



Shelley Lake Estates Homeowners' Association
P.O. Box 1872, Veradale, WA 99037
www.shelleylake.org

Date: February 24, 2009

BUILDERS/LOT OWNERS: Please contact the Architectural Committee at architectural@shelleylake.org (or call Derek at 467-7001) and a contact will be assigned to coordinate with you throughout construction.

The following must be submitted to and approved by the Architectural Committee prior beginning construction:

- Full set of blueprints including site plan and description of materials with signature of builder.

Failure to obtain approval will result in a Board of Directors approved fine of \$100 and builder will be responsible for any compliance costs.

HOUSE REQUIREMENTS

- Building height not to exceed 35 feet, measured on average lot elevation.
- Maximum of two stories.
- Multi-level houses (includes basements with egress windows): main floor minimum of 1400 square feet with total assessed livable square footage of 2100 square feet.
- Single level houses: main floor minimum of 1800 assessed livable square footage.
- Split entry homes require Board of Directors approval.
- Basement egress windows cannot have metal or fiberglass retaining walls.
- One fireplace, minimum. Wood burning/pellet stove may be substituted if EPA certified. Any fuel supplies must be stored in areas not visible from the street or common areas.
- Two-car garage minimum.
- Driveway minimum length is 25', which may consist of concrete or concrete pavers. Special colors or finishes require prior approval. Driveway width is limited to 32' without prior approval.
- With the exception of driveways not exceeding 800 square feet, storm water shall be contained within the lot.
- Rain gutters along all roof edges that are parallel to the ground
- House must be constructed by a licensed general contractor under state statutes.

EXTERIOR HOUSE REQUIREMENTS

- Minimum of two exterior lights on garage and one at each exterior entryway.
- House address numbers 4" high.
- A minimum of 40 *total* square feet of river, stack, cut stone or brick accents is to be installed on front facing walls. A portion of the front facing garage wall must be included.
- Siding may be of fiber-cement, wood, stucco, or vinyl (44 mil minimum) per color palette. No siding either of or giving the appearance of T1-11 allowed.
- Vinyl, engineered wood or wood trim, per color palette.
- Window trim on front windows (at a minimum).
- Deck and/or patio
- Roofing Material: asphalt fiberglass 30 year architectural shingles (upgrades will be considered on an individual basis) per color palette



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LANDSCAPING REQUIREMENTS

Site plan with proposed borders, grass, shrubs, and trees shall be submitted and approved prior to beginning of landscaping; must be signed by builder, or owner, as applicable. Initial landscaping must cover entire front yard – defined to be the entire width of the lot, from the curb to the front of the house and side yards to the same depth as fences (5 feet from front of home). Initial landscaping MUST be completed by builder (for Spec homes) upon completion of construction, or by owner/builder (for custom homes) prior to occupancy (seasonal/weather related deferrals may be requested).

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- Landscaping must be completed within 9 months after certificate of occupancy is issued.
- Sprinkler system must be installed for the front yard; the controller must accommodate additional zones to service entire yard.
- Grounds will be maximum of 75% grass and minimum of 25% decorative rock or bark.
- Landscaping visible from the street front shall include 3 evergreen shrubs, 3 deciduous shrubs and 1 flowering tree not to exceed 40' in height at full maturity.
- Fences require approval and may be constructed of wood or vinyl. May not extend beyond a line 5' to the rear of the front of the living area.

OTHER

- Out buildings must be constructed to present an appearance similar to the house and may not exceed 120 square feet. Plans must be submitted and approved in advance.
- Construction debris deemed excessive, as determined by the Architectural Committee or the Board of Directors, will be required to be removed. In any event, debris must be contained within lot under construction.
- Contractors shall take care to prevent heavy equipment from damaging the streets and curbs. Contractors will be responsible repairing damage, including that caused by sub-contractors, to any common areas, including streets, to the satisfaction of the Homeowners' Association

GENERAL CONTRACTORS ARE REQUIRED TO RETURN A SIGNED COPY OF THESE REQUIREMENTS TO THE ARCHITECTURAL COMMITTEE PRIOR TO START OF CONSTRUCTION.

I hereby acknowledge receipt of a copy of these requirements and fully understand and will comply with the same.

(Name)

General Contractor, License #