

# **SWIFTWATER COMMUNITY ORGANIZATION**

## **Architectural and Landscape Standards**

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**Adopted by the Board of Directors**

**8/24/2011**

**Rev. 10/26/2011 – Approved Roof Colors**

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***The following Standards were adopted by resolution of the Board of Directors of the Swiftwater Community Organization pursuant to Washington law at a regular meeting of the Board.***

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**Introduction:**

These Architectural and Landscape Standards are adopted pursuant to the Articles of Incorporation and the Declaration of Protective Covenants for the Swiftwater Community Organization.

The term Architectural Control Committee (ACC) shall mean and refer to the governing body which reviews all construction, development, landscaping, replacement of boulevard trees and other plans for improvements to the property. The ACC serves as the representatives of the Board of Directors (members of the Architectural Control Committee are the Board of Directors) while enforcing the Standards.

These Architectural and Landscape Standards provide for the establishment of reasonable rules and regulations concerning the use and appearance of individual lots and common areas. Also included in this document are the standards for storage and landscape maintenance.

This document is not intended to replace the Declaration of Protective Covenants, but to clarify the process by which homeowners may customize and modify the exterior presentations of their homes, and/or lots. The intent is to provide consistent guidance to owners regarding requirements for additions and modifications to property in the community.

**Application and Review Process:**

Unless otherwise specifically exempted by the Declaration of Protective Covenants or the Standards, each and every proposed exterior modification/addition to residential units or lots requires **prior approval** of the Architectural Control Committee.

The ACC may require submission of such additional information as may be reasonably necessary to consider any application. Review of the application and notification to the applicant shall be conducted within 30 days of receipt of the request unless otherwise advised.

The ACC is not responsible for ensuring structural integrity or compliance with state and local building codes. Homeowners must obtain all necessary building permits and other government approval that may be required for the proposed modification or addition.

**If you vary from the criteria that have been pre-approved, you may be required to remove those items.**

## **Scope of Standards**

### **A. Standards for Architectural Change**

1. All architectural changes must be **pre-approved** by the Architectural Control Committee. The members of this Committee are the Directors of the Swiftwater Community Organization. The Architectural Control Committee (ACC) may establish an Advisory Committee to advise the ACC on various matters concerning architectural changes.
2. An architectural change means:
  - a. Erecting, altering, placing or maintaining on any lot, a dwelling, residence, outbuilding, fence, wall, building, pool or other structure or improvement, or,
  - b. Making any change or alterations to the external (outside) appearance of any improvement.
3. Prior to beginning any project involving an architectural change, a request for approval, all plans and specifications must be **submitted** in duplicate, in writing and **approved** by the ACC. Submissions must be mailed to the SCO, P. O. Box 941, Carnation, Washington, 98014 (you may also deliver the request in person to a member of the ACC). Include on all submissions the applicant's name, address, telephone number, division, and lot number. **Homeowners must have ACC approval before starting the project.**
4. Upon approval by the ACC (the ACC has 30 days to review and approve the request); the project must be completed within six months of the date of approval.
5. Architectural changes include, but are not limited to:
  - a. Construction or erection of arbors, trellises, basketball hoops, decks, patios, pet houses, kennels, pet runs, animal pens, fences, gazebos, greenhouses, playhouses, play sets, ponds, pools, rockeries, sport courts, swing sets, flag poles, poles of any kind, towers, antennas, tennis and badminton courts, tool sheds, hedges, woodsheds, walls, walkways, stone or masonry works or driveways;
  - b. Painting or repainting the exterior of a house or any other structures or improvements;
  - c. Remodeling the exterior of any house or other structure or improvement, including, without limitation, installation of exterior siding;
    - i. Construction on weekdays will begin no earlier than 7 am and end by 8 PM



- ii. Construction on weekends will begin no earlier than 9 am and end by 8 PM
  - iii. The temporary on-site toilet will be placed to minimize visibility from the street.
- d. Replacing or removing boulevard trees;
- e. Storage of more than one (1) item in a backyard, behind a 6-foot perimeter fence: e.g., boats, trucks, campers, trailers, vehicles, building materials, appliances.
- f. Examples of architectural and landscape changes NOT requiring ACC approval include, but are not limited to, the following items:
  - i. Temporary play pools, portable patio equipment, temporary sports equipment, yard and garden decorations less than 6 ft., portable playhouses and play equipment.
- 6. All proposed architectural changes must comply with all current building codes, health and safety codes, permit requirements, and all other applicable government rules and regulations, as well as all applicable Covenants and Standards of the SCO/ACC.

