



# **Cascade Highlands Homeowners Association**

## **Cascade Highlands Homeowners & Architectural Review Committee Reference Document**

**Revision 1  
Effective Date:  
7 April 2015**

**CASCADE HIGHLANDS HOMEOWNERS ASSOCIATION  
CASCADE HIGHLANDS HOMEOWNERS & ARCHITECTURAL REVIEW COMMITTEE  
REFERENCE DOCUMENT**

**OBJECTIVES**

The section of the Cascade Highlands Homeowners Association Conditions, Covenants and Restrictions (**CC&R's**) serves as a uniform guide to both the Cascade Highlands Homeowners and the members of the Architectural Review Committee (**ARC**) toward maintaining and enhancing our 125 home community.

This Reference Document addresses improvements and replacements for which Homeowners will most often submit applications to the Architectural Review Committee. They are not intended to be all-inclusive or exclusive, but rather serve as a guide to identifying improvements permissible in our community.

The specific objectives:

- Our community reflects the governances in the CC&Rs as a guide to each Homeowner toward being the best steward of their property. Additionally the standards in the Reference Document help to maintain/increase our home values and keep the area 'in demand'.
- Provide uniform guidelines to be used by the Architectural Review Committee in reviewing applications consistent with the goals set forth in the Founding Documents for Cascade Highlands Homeowners Association and the action of the Board of Directors.
- Assist Homeowners to prepare an acceptable application to the Architectural Review Board.
- Increase Homeowners awareness and understanding of the CC&Rs.
- Describe the organization and procedures involved with the architectural standards established by the CC&Rs.
- Illustrate basic design principles which will aid Homeowners in developing exterior improvements and structural changes that are in harmony with the immediate neighborhood and community.

Questions regarding the Reference Document and/or application submissions  
please contact: Mailing address: Cascade Highlands Homeowners  
Association

11014 19<sup>th</sup> Avenue SE, Suite 8, PMB#204, Everett, WA 98208

ATTN: Architectural Review Committee

Email: [Architectural.Committee@CHHOA.org](mailto:Architectural.Committee@CHHOA.org)

## SECTION I

### A. Introduction

All Homeowners and residents benefit from the planning and design that have been an important part of the development of our community. The purpose of design control is to assure Homeowners and residents that the standards of design quality will be maintained. This protects property values and enhances the community's overall environment.

This section is designed to address exterior alterations or structural changes made by Homeowners to their property (land and structures) as set forth in the CC&Rs, Bylaws of the Cascade Highlands Homeowners Association and this Reference Document; reviewed and approved by the CHHOA Board.

The authority for maintaining the quality of design in the community is the Architectural Review Committee, established as outlined in the CC&Rs and Bylaws of the Cascade Highlands Homeowners Association, utilizing this Reference Document.

At the closing of your home, you received documents that included the Cascade Highlands Homeowners Association Declaration of Covenants, Conditions, Restrictions (CC&Rs), Bylaws and Articles of Incorporation. These covenants and restrictions 'run with the land' and are binding on all Homeowners. The documents should be read and fully understood by each Homeowner. For your convenience the documents are available on the CHHOA website.

### B. Definitions:

**Covenant:** Generally a promise by one person to another to do or refrain from doing something that is legally enforceable.

**Grandfather/Grandfathered:** Old rules continue to apply to existing situations while a new rule will apply to all future cases.

**Nuisance:** An unreasonable activity or condition on one's property that substantially or unreasonably interferes with another property owner's use and enjoyment of his/her land.

**Runs with the Land:** Refers to a covenant (restrictive or otherwise) that is permanently attached or applicable to a particular property. This means that these restrictive

covenants transfer with the title to subsequent land owners.

**Structure:** As defined in the Cascade Highlands Covenants, Conditions and Restrictions.

(a) Any thing or object including shrubbery and landscaping the placement of which upon any Lot may affect the appearance of the Lot, including but not limited to any building, garage, porch, shed, greenhouse, bathhouse, coop, cage, house trailer, covered or uncovered patio, swimming pool, pond, fence, curbing, paving, wall, signboard or any other temporary improvement on the Lot.

