



AFTER RECORDING MAIL TO:

Name: Summit at Autumn Hills Homeowners Association
Address: P.O. Box 585
City / State: Camas, WA 98607

Document Title(s): (or transactions contained therein)

- 1. The Summit at Autumn Hills Architectural Controls and Guidelines
- 2.
- 3.
- 4.

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- 1. The Summit at Autumn Hills Homeowners Association
- 2.
- 3.
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- 5. Additional names on page _____ of document

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- 1. The Public
- 2. The Summit at Autumn Hills
- 3.
- 4.
- 5. Additional names on page _____ of document

Abbreviated Legal Description as follows:

(i.e. lot/block/plat or section/township/range/quarter/ quarter)

Complete legal description is on page _____ of document

Assessor's Property Tax Parcel / Account Number(s):

WA-1

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THE SUMMIT AT AUTUMN HILLS

ARCHITECTURAL CONTROLS AND GUIDELINES



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SUMMIT AT AUTUMN HILLS HOMEOWNER

34.00 Clark County, WA

1. OBJECTIVES

This document is a guide for both the members of the Homeowners Architectural Control Committee (ACC) and also for property owners. It is hoped that the booklet will increase the awareness of the encompassing nature of design and its importance to the quality of life of The Summit at Autumn Hills. The guidelines define the responsibilities that the homeowner must assume as part of their contribution to this principle. The guidelines are broad based and address those exterior improvements for which homeowners most commonly submit applications to the ACC, and are not intended to be all inclusive.

The specific objectives of the booklet are:

- ~ To set forth uniform guidelines to be used by the ACC in reviewing applications.
- ~ To illustrate basic design principles which will aid residents in developing exterior improvements and additions which are in harmony with the immediate neighborhood and the community as a whole.
- ~ To relate exterior building and property treatments to the concept of a quality neighborhood.
- ~ To increase residents' awareness and understanding of the Covenants, Conditions, Restrictions and Easements for The Summit at Autumn Hills.
- ~ To describe the organizations and procedures involved with the architectural standards established by the CCR's.
- ~ To maintain and improve the quality of the living environment of The Summit at Autumn Hills.



2. INTRODUCTION

All residents benefit from the planning and design that have been an important part of The Summit at Autumn Hills.

The Summit at Autumn Hills Homeowners Association has been established as an organization that is comprehensive and flexible enough to respond to future determinants and necessities of community management. The role of the Association is not only to own and operate open space, but also to conserve and enhance the resources of the total community.

The Homeowners Association accomplishes these primary purposes in a number of ways. The Association, of which every lot owner is a member, is charged with preserving the value of the neighborhood and ensuring the retention of harmonious, though diverse, design qualities in the community. Surveys of planned communities show that providing this service is very important to residents and is reflected in the preservation of natural features and the enhancement of real estate values.

One of the most important functions of the Association is to maintain and enhance the aesthetic quality of the homes and their environs. The Association has the power "to review and approve or disapprove the details and written plans and specification showing the nature, kind, shape, height, material, colors, and location of proposed Living Units, buildings, fences, walls, or other structures, exterior additions to or changes or alterations therein, clearing or excavation of Lots. This power is vested in the ACC (volunteer members are appointed by the Board of Directors). This Committee is the body that implements the architectural review function of the Association.

This booklet focuses on construction requirements made by homeowners or their contractors. It also outlines general rules of the subdivision.

2.1 Covenants, Conditions & Restrictions

Basic authority for maintaining the quality of design in The Summit comes through the CCR's which are a part of every deed to property within The Summit at Autumn Hills.

The CCR's establish the Summit at Autumn Hills Homeowners Association and the Architectural Control Committee. The ACC ensures that Proposed exterior alterations comply with the stated objectives. This involves regular and systematic review of all applications for New Construction and exterior alterations submitted by residents.

The intent of Covenant enforcement is to assure residents that the standards of design quality will be maintained. This in turn, protects property values and enhances the community's overall environment.



