

Windstorm Park HOA
P.O. Box 910
Fairview, OR 97024

ARB Guidelines Update/Clarifications

Introduction:

The members of the Windstorm Park Homeowner Association (“Association”) and its Board (“Board”) acknowledge that certain portions of the Covenants, Conditions and Restrictions (“CC&R’s”) dated 2/24/98, Document #98027957 should be revised to facilitate the review process and to further support the Architectural Guidelines for the Association. These revisions are intended to clarify how proposed improvements are to be reviewed so that the process is clarified for all Members.

The below guidelines are to supplement the existing CC&R’s.

❖ **Exterior Lighting**

- **Detached Lights:** No permanent free-standing lights, except as noted herein;
 - Small (less than 24” tall) down lights allowed in backyards. Lights to be focused downward so it does not shine in neighboring property. Lights to be at least 5’ from neighboring property line.
- **Attached Lights**
 - Street Exposure. Lights only at exterior doors, garage doors and at covered porches.
 - Side Yards. Lights only at exterior doors with illumination directed downward.
 - Backyard. Lights at exterior doors including garage doors with illumination to be directed downward.

❖ **Plantings**

- ARB Approval required for NEW plantings taller than 36” within 5’ of side property line AND property abutting street frontage. Height of plantings is the height of the vegetation at maturity or within 3 years, not at time of planting.
- Grass to be maintained in planting strip along street frontage. Area within 18” of street tree can be planted with flowers.

❖ **Fences**

- All fences must be approved by the ARB Committee and are subject to design guidelines noted in Exhibit A of the CC&R’s
- Fences are not allowed along street frontage.
- Fences at backyards abutting the alley must be located at least 48” into the property.

- Side yard fences to be 42” to 72” tall. Side yard fences may not extend past (toward street frontage) the front wall of the house. Side yard fence sections within 8’ of the front wall will not exceed 48” in height.
 - Any metal/iron fences must be black in color.
 - *Vinyl fencing, or equal, shall be white. (3/11/04)*
- ❖ **Masonry/Non-Vegetative Improvements at front yard**
- All masonry or non-vegetative improvements are allowed in front yards with ARB approval. All retaining or garden walls at front yards must be constructed of native stone or brick. Masonry to match house masonry or be dark in color. CMU and “keystone” type block walls are expressly prohibited. See design guidelines noted in Exhibit A of the CC&R guidelines.
- ❖ **Exterior Additions:** All additions to exterior of house are subject to ARB Approval
- Recreational equipment at front driveways, i.e. moveable basketball hoops will be allowed subject to ARB Approval.
 - Satellite dishes located at rear of house will be allowed subject to ARB Approval. Locations at the front portion of the house are prohibited.
 - Skylights or “sola-tube” additions will be restricted to rear elevations of houses
 - Air-conditioning units maybe located at ground level at side and rear elevations with ARB Review. ARB criterion will focus on location of condenser vis-à-vis neighboring house entrances, windows, etc.
 - Air-conditioning units mounted in windows will not be allowed at windows facing public streets or within 10’ of the front corner of the house. Window mounted units will be restricted from windows that face other adjoining house windows or exterior doors.
 - Greenhouses/Storage Sheds are subject to ARB Approval. ARB approval criterion prohibits these units in front yards. Approval criterion may allow them at side yards and rear yards, if completely screened from the street frontage and neighboring properties. Height of structure not to exceed 7’.
 - Play structures may be located in rear yards subject to ARB Approval. No structures will be allowed within 5’ of the side property lines and will not exceed 12’ in height. *Play structures will be removed by Property owner when no longer used by children on a continuing basis. Play structures are subject to the same design criterion as house improvements. (3/11/04)*
 - Deck additions at rear of house are approved. Deck must not come within 5’ of the side property lines and deck must match existing decking material and design. Deck additions at side and front yards are subject to ARB Approval.
- ❖ **Property Maintenance:** *Property owners are responsible for continued maintenance & upkeep to both the exterior home and the grounds, which are part of the homeowner’s lot.*
- *Homeowners will ensure that the appearance of their property will be free from unsightly material. That is to say that garbage, debris, construction materials/tools, gardening equipment, utility trailers (with debris), will not remain on ones’ property, in view of neighbors or the public, longer than 48 hours. Property includes driveways, lawns, porches, front, side and back yards.*
 - *Property owners are responsible for periodic maintenance and upkeep to both the structure and the grounds, which are part of the homeowner’s lot. This includes*

mowing of yards when grass exceeds 6" tall, weed removal and other normal landscape maintenance. (Ex. Any plant growing where it is not wanted or intended to be)

- *Property owners will also ensure that shrubs, trees and other plantings will be properly cultivated and maintained on a seasonal basis. (3/11/04)*

❖ **Flagpoles**

- *Permanent and freestanding flagpoles are not permitted.*
- *Temporary flagpoles that do not exceed 6' in length and attached at an incline to the exterior wall of the home or deck rail support do not require ARB approval. The displayed flag cannot be offensive in nature. (3/11/04)*

❖ **Exterior Painting**

- *Repainting of original colors is allowed without ARB review. Original colors are those exterior paint colors and roof color used when the house was constructed. Changes from the original colors are subject to ARB review. (3/11/04)*

Marie O. Kolpobowski
President of Windstorm Park Homeowners' Association

6/23/04
Date

Daniel J. Carfield
Secretary of Windstorm Park Homeowners' Association

6/23/04
Date

Original Update 6/26/03
2nd Update 3/11/04