### **General Standards**

#### **A. Standards for Roofing Material: (approved colors rev 10/26/2011)**

- 1. Roofing materials for a residence and shed on the same lot shall be the same material. That is if the residence has a cedar shake roof, then the shed shall have a cedar shake roof. If the residence has an approved composition shingle roof, then the shed shall have the same composition shingle roof.
- 2. Western Red Cedar (split), # 1 medium

If you choose to use a preservative, the colors to preserve cedar shakes are manufactured by ATCO, and the product is Woodlast 2 concentrate, 1423 green; 1483 Cumapsol Tint, or Milbright Tint or equivalent manufacturer.

Composite shingles must be 350 lbs. or more per square (one square equals 100 square feet). Examples of approved composition shingles are:

- a. Presidential TL Composition Shingles, at 480 lbs. per square by Certain Teed Corporation (see Division III, Lot 13). Approved colors are Autumn Blend, Aged Bark, Chestnut, Shadow Gray, and Country Gray.

- b. Presidential Composition Shingles, at 355 lbs. per square by Certain Teed Corporation (see Division III, Lot 26). Approved colors are Autumn Blend, Aged Bark, Chestnut, Shadow Gray, and Country Gray.
- c. Woodmoor Composition Shingles, at 465 lbs. per square by Owens Corning. Approved colors are Chestnut, Granite, Sycamore, Mesquite and Timber.

**B. Standards for Exterior Siding**

- 1. Replacement exterior siding shall have a 6 ½" reveal (plus or minus ½").
- 2. Siding shall be beveled and lap.

Approved exterior siding materials are as follows:

- LP siding
- Cedar
- Hardiplank

**C. Standards for Garage Doors**

- 1. Garage doors must be painted a single color and that color must be the same as the body or wood trim color of the house, not the accent or gable color.
- 2. Garage door panels must be short width, which means the width of the panel must be less than twice the height. The panels must be raised and beveled.
- 3. When a house has more than 1 garage door and all the doors are replaced, the replacement doors must match each other in design and color.
- 4. When a house has more than 1 garage door and not all the doors are replaced, the replacement door(s) must match the remaining door(s) in design and color.
- 5. Garage doors may be installed with or without windows.
- 6. Window glass may be clear or obscure.
- 7. Windows must be in the top section of the garage door.
- 8. Windows must match the window design of the house, i.e. with window panes or without window panes.

#### **D. Standards for Decorative Shingles, Shutters and Stone**

**1. Decorative shingle:**

- a. May be installed on the exterior of a house provided installation is limited to the gable section of the exterior.
- b. May be painted or stained provided the color is acceptable to the ACC

**2. Decorative shutters:**

- a. May be installed on the exterior of a house provided the shutters are painted.
- b. A color chip must be submitted along with the request for architectural change

**3. Decorative stone:**

- a. May be installed on the exterior of a house provided it does not rise more than 5 feet above ground level, except in front door entry areas where the stone may be installed up to the peak of the entry gable.
- b. Decorative brick may not be applied on the exterior of a house.

#### **E. Standards for Exterior Paint**

- Body is the major sided areas on all sides of the house.
- Trim are the wood fascia, wood window framing, corner framing and other wood trim-work surrounding the major siding areas.
- Gable is the triangular wall section at the ends of a pitched roof
- Entry accent area includes the front door(s), side-lights (windows) and front porch area.
- The Standard Gray Scale runs from 1 (pure black) to 10 (pure white). Number 5 on the gray scale is a mix of equal part black to an equal part white.

**1. All sides of the body must be the same color.**

**2. The body color must be #4 or lighter on the Standard Gray Scale.**

*Contact the ACC Chairperson to borrow a Color Wheel or discuss paint guidelines if you need assistance in evaluating a new color.*

3. No house may have the same body color as the houses on either side of it.
4. Wood trim colors may go from dark to light as well as shades of gray.
5. Gables sided with shingles must be stained or painted a color that is 4 or lighter on the Standard Gray Scale.
6. Color chips for body, trim, gables and front door colors must be submitted along with the request for architectural change to the ACC

**F. Standard for Replacing Boulevard Trees**

1. If a homeowner wishes to remove a boulevard tree from his/her property, a Request for Architectural Change must be submitted to the Board/ACC for approval with conditions that include, but are not limited to:
  - a. The tree stump is either removed or ground to 2 inches below grade.
  - b. A homeowner is responsible for any damage to mailbox stands or any other common area property that may occur when a tree is removed.
  - c. Replacement within 6 months of removal.
2. Replacement trees must:
  - a. Be two (2) inches diameter at breast height and planted within a radius of 10 feet from where the original boulevard tree was removed.

