

OVERLOOK AT QUALCHAN HOMEOWNERS ASSOCIATION (HOA)

ARCHITECTURAL CONTROL COMMITTEE (ACC) GUIDELINES

Adopted by the Overlook at Qualchan HOA Board of Directors on _____.

I. Purpose

These Guidelines have been adopted to assure compliance with the Overlook at Qualchan Covenants, Conditions and Restrictions (CC&Rs), Section B; Residential Covenants and Section C; Architectural Control Committee. The term Guidelines is used rather than Rules because the ACC and/or HOA Board of Directors (Board) may, with exception of Building Codes, use their discretion in determining the requirements for an ACC application depending on the circumstances.

II. Authority

Authority for the establishment of the ACC and its functions and duties is found in the CC&Rs, Section A; Entirely Protected Residential Areas and Section C; Architectural Control Committee.

III. Guidelines for construction of new homes in Overlook at Qualchan HOA

In accordance with the CC&Rs, the ACC shall have the sole discretion as to the quality and size of each approved dwelling, or modifications thereto, within the HOA.

A. General Provisions

1. No dwelling shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling not to exceed normal heights for one, one and a half and two-story dwellings. Basements are not included in this height limit since they are below ground level whether fully below ground or daylight basements.
2. Each dwelling must include an attached garage for at least two cars side by side.
3. The ACC shall have sole discretion as to quality and size of each dwelling or modification there to.
4. No dwelling shall be erected or altered on any lot until construction plans and specifications and a plan showing the location of the dwelling have been approved by the ACC including, but not limited to quality of workmanship and materials, harmony of size, external design and value with existing structures and as to the location with respect to topography and finished grade elevation.
5. No building other than the approved dwelling or fences and walls may be placed on any lot without written approval of the ACC and/or Board.

B. Specific Provisions and Requirements

1. Compliance with recorded plat, City and County Codes and Rules.
 - a. No dwelling shall be located on any lot nearer the front property line or nearer to the street than the minimum setback lines shown on the recorded plat or as permitted by local authorities.

- b. All setbacks shall be determined at the time the application for building permit is submitted to the City.
2. Compliance with CC&Rs
- a. No dwelling shall exceed two stories above ground level.
 - b. Construction of any approved dwelling must begin no later than eight months after lot closing and be completed as to all exterior aspects no later than eight months after start of construction.
All required documentation must be submitted to and approved by the ACC prior to commencement of construction. If all required documentation is not included with the application, the application must be rejected, and the applicant notified as to reason for rejection within ten business days of receipt. At time of rejection, the applicant will be provided the opportunity to submit the missing items and request reconsideration of application.
Once all required documentation is received, the application must be approved or rejected by the ACC within fifteen business days. Failure to do so shall constitute approval of application.
 - c. If landscaping is included in the construction process, plans for such landscaping must accompany the application. Such plans shall specify location and description of plantings, ground cover and sprinkler system.
 - d. If fences or walls are included in construction process, drawings and descriptions must accompany the application and must specify materials, colors, location and height.

C. Acceptable dwelling sizes and building materials

- 1. Square footage of each floor above ground level must be a minimum of 1800 not including garages, porches and decks. If dwelling is intended to be one- and one-half story, the one-half story must be a minimum of 1200 square feet.
- 2. Roofing material must be composition shingle or tile. Exceptions may be made by the ACC for faux composition or tile materials.
- 3. Siding material must be horizontal hard board, vinyl or brick. No T1-11 or similar vertical siding will be allowed.
- 4. Garage doors must be horizontal sectional wood or vinyl material.
- 5. All exterior colors must be earth tones with exception of front entrance door which may be a brighter color subject to approval by the ACC.
- 6. There must be partial brick or stone treatment on front of dwelling and on each side of garage doors.
- 7. Each dwelling must include an attached garage with a parking capacity for a minimum of two vehicles side by side. No garage may have more than three bays.

8. Window trim must be wood or vinyl.
9. Fences must be vinyl only with heights and setbacks in compliance with City Codes.
10. All lots must contain drainage systems to adequately retain run off or ground water on the lot and system must comply with all City and County Codes as well as HOA CC&Rs. Depending on topography and soil content of the lot, the ACC may require an engineer study and drawings.

D. Required contents of ACC application package

1. Plot plan showing size and location of dwelling on lot with setbacks from property lines and streets.
2. Complete set of plans and specifications to include:
 - a. Detailed drawings of dwelling showing elevations and dimensions of all sides of dwelling including siding and rock/brick finishes and square footages of all stories above ground level and basement, if any. Drawings must include all spaces in dwelling with room sizes.
 - b. Drawing of attached garage specifying location to dwelling and access doors for persons and vehicles.
3. Copies of all documents and information submitted to City for Building Permit including copy of Permit, if received. If Permit not yet received, it must be provided before construction is commenced.
4. Roof material and color.
5. Framing material.
6. Siding and door material including actual color swatches.
7. Type of windows and window trim including colors.
8. Drawings of garage doors with description of materials and colors.
9. Detailed drawings and descriptions of drainage plan to retain runoff and ground water on lot.
10. Drawing of any planned fence or wall including description of materials, height, color and location on lot.
11. Drawing and description of any planned landscaping including lawns, plantings, ground cover and location on lot.
12. Proposed or known sales price.
13. Location of other homes constructed in neighborhood.
14. Other information or documentation as may be required by ACC.

OVERLOOK AT QUALCHAN HOMEOWNERS ASSOCIATION (HOA)

**ARCHITECTURAL CONTROL COMMITTEE (ACC) NEW CONSTRUCTION
APPLICATION**

Applicant Name: _____

Applicant Address: _____

Applicant Phone Number: _____

Address of proposed construction: _____

When completing this application, please refer to Sections C and D of attached ACC Guidelines. All items listed in these Sections must be submitted with application unless exempted by the ACC. Applications that do not include all required information and documentation will be rejected. Application may be reconsidered only when all required information and documentation is received by the ACC.

Applications should be submitted to:

Overlook at Qualchan HOA, ACC
c/o WEB Properties Inc. Attention Ron White
PO Box 21469, Spokane, WA. 99201

Questions regarding the application process should be directed by email to:

ron@webpropertiesinc.com.