Every Summit at Autumn Hills property owner receives a copy of the CCR's at settlement. Since they are binding on all owners, homeowners should be familiar with the contents of this document.

2.2 What Must Have ACC Approval

Any building, front yard fence, front yard wall, pavement, or structure that is visible from the main street may not be installed or altered (including change of color) without submittal of complete plans to, and approval by, the ACC. These plans should indicate the extent of the proposed installation or modification. Only upon receipt of written authorization from the ACC can the project be started.

It is the responsibility of the builder or homeowner to make certain that the proposed plans are carried out as approved. If changes are necessary, an amended application must be submitted to the ACC for approval.

2.3 Special note --County Approval

Clark County requires permits and review for many changes to properties. The homeowner is responsible for finding out if his/her proposed change requires County approval and for obtaining that approval. County authorities should be contacted before any work is begun in order to verify what procedures must be followed and to obtain necessary permits. Naturally, the County approval does not eliminate the need for ACC approval, and vice versa.

2.4 Making Application to the ACC

Applications for New Construction or exterior changes may be obtained from the Architectural Control Committee. Completed applications should be returned to the Association office at least one week prior to scheduled meeting.

The Committee Chair will choose a team of Committee members to review the submitted proposal and plans, to visit the site, and to evaluate the application. The group will present their findings to the remainder of the Committee at the next meeting. This meeting will take place within two weeks of the application being submitted to the Committee. To accommodate timely review of applications, the committee will meet on an as-needed basis.

ACC Meetings are open to all homeowners. Contact the Association for meeting dates / times. The committee will give a "best efforts" attempt to notify property owners adjacent to the applicant's property for new construction to give those property owners the opportunity to comment on the application.

A letter stating the Committee's ruling will be sent to you after the review process is completed. All application requests receiving a majority affirmative vote from the ACC shall



be approved. If the ACC ruling is for denial of an application request, the applicant will be informed and the reason(s) for the denial delineated. An applicant may appeal the decision of the ACC to the Board of Directors by submitting request for review in writing to the Board.

For some homeowners, the most difficult part of the application is adequately describing their request. If you have any questions, please contact a member of the ACC. If the request is not clear, the ACC may defer its decision and request that the homeowner resubmit a clarified application.

The following items are required to accompany your application:

For New Construction and Alterations:

Site Plan A site plan is most easily prepared by submitting a copy of the approved plot plan. Proposed changes should be indicated, including dimensions and distances from adjacent properties and houses.

Materials and Colors Samples of the materials and colors to be used and an indication of the existing materials and colors should be provided. In most cases, a statement that the proposed deck, for example, is to be painted to match existing house or trim color is sufficient. Where materials and/or colors are compatible but different from those of the existing structures, samples or color chips should be submitted for clarity.

Plans A graphic description should be provided. For New Construction, a complete set of accurate building plans is required including elevations, foundations, floor plans and cross sections. For alterations, a graphic description may be in the form of manufacturer's literature or photographs as well as freehand or mechanical drawings. The amount of detail should be consistent with the complexity of the proposal. Relationships of major architectural features such as existing and proposed roof lines, window sizes and alignment, building heights, roof slopes, etc., should be shown as they affect the applicants house.

Completion Date An estimated completion date should be included on the ACC application. Projects should be completed as soon as possible after start date. It is preferable to delay starting a project, rather than have a project in progress for an extended period of time.

For Alterations:

Acknowledgment of Neighbors Applications to the ACC shall include the acknowledgment (signature) of adjacent property owners, and other homeowners who might be affected by the proposed construction as specified in the application. A neighbor's signature does not constitute agreement, only that he/she was informed about plans. If there is an issue with a neighbor not acknowledging (signing) an alteration application, the applicant will contact the Committee, which will take appropriate action.



Third Party Comments Written comments from neighbors and other residents about proposed changes that are sent to the ACC will be considered during the review process. The ACC, however, still makes its decisions based on the standards set forth in the CCR's and further described in this document.

