

Fennel Ridge Homeowner's Association

PO Box 7684, Bonney Lake, Washington 98391

Architectural And Landscape Project Requirements

The Declaration of Covenants, Conditions, and Restrictions (CC&Rs) governing the Fennel Ridge Homeowner's Association (Fennel Ridge HOA), sets forth the following conditions and restrictions on projects undertaken by HOA members to improve their home. Specifically, Section **XIV Architectural and Landscape Control**.

In short, the Fennel Ridge HOA requires that members submit plans regarding the proposed project for approval. None of the following actions may be taken until plans and specifications for the same have been approved in writing by the ACC.

- a. The construction of private road or driveways.
- b. The construction or erection of any building, fence, wall or other structure, including the installation, erection, or construction of any solar collection device.
- c. The remodeling, repainting, reconstruction, or alteration of any road, driveway or other structure.

In addition to the terms of Section **XIV Architectural and Landscape Control**, All projects must conform to the rules set forth in Section **XV Permitted and Prohibited Uses**.

Further, all projects must conform to the requirements and regulations set out in the Bonney Lake Municipal Coed and the Revised Code of Washington.

To have a project approved, the HOA member must submit:

- a. Plans for the construction or modification of roads or driveways shall show the proposed location, course, width, grade and materials.
- b. Plans for the construction or modification of any building, fence, wall, or other structure shall be building elevation plans which, in addition to the details customarily shown on the Lot, the exterior color scheme, proposed outdoor lighting, proposed landscaping, and shall show and otherwise identify any special needs or conditions which may arise or result from the installation, erection, or construction of any solar collection device. At the request of the ACC, the person submitting such plans shall locate stakes on the Lot which indicate the corners of the proposed structure. The plans for the first structure to be located on lots shall include a landscaping plan, including a specification as to the proposed time for completion of the landscaping.
- c. Plans for the removal or planting of trees and plants shall show the location, type, and approximate size of the trees or plants to be added or removed.
- d. Plans for site surface water drainage.

Approval of such plans and specifications shall be evidenced by written endorsement on such plans and specifications, one copy of which shall be delivered to the Owner of the Lot upon which the proposed action is to be taken. The ACC shall not be responsible for any structural defects in such plans or specifications or in any building or structure erected according to such plans and specifications.

This document is a summary of project requirements as laid out in the Fennel Ridge HOA CC&R's. Please consult that document for details.

Project plans must be submitted to the Fennel Ridge HOA by mail to the address at the top of this document, or as PDF document files submitted by email to the Fennel Ridge HOA board president, Dave Scott, who's email address is: nwmoments@outlook.com.