Approved replacement boulevard trees are as follows:

- Red Maple "Red Sunset"
- Red Maple "Autumn Flame"
- Formosa Sweetgum

**G. Standards for Poles**

1. Not more than one pole on a lot.
2. The maximum height of the pole is not more than twenty (20) feet.



#### **H. Standards for Sheds**

1. No shed may be larger than 10' X 16' or have a footprint of more than 160 square feet.
2. Sheds over 120 square feet require a building permit from the City of Carnation.
3. The shed must be located at the side or rear of the residence to minimize visual impact.
4. The shed roof, siding and exterior paint color shall match the residence.

#### **I. Standards for Fences**

1. The only acceptable perimeter fence is a cedar six foot Conner PLAT FENCE or option LATTICE FENCE. Detailed specifications for each may be obtained from the ACC. If a LATTICE FENCE is proposed, the lattice must be no more than 18" wide, running horizontally along the top, and the overall height of the fence, including the lattice, must be six feet.
2. Color stain or the equivalent color.

- a. Home Depot BEHR Stain (can label below – picture of label on SwiftWater website)

CLRNT	8	C	F	
OZ 384 <sup>th</sup>	4 99	3 273	0 285	

3. The fence must conform to the terrain.
4. Decorative walls, non-perimeter fences, hedges and mass plantings visible from the street must be no higher than 3 feet and must be acceptable to the ACC as to appearance.

#### **J. Standards for Pet Houses, Kennels, Pens, and Runs**

1. Such structures must be located at the side or rear of the residence to minimize visual impact.
2. They must be screened as required by the ACC to limit visibility from the street.
3. Siding used on all such structures must match the house

**K. Standards for Satellite Dish/Antenna**

1. A dish of more than one meter in diameter is prohibited.
2. Two dishes are allowed if each dish is no more than 24 inches
3. All dishes visible from the street are prohibited unless this placement prevents reception of an acceptable quality signal or imposes unreasonable expense or delay.

**L. Standards for Storage**

1. There is a 96-hour time limit per month for items being kept, stored, dismantled or repaired as described in Article B, Building and Land Use Restrictions, Section 6, Storage of the CC & R's. The 96-hour time limit also applies to the loading, unloading and servicing of motor homes, boats, trailers, and other recreational equipment. The 96 hours cannot be accrued from month to month.
2. An exception to the 96-hour time limit is allowed once per year for special circumstances such as the use of an RV for a family visit, preparation of a boat for the upcoming season, or temporary storage of cedar bark while distributing it around the yard. This storage exception is not to exceed a length of 14 days.
3. The maximum number of certain items specified in Article B, Building and Land Use Restrictions, Section 6, Storage, that are less than 6 feet in height and inside and fully screened from view on all sides by a six foot perimeter fence shall be one (1).
  - a. To keep or store more than one item inside a perimeter fence such as construction materials and debris, appliances, boats, trucks, campers, trailers and vehicles of any description, a Request for Architectural Change must be submitted.
  - b. Keeping or storing items inside a perimeter fence such as garden tools, compost bins, garbage cans, barbeques, pools, swing set, dog houses and garden furniture do not require a Request for Architectural Change.

**M. Standards for Landscape Maintenance**

1. Lawns will not be allowed to grow to a height of more than five (5) inches at any time.
2. Planting beds shall contain only ornamental plants and shrubs, excluding lawn grasses, which can be found at garden stores and nurseries.
3. Dead and diseased ornamental plants shall be promptly removed.

4. Naturalized bulbs in shrub beds and tree circles shall be deadheaded after blooming and the foliage cut back once die back is apparent.
5. Lawns shall be composed only of perennial lawn grasses and be free of weeds and moss.
6. Lawns shall be edged so that grass does not encroach onto the sidewalks.
7. Driveways and sidewalks shall be weed free.
8. Boulevard trees shall be watered thirty (30) minutes each month from July 1<sup>st</sup> through September 30<sup>th</sup> by owners of the land on which the trees are located; unless the tree has been in place three years or longer.
9. Branches of boulevard trees at the entrance and on a homeowner's property must be trimmed to provide at least 10 feet of clearance above the sidewalk or street.