2.5 ACC Review Criteria

The ACC evaluates all submissions on the individual merits of the application. Besides evaluation of the particular design proposal, this includes consideration of the characteristics of the housing type and the individual site, since what may be an acceptable design for an exterior in one instance may not be for another.

Design decisions made by the ACC in reviewing applications are not based on personal opinion or taste. Judgments of acceptable design are based on the following criteria that represent in more specific terms the general standards of the CCR's:

Impact on Environment The proposed construction must not unnecessarily destroy or blight the natural or man-made environment of The Summit at Autumn Hills development. Treatment of the site must relate harmoniously to adjacent sites and structures that have visual relationship to the proposed construction. All storm water drainage routes and facilities must be maintained and protected. Any vegetation planted or retained are subject to the view blockage clause in the CCR's.

Conformance with Covenants All applications are reviewed to confirm that the project is in conformance with the CCR's and Architectural Controls.

Validity of Concept The basic idea must be sound and appropriate with its surroundings.

Design Compatibility The proposed improvements must be compatible with the architectural characteristics of the applicant's house, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, colors and construction details.

Alterations and Outbuildings:

Location and Impact on Neighbors The proposed new construction or alteration should relate favorably to the landscape, the existing structure and to the neighborhood.

The primary concerns are access, view, sunlight, ventilation and drainage. In order to address these concerns adequately, applicants for alterations must advise adjacent property owners regarding plans and obtain signature on application acknowledging that advisement.

Scale The size (in three-dimension) of the proposed alterations should relate well to adjacent structures and to the surroundings. For example, a large addition to a small house may be inappropriate.

Color Colors must be either light to medium pastels or light to medium earth tones. Color may be used to soften or intensify visual impact. Parts of an addition that are similar to the existing house such as roofs, trim and siding, should be matching in color.

Materials Continuity is established by the use of materials similar to or compatible with the existing house. For instance, vertical wood siding on the original house should be reflected in the addition or outbuilding.

Workmanship Workmanship is another standard that is applied to exterior of new homes or alterations. The quality of work should be equal to or better than that of the surrounding area. Poor practices, besides causing the owner problems, can be visually objectionable to others. Also, poor workmanship can create safety hazards. The Summit at Autumn Hills Association assumes no responsibility for the safety of new construction by virtue of design or workmanship.

Timing Projects that remain uncompleted for a long period of time are visually objectionable and can be a nuisance and safety hazard for neighbors and the community. All applications must include estimated completion dates; if such period is considered unreasonable, the ACC may disapprove the application.

2.6 Amendments to the Guidelines

These guidelines may be amended. It is anticipated that the changes will be primarily additive and will not involve substantive changes to existing guidelines. However, these too may be amended to reflect changed conditions or methods. The ACC will evaluate the guidelines, when appropriate. The ACC welcomes homeowners' recommendations for amendments. Revised guidelines require acceptance by a majority of the full ACC and approval by the Board of Directors.

3. GUIDELINES

The guidelines that follow address a broad range of exterior alterations for which homeowners frequently make application to the ACC. Since it is impossible to address each specific design condition, these guidelines are presented as "performance criteria" which define the principal factors that should be considered when developing a design solution. For example, guidelines define the limits of the size, location, quality of construction, materials, and colors, based on intended use and relationship to adjoining properties and surrounding areas, rather than a particular construction detail or specific design alternatives.

The individual merits of each application are always considered by the ACC. The use of these guidelines should assist the builder or homeowner in gaining timely ACC approval. The applicant who follows the guidelines should expect approval or rationale as to why the application was not approved.

These guidelines should in no way restrict the builder or homeowner in design of well-thought-out alternative approaches.

3.1 New Construction

These guidelines will be used for the original new construction in The Summit at Autumn Hills.

3.1.1 Square Footage

The proposed home must be at least 2500 square feet all finished living area, not including garages, breezeways or covered patios.

3.1.2 Exterior Design

The exterior design must have pleasingly varied rooflines with an appealing front elevation. The home must be architecturally balanced with all of its features blending with the major design character of the home.