(b) Any excavation, fill, ditch, dam or other thing or device which affects or alters the natural flow of surface waters from, upon or across any Lot, or which affects or alters the flow of any waters in any natural or artificial stream, wash or drainage channel from, upon or across any Lot.

(c) Any change of more than six (6) inches in the grade of any Lot.

### C. **Architectural Review Committee Review Criteria**

The Architectural Review Committee evaluates all submissions on the individual merits of each application. The characteristics of the house type and the individual site are taken into account when evaluating the particular design proposal. What may be an acceptable structural change or design of an exterior in one instance may not be for another.

The following criteria represent in more specific terms the general standards that will be used in reviewing and evaluating an application for structural or design change.

1. **Validity of Concept:** The basic idea must be sound and appropriate to its surroundings.
2. **Design Compatibility:** The proposed improvement must be compatible with the architectural characteristics of the applicant's house, adjoining houses and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.
3. **Location and Impact on Neighbors:** The proposed alteration should relate favorably to the landscape, the existing structure and the neighborhood. The primary concerns include but are not limited to: access, view, sunlight, ventilation, drainage. For example: (a) fences may obstruct views, breezes or access to neighboring property (b) decks or larger additions may cast unwanted shadows on an adjacent patio or property or infringe on a neighbor's privacy (c) lighting (flood lights, lamp posts) may cast unreasonable light onto adjacent properties.
4. **Good Neighbor Policy:** When proposed alteration has possible impact on adjacent property, it is strongly suggested that the applicant discuss the proposal with neighbors prior to making an application to the Architectural Review Committee. It may be appropriate in some cases to submit neighbor comments along with the application. Notification would

not imply consent but allow the ARC to consider comments along with the proposed alteration. The ARC may, at its own discretion, solicit comments from adjacent property owners regarding proposed improvements.

5. **Color:** Color may be used to soften or intensify visual impact. Parts of the addition that are similar to the existing house such as roofs, siding and trim should be matching in color. Paint colors for shutters, entry doors, garage doors, wood trim (eaves, fascia, window framing) gutters/downspouts must be of the approved colors for the community (please see appropriate section discussing paint colors) or one approved by the ARC.
6. **Materials:** Continuity is established by use of the same or compatible materials as were used on the original house. The options may be limited somewhat by the design and materials on the original house. For example: horizontal siding on the original should be used in an addition.

7. **Workmanship:** Workmanship is another standard which is applied to all exterior alterations. The quality of work should be equal to or better than that of the community. Poor practices, besides causing the owner problems, can be visually objectionable to others. Poor workmanship can also create safety hazards.
8. **Timing:** Construction of project(s) must be started within six (6) calendar months from the date of approval by the CHHOA ARC and receipt of required permits obtained from the City of Everett, and be completed within the six (6) calendar month time frame from the date of construction otherwise it could become a nuisance and safety hazard for neighbors and the community.

**D. Application for Exterior Improvements/Replacements**

Each application is reviewed on an individual basis. There are no 'automatic' approvals unless provided for specifically in these guidelines. For example: a Homeowner wishes to construct a deck identical to one already approved by the Architectural Review Committee is still required to submit an application.

An Application Form for Exterior Improvements/Replacements is attached at the very end of this document. Forms may be obtained from the Cascade Highlands Homeowners Association website: <http://chhoa.org>. Select the 'Architectural Review Committee' tab for a downloadable form. Please read both sides of the form and submit a complete application with the appropriate documents. Submissions may be made via email or sent to the CHHOA Post Office Box Attention: ARC.



## **SECTION II**

### **A. Review Procedures: Application for Exterior Improvements/Replacements**

All applications should be submitted to the Architectural Review Committee whether it is a permanent or temporary alteration. The application will be reviewed for completeness. If the application is complete the review process may begin. If not, the application will be returned to the Homeowner for additional information.

The Architectural Review Committee has fifteen (15) calendar days from either the postmarked envelope or the date stamped email to review a completed application. The decision of the ARC will be sent in writing to the applicant's address or via email. Failure of the ARC to act upon any request submitted to it within the fifteen (15) calendar day timeframe shall be deemed to have been approved as submitted. In any event the ARC will send a written response either to the Homeowner's address or email provided on the application.

