

Architectural Control Committee Rules

Welcome! We are happy to assist you in making your home a more enjoyable place.

Sunwood Lakes HOA and the ACC is a non-profit corporation made up of homeowner volunteers. Our function is to review request, call or visit homeowners, and meet together to approve plans for the following:

- Adding fences
- Exterior painting
- Property Alterations
- Improving landscape
- New Construction

It is the homeowner's responsibility to know where their land survey markers or land survey monuments are placed for their property lines. They were placed for use during surveys and for possible following surveys to come. Markers are typically durable and are often intended to be permanent. They can be as straightforward as a chisel mark or nail to as complex as stamped metal disks that are set into concrete or rock pillars. The two most common types of survey markers used in land surveying include vertical elevation markers and horizontal position markers. If you are unable to locate the land survey markers on your property you will need to have your property surveyed before erecting a fence on or near the property line. In the United States it is a misdemeanor to intentionally remove or destroy permanent survey markers. Only licensed surveyors are permitted to place survey markers or monuments in Thurston County (*letter on file*).

Alterations:

Please **submit two (2) sets of plans** and specifications along with the Alteration Request Form. Please include any of the following pertinent information in your request:

- (1) The size and dimensions of the improvements. Such as a proposed new homes' square footage.
- (2) The exterior design. All designs must be compatible with existing structures in the general area of the proposal.
- (3) The exterior color scheme. Changes in any exterior color schemes should be submitted to the ACC.
- (4) The exact location of the improvement on the lot.
- (5) The location of driveway and parking area.
- (6) The scheme for drainage and grading.
- (7) Proposed landscaping, including existing trees to be retained.

(8) Septic System, where an improvement may cause disruption to any common area (including the actual use of the drain field reserve area in case of failure of the primary drain field, which is never located in the Common Area).

The Sunwood Lakes' Covenants and Bylaws should be reviewed by the lot owner prior to submitting a proposal.

New Construction: email sunwoodlake@gmail.com or call 360.628.7506 for current information, form and requirements.

The new construction form must be completed, and all permits received and a \$500.00 security deposit be paid before any construction can take place on homeowner's property. The form must also include:

- a copy of the construction plans exterior design, including color chips of paint/stain;
- diagram showing location of house, driveway, septic on lot and distance to all lot lines;
- and a proposed landscape including existing trees to be retained.

No construction, including site preparation, will commence until applicant receives oral/written notification of project approval. It is the responsibility of the applicant to insure compliance with any required county codes and to insure any proposed project is within legal property lines. Failure to do so could require the removal of a completed project.

For questions or concerns regarding any ACC matter, please call or send an email (preferred for 1st contact) email sunwoodlake@gmail.com or call 360.628.~~Thank you.

Covenant - Article VII Architectural Control Committee

Section 2.

(a) No building or other structure shall be constructed or altered until there has been filed with and approved by the Architectural Control Committee, two sets of plans and specifications showing:

1. The size and dimension of the improvements.
2. The exterior design.
3. The exterior color scheme.
4. The exact location of the improvement of the lot.
5. The location of driveways and parking area
6. The scheme for drainage and grading.
7. The proposed landscaping.

(b) Approval of said plans and specifications may be withheld if the proposed improvement is at variance with these covenants. Approval may also be withheld if, in the opinion of the Architectural Control Committee, the proposed improvement will be detrimental to the community because of grading and drainage plan, location of the structure on the building site, color scheme, finish design,

proportions, shape, height, style, appropriateness, material used thereon, or landscaping plan
(c) Changes in exterior color schemes of all structures shall be submitted to the Architectural Control Committee for approval.

(d) Landowners may appeal any decision made by the Architectural Control Committee to the Board of Trustees of Sunwood Lakes Association, Inc. whose decision shall be final.

(e) The Architectural Control Committee's approval or disapproval as required in these Covenants shall be in writing. In the event that the Committee, or its designated representative fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

(f) It shall be the responsibility of the Architectural Control Committee to determine that improvements have been completed in accordance with the plans as submitted and approved. Such determination must be made within sixty (60) days of the completion of the improvement. In the event the Architectural Control Committee shall determine that the improvement does not comply with the plans and specifications as approved, it shall notify the landowner within said sixty (60) days period, whereupon the owner, within such time as the Architectural Control Committee shall specify, but not less than thirty (30) days, shall either remove or alter the improvement or take such action as the Architectural Control Committee shall designate. If no action by the Architectural Control Committee is taken within sixty (60) days of the date of completion of the improvements, the improvement shall conclusively be deemed to be satisfactory to the Architectural Control Committee.

Covenant – Article IX Permitted and Prohibited Uses

(r) Except with the approval of the Architectural Control Committee, no fence may be erected on any lot.