3.1.3 Front Elevations

The front elevation should have brick veneer in an amount that is in proportion to the size of the home and is balanced with the front elevation so as to be appealing. Some styles of homes that have enough other design elements to be appealing without brick will not be required to have brick.

3.1.4 Roofing

The roofing used in The Summit at Autumn Hills must be wood, tile or an architectural grade layered composition of at least 275 lb. per square (30 year roof). All tile or composition colors must be in harmony with the brick and exterior colors of the home. Roof colors should be browns, grays or black. Metal roofs that are earth tones will also be allowed.

3.1.5 Exterior Construction

The exterior walls will be double construction of materials that will be compatible with the architectural tone of the subdivision. Sheet sidings such as T-1-11, aluminum or vinyl will not be considered.

3.1.6 Exterior Color

The color of exterior building materials is very important in creating the architectural quality and continuity of the subdivision. The colors need to blend together so as to soften the visual impact. The colors deemed most appropriate to do this are light to medium pastels and earth tones. Recommendation for body colors is to keep them lighter tones with trim either 2 shades darker or lighter or trim may be painted to match the roof or brick color. White trim colors will be allowed when appropriate.

3.1.7 Construction Debris

Neatness of the job site is necessary to promote the quality of The Summit at Autumn Hills and to keep the job site as unobtrusive to neighbors as possible. The job site should be cleaned up at least weekly and all construction debris removed.

3.1.8 Construction Time Frame

Projects should be completed as expediently as possible. All homes must be completed within one year from start of home construction.

3.1.9 Storm Drainage

Extreme care must be used to keep storm drainage systems functioning and clear of mud and debris. Streets need to be kept clean of dirt and mud in order to keep mud from clogging storm drainage swales and creeks. Job sites will be required at start of construction to have gravel pads on which to park construction vehicles and deliver materials. Daily street cleaning will be required by any lot owners that have caused dirt or debris to be deposited on streets from their job site. If applicable, all lot grading plans must be approved by Clark County.



3.1.10 Chimneys

All wood burning fireplaces or wood stove setups are required to have masonry chimneys. Metal flues for gas-burning fireplaces will be allowed if unobtrusive and painted to match roof or house color. Large wood chases are not allowed unless they are an essential design element of the home style.

3.1.11 Repeated Plans

Builders that have plans they wish to duplicate may do so three times with these requirements: Repeated plans must be at least 5 lots away from each other. Plans repeated over 2 times must have an acceptable alternate elevation designed for the third time it is repeated.

3.1.12 Setbacks From Property Lines

All setbacks for homes or accessories must be to minimum County standards as approved by the County and the Architectural Control Committee. Owners are encouraged to center their homes on the lots to create distance between the homes.

3.1.13 R. V. Parking

All recreation vehicles and boats must be parked so as to be out of sight from the main street and adjacent houses. Special care must be exercised so parked recreational vehicles and boats are not obtrusive to neighbors.

3.1.14 Application Requirements

Applications for home construction should include complete accurate building plans, plot plan, description of colors and materials. An estimated completion date should be included. Plans will be returned when the house is completed.

3.1.15 Private Road Driveway Approaches

All driveways constructed off the private roads within The Summit at Autumn Hills will be culverted adequately to accommodate storm water. All driveways serving homes will be hard surfaced with pavement, concrete, or other acceptable surfaces; driveways serving accessory buildings may be gravel. All driveways must be completed within one year of occupancy of the residence.

3.2 Major Exterior Alterations and Outbuildings

Major alterations and outbuildings include, but are not limited to, garages, carports, shops, barns, greenhouses, rooms and other additions to a house. Although specific site and design considerations will be evaluated by the ACC on their individual merits, all alterations must conform to the following standards:



- ~ The proposed structure must be compatible with the original structure and in scale with the lot size.
- ~ The design of major alterations and outbuildings should be compatible in scale, materials and color with the applicant's house and adjacent houses.
- ~ The location may not impair views or the amount of sunlight and natural ventilation reaching adjacent properties.
- ~ The slope and materials of a new roof should match those on the existing house. Barns and shops will be allowed to use compatible roofing.
- ~ If changes in grade or other conditions that will affect drainage are anticipated, they must be indicated. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage.
- ~ Specific site and design considerations will be evaluated on their individual merits.