### **B. Appeal of an Architectural Review Board Decision:**

An appeal may be made to the Cascade Highlands Homeowners Association Board of Directors if it appears that the following situations occurred:

1. Proper procedures were not followed during the administration and review process or
2. The ARC decision is proved arbitrary and had no rational basis.

To initiate the appeals procedure, the applicant must submit a written request for an appeal within ten (10) calendar days of the applicant receiving the ARC decision. The appeal will be referred to the Cascade Highlands Homeowners Association Board of Directors for review.

### **C. Non-Compliance Procedures:**

1. All Homeowners of Cascade Highlands Homeowners Association shall comply with all the provisions of the Articles of Incorporation, Covenants, Conditions and Restrictions, Bylaws and all HOA Board Resolutions, Rules and Regulations. If the Homeowner fails to comply with these documents the ARC will provide recommendations to the CHHOA Board based on the

severity of the non-compliance. The CHHOA Board will determine actions to recover damages or injunctive relief, suspension of voting rights, potential liens or legal relief deemed appropriate.

**2.** In the event rule(s) or regulation(s) of the Cascade Highlands Homeowners Association is (are) violated, the owner shall be notified by the CHHOA Board of the violation by mail or the email address on record with the CHHOA Board Treasurer.

**3.** In any instance where the non-compliance presents a health or safety risk/hazard, the CHHOA Board may take immediate action, at the owner's expense, to correct the violation. Notification to the owner of the action will be taken and the costs incurred will be made by certified mail, return receipt requested.

4. The Homeowner shall have the right to appeal any non-compliance citation. The request for appeal must be submitted in writing and must be received at the CHHOA Post Office Box address within ten (10) calendar days of receipt of the notice.

5. In the event the Homeowner does not bring the violation into compliance within ten (10) calendar days or submit a request for appeal within ten (10) calendar days of the date of receipt of the violation, the CHHOA Board shall proceed with relief deemed appropriate. If there is a Health and Safety concern the Homeowner will need to address the non-compliance immediately or the CHHOA Board will respond appropriately.

6. Either members of the CHHOA Board of Directors or the ARC may provide a 24 hour notice, with a pre-determined hour coordinated with the Homeowner, during the construction or exterior remodeling, to enter and view the property to determine if there has been compliance. The CHHOA Board of Directors or ARC shall not be deemed guilty of any manner of trespass for such entry.

***Please note that failure of the CHHOA Board or ARC to enforce any provision, covenant, restriction, rule and regulation shall in no event be deemed a waiver of the right to do so thereafter.***

### **SECTION III ARCHITECTURAL STANDARDS**

The standards that follow address a broad range of exterior structural and/or design alterations for which Homeowners frequently submit an application to the ARC. While it would be impossible to address each specific design condition these guidelines present the principle factors which should be considered when developing a design. More specifically these standards define the limits to size, quality of construction, location, materials and color based on the intended use and relationship to adjacent properties rather than focusing on particular construction detail or a specific design alternative. All ARC approved projects are to be completed within six (6) calendar months from construction start date.

The individual merits of each application will be considered by the ARC. The

use of these standards should assist the Homeowner in gaining timely approval. When the application is properly submitted the applicant should expect approval, or rationale as to why the application was not approved, within the fifteen (15) calendar day timeframe from the envelope postmarked date or the date of the email.

**SPECIAL NOTE**: Many structural changes require Snohomish County or City of Everett review and permits. It is the Homeowner's responsibility to obtain all County/City approvals and permits. The Homeowner must contact the County/City before beginning any work in order to verify the procedures to be followed and appropriate permits obtained. County/City approval DOES NOT preclude the need for the ARC approval. Please refer to Page 6 of this document, *“Review Procedures: Application for Exterior Improvements/*

## **GENERAL ARCHITECTURAL STANDARDS**

### **STRUCTURES:**

No fence, hedge, wall or other structure including decorative landscape elements, flag poles, statues, pools, hot tubs, decks, heat pumps, etc. shall be commenced, erected or maintained upon the properties nor shall any exterior addition to or change or alteration to the lot's grading or structures be made until the plans and specifications showing the nature, kind, shape, height, color, materials and location of the same have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the ARC.

