be possible in some cases)

7.5 **Landscape Maintenance:** All landscaped areas shall be maintained regularly and shall be kept irrigated during summer months. No trees, hedges or shrubs shall be grown or maintained in a fashion, which unreasonably interferes with other Lot Owners’ use and enjoyment of their Lot. Unreasonable interference may include, but is not limited to: trees or plants in excess of the maximum roof heights of residence and blocking view corridors within the setback between lots. The Board may require that certain trees or plants be removed or trimmed back which cause interference. All fruit trees shall be kept insect and disease free. Lawns shall be maintained weed and disease free, the plant material regularly trimmed, with plants and lawns irrigated and fertilized for neat appearance. Any noxious weeds or identified plants must be removed. All dead plant material or stumps are to be removed.

Exhibit “B”

THE VILLAGE AT LAKE CHELAN

APPLICATION for INITIAL MEETING

Applicant Name: _____

Address: _____

Phone # _____

E-mail _____ Lot # _____

I am planning to build or remodel on my property at THE VILLAGE AT LAKE CHELAN and am requesting an Initial Meeting with the Architectural Review Committee.

Signed: _____ Date: _____

Exhibit “D”

Applicant Name: _____

Address: _____

Phone # _____ E-mail _____

Lot # _____ Zone _____

Two copies of all required drawings shall be submitted. Site plans shall be at 1/8" = 1' or larger. Plans and elevations shall be at 1/4" = 1'. Drawings shall have a north arrow and indicate the drawing scale. The following information shall be shown clearly on drawings being presented for Final Plan Review:

SITE PLANS shall include the following information
ELEVATIONS shall include the following information

EXTERIOR

- ___ Property lines _____
- Elevation of all sides _____
- ___ -Setbacks & easements _____
- ___ -Building/roof lines dimensioned _____
- Height of garage door 8 feet _____
- ___ -Building locations _____
- Interior floor lines dimensioned _____
- ___ -Foundation lines _____
- Roof eave projections _____
- ___ -Finish exterior grades _____
- ___ -Existing & proposed _____
- Door & window openings, contours _____
- ___ -All exterior building features such as material, railings _____
- ___ -Direction of primary views _____

,

- ___ -Existing trees, shrubs & trim, decks, solar panels, natural features electric meter, colors,
- ___ Proposed removal of trees, fences, etc.
- ___ -Outdoor lighting (dark sky)
- ___ -Satellite dishes/Antennas

FLOOR PLANS shall include the information:

- ___ -Floor to floor dimensions
- ___ -Exterior dimensions
- ___ -Finished floor elevation
- ___ -Door & window openings
- ___ -Deck & porches
- ___ -Electric meter location
- ___ -Type & location of HVAC units

TYPICAL BUILDING SECTION(S) following

- ___ -Roof system
- ___ -Materials
- ___ -Existing and proposed grades
- ___ -Vertical building dimensions

THE DRAINAGE PLAN shall show:

- ___ -All Finished grades
- ___ -Location of all drain pipes
- ___ -Dry wells, drainage ditches,

& retention ponds

THE BUILDING PERIMETER shall be staked.

COLOR /MATERIAL SAMPLES of the roofing and all exterior paint colors shall be included with the plans

_____ - Roofing Sample

_____ -Paint samples

A LANDSCAPING PLAN for the entire lot shall be included.

The landscaping plan shall show:

_____ -a scaled drawing of the site showing the location and type of all plant materials, landscaping features, surface materials, and building footprints.

The owner may defer submittal of the landscaping plan until after construction is started, but before any landscaping is begun.

_____ Deferred date: _____

Checklist complete: _____ (date)

(builder or owner signature)

(ARC use only below this line)

Application and checklist received: _____

Notes: _____

Exhibit "E"

THE VILLAGE AT LAKE CHELAN

APPLICATION for FINAL PROJECT REVIEW

Applicant Name: _____

Address: _____

Phone # _____

E-mail _____

Lot # _____ Zone: _____

_____ Project including landscaping has been completed and was done so per approved plans.

_____ All adjoining lots have been returned to their original condition. All debris including building and landscape excess materials have been removed. All disturbed areas of soil have been replanted with wild grasses to protect from soil erosion.

_____ Streets have been swept and washed down of all dirt/debris/oil remaining from trucks or equipment etc. (See: Village at Lake Chelan HOA Code of Conduct, Job Site Rules)

_____ Copy of final building inspection and occupancy permit provided/attached.

I understand that any contractor violations during construction or repair period will result in fines which will be deducted from performance bond.

I am requesting final project approval and the release of my performance bond.

Signed: _____ Date: _____

(ARC use only below this line)

Date received: _____

Project complete and approved: yes or no:

Reviewed by: _____

ARC Review of Completed Project

Lot# _____

Builder name/ Owner Name: _____

Home built as per plans submitted:

- Dimensions
- Lot setbacks
- Garage height
- Driveway length
- Roof height
- Gutters and downspouts to drainage system
- Drywell
- Exterior paint color as per submitted plans
- Roof materials as per submission
- Outdoor lighting complies with 'dark sky' policy

Landscape:

- Two trees less than 20 feet at maturity
- Four native shrubs
- Front yard grass at minimum of 40% of area • Use of rock and stone not the dominant feature
- Screening of visible equipment.

Fencing:

- Four-foot setback from front of home.
- Fence height 4 to 6 feet.
- Wood construction
- Rails to the inside of yard

Retaining Walls:

- Stone or landscape block
- Not taller than three feet without approval

Site Clean-up:

- Roadways and adjacent property free of debris.
- Disturbed soil areas planted with native grasses

Date reviewed _____

Reviewer (s) _____, _____