3.2.1 Additional Rooms

See general guidelines at the beginning this section.

Major features of the house (such as vertical and horizontal lines, projections, trim details and materials) must be reflected in the design of an addition.

3.2.2 Garages and Carports

See general guidelines at the beginning of this section.

Garages and carports must relate appropriately to the house and its surroundings.

3.2.3 Greenhouses

See general guidelines at the beginning of this section.

A greenhouse must maintain a continuity of building lines, scale and materials with the existing house. Detached greenhouses may be allowed if design and placement are proper.

3.2.4 Shops, Barns and Other Outbuildings

Shops, Barns and any other outbuildings must be built according to these design and material requirements:

- a. Styles and construction should be similar to home construction.



- b. Compatible colored metal will be allowed for roofs only.
- c. T-1-11 sheet siding will not be allowed.
- d. Number of major outbuildings on any one property will be limited to 2. This is not intended to prevent construction of minor structures such as garden sheds, pool houses, saunas, playhouses or others as approved by the committee.
- e. Size constraints for all outbuildings are as follows: one building may not be larger than 36'x 48'; the other may not be any larger than 24' x 48'. Eave heights on any outbuilding may not exceed 12 feet.
- f. Setbacks for all outbuildings, except detached residential garages, must be behind the residence building line that is visible from the main street. This may not be the "front" of the house. Side yard setbacks for barns must be a minimum of 50 feet. No building, including home, shall be placed on any tract with respect to setbacks from front, side and rear property lines, except in conformity with the planning regulations and requirements of the municipal government having jurisdiction within the area in which subject property is located.

3.2.5 Application for Major Changes

Preliminary Application (optional)

- a. Major alterations represent a substantial undertaking in terms of cost and advance planning. Therefore, it is recommended that a preliminary application for conceptual approval be submitted.
- b. The preliminary application should include as much information as practical but must include a site plan showing dimensions, elevations if applicable, relation to the applicant's house, adjacent houses, and property lines.

Final Application

- a. It is suggested that the final application be a duplicate of those documents that are to be submitted to Clark County for a building permit including a description of colors, materials, and drawings or photographs as required to illustrate the relation of the alteration to the applicant's house and adjacent houses where necessary.
- b. Estimated completion date.



3.3 Minor Exterior Alterations

There are numerous exterior modifications that are of smaller scale than the previously noted items but which may still require ACC approval. The same basic principles of compatibility of scale, materials, and color apply. Consideration must also be given to impact on neighboring properties.

Alterations requiring that the homeowner make application to the ACC are the following:

3.3.1 Chimneys and Metal Flues

Metal flues which penetrate the roof shall be painted either flat black or to match the roof or house color. Masonry chimneys or wood flue enclosures (if small and unobtrusive) may be used when compatible in design, location and color with the existing house.

3.3.2 Clotheslines

Clotheslines must be out of sight when not in use.

3.3.3 Decks

Decks as extensions of a house have significant impact on its appearance. Decks may also affect the privacy of adjacent properties. These two factors are weighed heavily in the review of applications.

- ~ Modifications to existing decks must provide continuity in detailing, such as material, color and the design of railings and trim.
- ~ Deck configurations must relate to the house plan and to window and door openings of the house where possible.
- ~ Shadow patterns created by decks are considered both as they affect the use of outdoor space and as they affect grass and plant materials.
- ~ Materials and Color: Decks must be compatible in materials and color with the applicant's house.

3.3.4 Pet Houses/Runs/Enclosures

Pet houses must be compatible with the applicant's house in color and material, and must be located where they will be visually unobtrusive and will have the least impact on neighbors for visibility, noise and smell.