Where it is architecturally feasible, it is recommended that all garages, storage buildings, tool cabinets, garden houses and similar structures be attached to or incorporated in and made part of the dwelling house. Any secondary structure must be constructed of the same materials, including roofing, as the existing house and must be painted in a similar fashion, adhering to the building code of the lot. Structures will not exceed nine feet in height and 100 square feet in area. All structures must be at least 5 feet from side, 5 feet from back, and 22.5 feet from front property lines. If a corner home the 22.5 foot rule would apply to the street side of the home. It shall be the obligation of each Lot Owner to be familiar with the rules, regulations and procedures of the CHHOA Architectural Review Committee for review, plan review and approval. All projects must meet all governmental requirements for permits and licenses. Permits must be secured before ARC approval to proceed.

The responsibility of the construction including materials, drainage and maintaining the integrity of the land remains with the Homeowner. Please refer to Page 8 of this document, *"Review Procedures: Application for Exterior Improvements/Replacements"*.

### **1.0 HOUSE:**

**1.1 Roofing:** All roofing material shall be made of composite asphalt shingles. Asphalt shingles must be CertainTeed Landmark, CertainTeed Landmark Pro or equal. The specification for this material is available from

the ARC. Criteria for approval of asphalt shingles will be based on minimum weight of 240 pounds per square inch, a 110 mph wind warranty and a UL certification that the shingle meets ASTM D3462 and protection from moss and algae. All roofs must be of a similar color to other roofs in the Cascade Highlands subdivision.

**1.2 Siding:** All dwelling siding material shall be a horizontal lap siding or vertical channel siding. No T-111 or vertical L.P. panels shall be allowed.

**1.3 Painting:** All exterior colors shall be in accordance with CHHOA approved color palette. The color palette is on the CHHOA website under the ARC tab and is also at the end of this document. All painting and repainting projects, including repainting with the existing colors, must be submitted for review using the Application for Exterior Improvements/Replacement found in this document and on the CHHOA website. The

paint color selected from the approved color palette must not be a similar color as the two homes directly adjacent to your property nor four homes directly across from your home.

**1.4 Garage Doors:** All replacement garage doors must remain compatible to CHHOA community homes. The color of the garage doors must match the trim or the predominant color of the house.

**1.5 Screen Doors:** Screen or storm doors shall match the existing windows or trim of the residence and not detract from the overall appearance of the home.

**1.6 Installation of Awnings:** External awnings and or sunblockers either fixed or retractable must be approved by the ARC prior to installation. All rails, slides, housings and other non-retractable components shall blend into the color of the structure to which it is attached. Sunscreens are to be installed on the interior wall of the living unit.

## **2.0 GROUNDS:**

**2.1 Power to structures:** No outdoor overhead wire or service drop for the distribution of electric energy or for telecommunication purposes nor any pole, tower or other structure supporting said outdoor overhead wires shall be erected, placed or maintained within the properties. All purchasers of Lots within the properties, their heirs, successors and assigns shall use underground service wires to connect their premises and the structures built thereon to the underground electric or telephone utility facilities.

**2.2 Driveway/Parking Bay:** All driveways shall be constructed of concrete or finished concrete aggregate unless approval for use of other materials is granted, in writing, by the ARC. Application submittal must be made for installation of any driveway and/ or replacing or refinishing the same.

**2.3 Patios and Decks:** Patio and decks are to be located in rear yards. When patio and deck schemes include other exterior changes, such as lights, landscaping, etc., the ARC will take into consideration neighbors' privacy, aesthetic appropriateness and in keeping with rest of the

neighborhood. Front porches need ARC approval.

**2.3.1 Decks:** Decks are not permitted on the second floor of homes.

**2.4 Retaining Walls and Rockeries:** Retaining walls and rockeries are not permitted in the front yard between properties. Plans to construct retaining walls and rockeries must be submitted to the ARC. These plans should include a sketch showing the location of the structures on the lot and the proposed wall or rockery and a brief description including the height, material, and the soil level. The following materials will not be considered: railroad ties, cinder blocks, etc. Homeowners wishing to construct retaining walls or rockeries along a neighbor's property line should consult with their neighbor before submitting their plan to the ARC. No boundary wall situated anywhere upon the lot shall have a height greater than six (6) feet above the finished grade surface of the ground.



**2.5 Basic Fence Policy:** Homeowners should seek agreement with their neighbors before submitting plans for fences that will run along common property lines. When submitting a plan to the ARC that includes fencing, the Homeowner needs to provide a sketch of the property showing the existing structures and the proposed fence line. Additionally, the Homeowner needs to provide the ARC with the style, construction method, materials and color of the proposed fence. No approval is needed to repair a section of existing fence with like materials. Railroad ties are not permitted either in lieu of fencing or as fencing.

**2.5.1 Rear Property:** Fences must be made of natural wood, be six (6) feet in height as measured from average grade surrounding the fence and on the property line or slightly inside the Homeowner's property line. Slats may be no greater than one (1) inch apart and must be vertical. Alternating vertical or horizontal slats are not permitted. The smooth side of the fencing lumber must be facing the street. Gates must be consistent with fencing material. The fence and gate(s) must harmonize with the existing fencing of adjacent neighbors, topography and surrounding structures.

**2.5.2 Front Property:** No fence is allowed on the front yard of the property parallel to the sidewalk.

**2.5.3 Front Yard Side Property:** Decorative fencing is permitted on the front side yard of property. The decorative fencing must be less than thirty-six (36) inches in height and may not be plastic or white picket fencing.

**2.5.4 Fence Painting:** All fencing panels front and back, for new and replacement fencing will be maintained as natural wood or be treated with natural transparent or semi-transparent stains only, in accordance with the CHHOA approved color palette. Existing fencing currently maintained as natural wood or treated with natural transparent stains will remain in that state. Fencing color should match or be close in color to any adjacent/connecting/ shared fencing. Please read the "*Good Neighbor*" section.

**2.5.5 Trellis/Arbor/Archway:** A trellis/arbor/archway that is part of a fence should not exceed ninety inches (90' or 76') as measured from average grade surrounding the area. If the trellis/arbor/archway is free standing and placed either on the front, rear or side property it must not exceed seven (7) feet in height as measured from average grade surrounding the area. Synthetic or natural materials are acceptable but the finish must be consistent with the finish on the fencing or house trim.

**2.5.6 Maintenance:** All fences must be maintained in good proper condition, including, but not limited to, cleaning and treatment to prevent moss and mildew growth. Missing slats need to be replaced and maintained as needed.

**2.6 Landscaping:** Care should be exercised in the landscaping and in planting and maintenance of trees and shrubs on your lot to prevent drainage problems or obstruction of sight lines required for vehicular traffic. Consideration should also be given to type of trees to be planted, specifically with regard to size of mature trees and how roots will affect water lines and underground cables, etc. If such plantings result in complaints by neighbors, the ARC will consider appropriate measures to resolve the problem. Major front yard landscaping changes must be approved by the ARC.

**2.6.1 Grass:** Artificial grass is not permitted in the front or front side yards. Grass must occupy at least  $\frac{1}{4}$  of the front yard of each home. Artificial grass is permitted in the back yard/side yard as long as the back yard/side yard cannot be seen from the street (must have complete enclosure of back yard/side yard).

**2.6.2 Vegetables:** Vegetable plants of any kind shall be limited to the rear yard.

**2.6.3 Landscape Objects:** Exterior decorative lawn objects such as birdbaths, small figurines, garden statues etc. may be placed in the front yard of a residence, provided that the object is of a neutral color/material and that the number of objects shall not exceed six (6) in number. Bird baths cannot exceed 36 inches in height and other decorative figures or small benches shall not exceed 24 inches in height or 4 (four) feet in length. No decorative objects are to be seen from the backyard. Seasonal holiday decorations are permitted on the front of homes and must be removed within three weeks from the end of the holiday season.

**2.6.4 Tree Cutting:** The care and removal of any tree must comply with the intent of the Covenants and considered an integral part of the landscaping of the property.