Enclosures to confine pet(s) must be placed at a location where minimum nuisance/inconvenience is caused to neighbors. Generally, this means away from shared property lines and major living areas of neighboring residences.

Kennels where dogs are boarded are prohibited.

Application Contents: a) Site plan showing the relationship of the pet house/run/enclosure to adjacent home and to property lines; b) color of home, pet house/run/enclosure; c) dimension; d) landscaping and screening plan.

3.3.5 Driveways

All driveways must be completed within one year of occupancy of the residence. Only hard, stabilized surfaces of concrete, pavement or masonry will be approved. No other materials will be considered, except for driveways to serve accessory buildings, which may be gravel.

Special care must be exercised if changes alter drainage patterns. Runoff must be disposed of on each individual piece of property or directed to streets.

3.3.6 Entrance Walks

New Walk: The paving material for a new walk must be compatible with the materials in adjacent walks and/or the architecture of the house.

Replacement or Repair: Replacement of entrance walk materials for aesthetic or maintenance reasons will generally be viewed favorably if they fall within the requirements set forth above.

If the repair of existing pavement is required, the new patched area should match the adjacent pavement in material and color. It should be installed to form a smooth continuous surface, which will allow the flow of storm water without ponding.

3.3.7 Exterior Lighting

Lighting cannot be directed outside one's property. Special care must be exercised so lighting is not obtrusive to neighbors.

3.3.8 Fences

Fencing is used to separate property, provide security and visual privacy or architecturally define space. In achieving any one of these goals, a barrier is created which has both visual and physical impact on the boundaries of common land and property of adjacent homeowners. Careful consideration should be given to the basic fencing concept and the manner in which the concept is executed.



ALL fence designs for front yards of homes, along property lines or greater than 150 feet in length must be submitted to the ACC for approval. Applicant must provide details of styles. Stain/paint color must also be approved.

- ~ Fence height should not be greater than is necessary for its intended use, since fencing can have a significant impact on adjoining properties and community open space.
- ~ The height and design of fences should generally conform to other fencing in the area and all County codes relating to fencing.
- ~ The height of a fence, the topography of the land, and the relative distance of an observer affect both the amount of privacy afforded by a fence and its degree of visual impact. The height of a fence should be compatible with the scale of the house.
- ~ Fencing should relate to the principal architectural features of the house in design, location, and the way in which it connects to the existing house. It should not visually compete with or dominate a structure.
- ~ Fencing which is finished on one side only must be constructed with the finished side facing out, that is, toward neighboring properties. Fences finished on both sides (commonly called a "Good Neighbor Fence") may also be used.
- ~ Gates shall match fencing in design, color, materials and height.
- ~ Continuous solid fencing panels shall not exceed eight feet center to center of posts.
- ~ Location: Most fencing involves boundary line considerations, therefore, fence submittals shall show the proposed fence's exact relationship to the property line. All fences must conform to County codes.
- ~ Height: Fence heights in front yards shall be limited to between 4 feet and 6 feet as measured from ground level.
- ~ Backyard fences may be pasture type fencing if neatly and professionally constructed and maintained.
- ~ Fences along roads must be set back a minimum distance equal to the easement or 6 feet, whichever is greater.
- ~ No fence may be built across a community trail easement.

3.3.9 Flagpoles

Permanent freestanding flagpoles or flagpoles attached to a home will be reviewed on a case by case basis.

3.3.10 Gutters and Downspouts

For detached houses, gutters and downspouts should match those existing in color and design and must not adversely affect drainage on adjacent properties.

3.3.11 House Numbers

House numbers will be permanently mounted, legible and visible from the street. They should be of size that is appropriate for the applicant's house. In certain cases, decorative house numbers are appropriate depending on location and type of house.

3.3.12 Landscaping

This section of the guidelines is included as an aid to builders and homeowners in the preparation of landscape plans or in providing supplemental planting.