**2.6.4.1** Trees the CHHOA maintains cannot be removed without ARC approval. These are not limited to but include: Thunderclouds, Silver Maples, Persian Parrotas.

**2.6.4.2** Any deciduous or leaf bearing tree on the Homeowners property may be removed at the discretion of the Homeowner if such removal does not impact the integrity of the landscaping of the property.

**2.6.4.3** All trees located on a Homeowners property at a time of purchase shall be properly maintained. Dead, diseased, rotted or otherwise damaged portions of the trees must be removed. Any tree that has been previously damaged by general construction, due to acts of nature or aging should be removed by the Homeowners of the property or adjacent properties for safety reasons.

**2.7 Greenhouses:** Reviewed by the ARC on a case by case basis.

**2.8 Gazebos:** All gazebos will not exceed nine (9) feet in height as measured from average grade surrounding the area. Synthetic or natural materials are acceptable but the finish must be consistent with the finish of the fencing. Placement location must be taken into consideration with the impact on neighbors regarding the view, noise, etc.

**2.9 Play Structures:** Submittal to and written approval from the ARC is required prior to installation of any play structure, big toy or similar object. Any structure approved by the ARC must be installed completely within the owner's backyard. Installation in side yards, common areas or Land Growth Management Protected Areas will not be permitted. Wooden structures of limited height are preferred. A sketch showing location, dimensions (including height above ground), materials, roofing, colors, details of access and how the structure will be supported is necessary. Native evergreens will be protected from damage. Provisions to prevent visual intrusion into neighbors must be taken into consideration when submitting an Application for Exterior Improvements/Replacements. The basic platform of a structure shall not exceed 36 square feet.

**2.10 Tree Houses:** Tree houses are not permitted.

**2.11 Sports Court:** Sports Courts are not permitted.

**2.12 Swimming Pools:** Only permanent in-ground pools are permitted to be installed on the property and only in the backyard. Swimming pools must be maintained in proper condition at all times. Children's wading pools are permitted on a seasonal basis in the backyard only. Above ground structured pools are not permitted at any time. Homeowner is responsible for all liability with regard to a swimming pool, both the benefits and the hazards.

**2.13 Storage Sheds:** Storage sheds, (not including Rubbermaid or other similar types of small sheds or storage bins less than 92 cubic feet), must be approved by the ARC. Applications must include a site plan identifying the

proposed shed location, the proposed materials and colors and an elevation drawing depicting the length, width and height of the proposed shed. All sheds shall have an appropriate base for its location and size, such as good ground contact, landscape timbers, gravel or cement base or cement footers. If the proposed shed is to be attached to the dwelling, the roof and siding of the shed must match the exterior color of the home. If the shed is freestanding the shed must be compatible to the applicant's house color, match the Homeowner's fence color or trim of the house. The height is restricted to eight (8) feet maximum (ground to peak) and have a footprint of no more than 50 square feet. Hard rubber or vinyl materials are allowed but the structure must be shielded from the view of the street. A five (5) foot setback from all fence lines is required.

**2.14 Restrictions on Portable Storage Units:** Storage containers, sheds, enclosures and buildings for use in side and backyards must comply with the following guidelines:

**2.14.1 Attached to existing building:.** Enclosure must match adjoining building siding materials, color, texture and general trim finish and must appear to be an integral part of the larger building.

**2.14.2 Free Standing:**

**A.** Height is restricted to eight (8) feet maximum (ground to peak) and have a footprint of no more than 50 square feet unless otherwise approved by the ARC.

**B.** Hard rubber, plastic, aluminum and vinyl materials are not allowed in most cases although if completely shielded from view the ARC will consider approval on a case by case basis.

**C.** A five (5) foot setback from all fence lines is required if the peak to ground distance is more than six (6) feet unless otherwise approved by the ARC.

**D.** Storage building roof and other construction materials must match in color and general appearance those of the adjoining home.

**3.0 OTHER:**

**3.1 Other Buildings:** No buildings or structure shall be moved on to any lot from land outside of Cascade Highlands subdivision. No trailer shall be placed or maintained on any lot. Carports, portable or attached are not permitted on any lot. No building of any kind shall be erected or maintained on a building site prior to construction of the dwelling house.