The utilization of non-living objects as ornaments in the landscape is generally discouraged particularly in front or side yards visible from adjacent properties and roads. Such ornamentation includes driftwood, wagons, animal sculptures (flamingos, deer, cherubs, etc). The goal of any landscape improvement is to promote a pleasing and harmonious neighborhood character. Individual expression is permissible so long as it does not detract from this goal.

Erosion and dust controls applied to ground disturbed by construction must be in place within 30 days after the completion of construction.

Front yards are to be seeded or sodded and/or landscaped within the year following completion of construction in order to minimize dust and erosion. Landscaping which does not incorporate grass or lawn area must eliminate dust and erosion.

Rear yards must be seeded/sodded and/or landscaped within one (1) year of closing the purchase of the home.

Landscape plans that do not include structures (retaining walls, fences, decks, etc.) do not need to be submitted for ACC approval. However, any complaints regarding landscaping will be handled based on the following guidelines:

- ~ Landscaping includes any plants, trees, ornamental bark or rock, or other additions to yards. No more than 10% of the total area of any lot shall be covered by non-living ground covers such as gravel, lava rock, bark dust, etc.



~ View blockage will be considered detrimental under the following circumstances:

1. The view adversely affected by landscaping must have been part of the original concept or overall plan.
2. The ACC will consider the density of the offending plantings and amount of view blocked.
3. Other factors are cutting off light and air, physical intrusions, offending odors, overmaturity and overplanting.

Landscaping can be effectively used to accent driveways, define space, create "soft" privacy screens and reduce the visual impact of fences, sheds, etc. Since landscaping is a design element, consideration should be given to relationship to the applicant's house and adjacent houses.

Location: Care should be exercised in planting and maintenance of trees and shrubs to prevent the obstruction of sight lines required along roadways. Plantings must not block sun to or views from neighboring properties. The shade patterns of larger trees and possible physical damage to other properties by encroaching planting should always be considered.

If plantings are determined to be detrimental by the ACC, homeowners may be required to change them.

Scale: Care should be exercised in selecting plant materials which, upon maturity, will be of an appropriate size in height and width for their intended use and location. Mature size should always be considered, especially when planting close to walkways and houses.

Vegetable Gardens: Many of the considerations that apply to decorative landscaping also apply to the design and placement of gardens. Gardens may be softened in visual impact through choice of plants, incorporation of flowers into garden borders and the use of landscape screening materials. Consideration should be given to the use of evergreen materials in screening (so as to maintain the effectiveness of screening during winter months). An effort should be made to balance the scale of the garden with that of the house and yard.

3.3.13 Unlandscaped Areas

Pastures or Natural areas that are left unlandscaped must be maintained as follows:

- ~ Pastures must be seeded and maintained so as to prevent growth of noxious weeds.



- ~ All natural vegetation debris created as a result of clearing of the home site and its surrounding area may be stored in piles, but these piles must be eliminated within two years.
- ~ Areas left to regenerate or be maintained in their natural state will, after being cleared of logging debris, be subject to view blockage considerations named in the CCR's.
- ~ Noxious weeds, as defined by the County, must be controlled by the property owner.
- ~ Property owners are responsible for keeping alder clear a minimum of 8 feet from community roads abutting their property.

3.3.14 Painting

Any changes in exterior color for houses, fences, decks, roofs and trim must be approved by the ACC. Colors of stains/paints should be compatible with the colors of other houses in the neighborhood. Color chip(s) (samples) must be submitted with the application.

3.3.15 Patios

Patios provide a means for ground level extension of indoor space with less visual impact than elevated decks. When patio schemes include other exterior changes such as fencing, lights and plantings, other appropriate sections of these guidelines should be consulted.

Materials and Color: Materials should have natural weathering qualities as found in wood, brick, stone and concrete.

Drainage: If changes in grade or other conditions that affect drainage are anticipated, they must be indicated on the application. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage.