**3.2 Temporary Portable Storage Units:** Pods, dumpsters, shipping containers and the like are permitted in the driveway for a time period not to exceed 14 calendar days. If additional time is needed, approval from the ARC must be obtained.

**3.3 Ponds and Water Features:** Ponds and water features are permitted only in the backyard. The size of the pond/water feature is not to exceed ¼ of the entire back yard square footage. It is the Homeowner's responsibility to

maintain the pond/water feature, keeping in good working order, either with circulated water or emptied to prevent mosquito growth. Water feature is defined as an area with water and plants that has been created in a garden to make it look attractive.

**3.4 Doghouses/Animal Houses/Animal Shelters:** They must be compatible with the applicants house in paint color and material or match a natural wood fence and must be located in rear yards. If the doghouse/shelter exceeds five (5) feet in height or 6 square feet will be constructed with non-prefabricated materials or is visible above the owner's fence line, an application must be submitted for approval to the ARC.



**3.5 Aerials, Antenna and Satellite Dish Antennas:** No aerials or antennas are permitted in CHHOA. All satellite dishes must be less than 39 inches in diameter. The Homeowner is responsible to work with the dish provider to determine a visually unobtrusive placement.

**3.6 Mechanical Equipment:** Heat pumps/air conditioners, propane tanks, solar devices, chimney flues, hot tub pumps and similar exposed mechanical equipment shall be aesthetically concealed from view on all sides and shall be shielded in such a manner to minimize noise and safety impacts. The Committee shall approve the use of natural landscaping and/or lattice work enclosure to screen such equipment. Whenever possible, mechanical equipment shall be installed away from the adjacent neighbor's bedroom area.

**3.7 Solar Panels:** Solar panels will be reviewed by the ARC on a case by case basis, taking into consideration that they will not be seen by adjacent neighbors or from the street.

**3.8 Flagpoles:** Temporary flagpole staffs which do not exceed six feet in length, are attached at an incline to the front wall or pillar of the house does not require ARC approval. All other types of flagpoles are prohibited.

#### **Interpretation of the Guidelines:**

*The ARC shall have the right to determine all questions arising in connection with the Architectural Reference Document and to construe and interpret the provisions of the Reference Document in a good faith determination; construction or interpretation shall be final and binding. Additional Reference Standards may be added by ARC Resolution as presented and approved by the CHHOA Board of Directors.*

# CHHOA Approved Exterior Home Paint Color Palette

*The following exterior paint color palette provides the CHHOA approved colors to select from. The naming of the colors is by Sherwin Williams. Paint may be of any brand name but must be “like” (close match) to the Sherwin Williams colors. Color chips of these Sherwin Williams named colors may be obtained by going to a Sherwin Williams Paint Store.*

## **EXTERIOR HOUSE PAINT COLORS**

*Sherwin Williams 2014-2015 Named Colors - Suburban Modern Collection*

*(Color names and numbers may be repeated.)*

Wool Skein	6148	Artisan Tan	7540	Status Bronze	7034
Bamboo Shoot	773	Alabaster	7008	Roycroft Pewter	2848
	3				
Breezy	7616	Extra White	7006	Rookwood	2817
				Amber	
Tatami Tan	6116	Colony Buff	7723	Hornburg Gray	7622
Fresco Cream	7719	Pottery Urn	7715	Incredible White	7028
Dry Dock	750	Hot Cocoa	6047	Chateau Brown	7510
	2				
Muslin	6133	Straw Harvest	7698	Rural Green	6418
Homestead	7515	Keystone Gray	7504	Moderne White	6168
Brown					
Outerbanks	753	Rice Grain	6155	Quiver Tan	6151
	4				
Extra White	700	Rushing River	7746	Spiced Cider	7702
	6				
Uncertain Gray	623	Evening Shadow	7662	Peppercorn	7674
	4				
Birdseye Maple	283	Cocoon	6173	Olde World Gold	7700
	4				
Jogging Path	763	Intellectual Gray	7045	Thunder Gray	7645
	8				
Shoji White	704	Relaxed Khaki	6149	Hopsack	6109
	2				
Restrained Gold	6129	Burlap	6137	Pier	7545

*(Continued on next page.)*

Retreat	620	Netsuke	6134	Edgy Gold	6409
	7				
Perfect Greige	607	Popular Gray	6071	Garret Gray	6075
	3				
Artifact	6138	Creamy	7012	Ramie	6156
Anjou Pear	6381	Jersey Cream	6379	Warm Stone	7032
Techno Gray	6170	Connected Gray	6165	Alchemy	6395
Rustic City	769	Dover White	6385	Stone Lion	7507
	9				
Cork Wedge	753	Smokehouse	7040	Chamois	6131
	9				
Silvermist	7621	Pure White	7005		

*(Continued on next page.)*

## ***EXTERIOR HOUSE PAINT COLORS***

***Sherwin Williams 2014-2015 Named Colors - Suburban Traditional Collection***

***(Color names and numbers may be repeated.)***

Cardboard	6124	Believable Buff	6120	Urbane Bronze	7048
Wool Skein	6148	Hardware	6172	Fired Brick	6335
Universal Khaki	6150	Moderate	6140	Cordovan	6027
		White			
Summit Gray	7669	Extra White	7006	Greenblack	6994
Restrained Gold	6129	Polar Bear	7564	Forestwood	7730
Virtual Taupe	7039	Accessible Beige	7036	Slate Tile	7624
Poolhouse	7603	City Loft	7631	Peppercorn	7674
Whole Wheat	6121	Antique White	6119	Grecian Ivory	7541
Knitting Needles	7672	Pearly White	7009	Seaworthy	7620
Humble Gold	6380	Wool Skein	6148	Griffin	7076
Jubilee	6248	Extra White	7006	Manor House	7505
Green Earth	7748	Nacre	6154	Fiery Brown	6055
Softer Tan	6141	Foothills	7514	Maison Blanche	7526
Alabaster	7008	Dormer Brown	7521	Patience	7555
Khaki Shade	7533	Tiki Hut	7509	Brandywine	7710
Burlap	6137	Rice Grain	6155	Bitter Chocolate	6013
Tree Branch	7525	Divine White	6105	Rare Gray	6199
Casa Blanca	7571	Pewter Green	6208	Dover White	6385
Gateway Gray	7644	Mediterranean	7617	Concord Buff	7684
Pure White	7005	Porpoise	7047	Dried Thyme	6186
Windsor Greige	7528	Thunder Gray	7645		

***May be used ONLY for trim color and NOT entire house color:***

Rookwood Terra	2803	Carnelian	7510
Cotta			
Raisin	7630	Rustic Red	7593
Naval	6244	Carriage Door	7594

***(Continued on next page.)***

## ***FENCE STAIN/FINISH COLORS***

***BEHR Premium Wood Coatings Named Colors. Fence stain/finish may be of any brand name but must be “like” (close match) to the BEHR Premium Wood Coatings named colors. BEHR named colors chips may be obtained at your local Home Depot.***

### TRANSPARENT Stains:

Golden Honey	T170	Antique Oak	T171	Natural Sequoia	T172
Chocolate	T129	Barn Red	T112	Cordovan	T104
Unfinished		Natural	500/400	Brown	
Wood				Cedar	501/401
Redwood	502/402			Naturaltone	

### SEMI TRANSPARENT Stains:

Cappuccino	ST142	Golden Beige	ST158	Red Cedar	ST152
Cedar	ST146	Sage	ST151	Royal Hayden	ST136
California Rustic	ST130	Redwood	ST330	Terra Cotta	ST118
Bordeaux	ST106	Sable	ST135	Chocolate	ST129
Valise	ST123	Russet	ST117	Padre Brown	ST105
Cedar	ST533	Redwood Naturalstone	ST122	Woodbridge	ST116
Naturalstone					
Chestnut	ST110	Cordovan Brown	ST104	Antique Brass	ST115
Wrangler Brown	ST109	Coffee	ST103		

# REVISIONS

## **REVISION 1 7 April 2015**

*The document was updated to reflect the comments/input from Homeowners that attended the ARC Proposed Guidelines meeting on 25 February 2015.  
CHHOA Board approved Revisions 7 April 2015.*