3.3.16 Recreation and Play Equipment

The desire for swings, basketball backboards, tot lots, etc., is frequently expressed. Most equipment of this sort is commercially available, but is often less than pleasing in appearance. Creatively designed equipment is encouraged. The guidelines below are provided in an effort to reconcile the need for play equipment with the goal of minimizing its visual impact.

Location and Size: Recreational play equipment shall be placed so as to minimize visual impact from neighbors and streets. Consideration should be given to lot size, equipment size and design, amount of visual screening, etc.



Materials and Colors: Equipment utilizing natural materials is encouraged.

Metal play equipment, exclusive of the wearing surfaces (slide poles, climbing rungs, etc.), and free standing basketball backboards and their poles should be painted dark earth tones to blend with the natural surroundings, or, if located adjacent to a dwelling or fence, painted to match the background or screening structure. Bright primary colors will be considered for play equipment, contingent upon location and landscaping. Basketball backboards may not be secured to houses or garages but may be allowed on the side of driveways.

Application: Application to the ACC should include: a) Site plan showing relation of recreational facility to lot lines of adjacent property owners; b) photograph and/or sketch of the proposed play equipment; c) dimensions; d) color and materials; e) estimated completion date.

3.3.17 Retaining Walls

Retaining walls may be used to preserve trees, improve drainage patterns, make slopes more useable, and to define certain areas. Walls should be kept as low as possible. Use of indigenous rock or wood in combination with appropriate landscaping is encouraged.

Because retaining walls may alter existing land forms, the design of such walls should be carefully considered to avoid adversely affecting drainage patterns.

3.3.18 Signs

Name and address signs for residences must be smaller than two (2) square feet. Refer to the Covenants, Conditions & Restrictions, Section 5.10 and the Community Rules & Regulations, Section IX, for information regarding all other types of signs.

3.3.19 Storm and Screen Windows

Storm or screen doors and windows must be compatible with doors and windows behind them.

3.3.20 Sun Control Devices

Sun control devices must be compatible with the architectural character of the house, in terms of style, color and material.

Awnings and trellises should be consistent with the visual scale of the house to which they are attached.

Location: The location of any awning or trellis should not adversely affect views, sunlight, or natural ventilation of adjacent properties.



3.3.21 Swimming Pools

This section addresses all residential swimming pools, including below-ground, above-ground and prefabricated types.

Location: Pools must be located so as to minimize visual impact from neighbors' and streets; however an alternate location will be considered for property with unusual configuration or unusual topographic features.

Fencing: A 6-foot high fence must protect the pool and any mechanical equipment. Fences and gates should conform to that portion of these guidelines pertaining to fencing. Approval of the fence will be considered a part of the swimming pool application and will be contingent upon completion of the pool.

Preliminary application: The installation of a swimming pool is a major undertaking in terms of cost and planning; therefore an application for preliminary approval is required. The preliminary application should include as much information as practical, but shall include a site plan showing dimensions of the pool, deck, fenced area, and relation to the applicant's house, adjacent houses, and property lines.

Final application: The final application can duplicate those documents submitted to Clark County for a building permit, and shall include style and color of fencing, landscaping, etc., and an estimated completion date.

3.3.22 Spas/Hot Tubs

Spas and hot tubs must be located so as to minimize visual impact from neighbors' and streets, although consideration will be given to an alternative location for property with unusual configuration. Spas/hot tubs must be covered and locked or be inside a 6-foot high fence, for safety purposes.

3.3.23 Wire and Pipes

All utilities, pipes and wires must be underground. The installation of a drainpipe by a homeowner and/or his contractor is subject to ACC approval.

3.4 **General Rules**

The following general rules will be enforced by the ACC:

3.4.1 Antennas

Amateur radio antennas are not allowed. Other visible antennas must not be over 40' high as measured from ground level, and must be located so as to minimize visual impact from neighbors' and streets. Lot purchasers should be aware, however, that Lot # 6 Phase II will have a 100 to 150 foot antenna erected on it.

3.4.2 Drainage

Changing, obstructing or retarding the flow of drainage is prohibited. As mentioned above, alterations to houses or lots that may change existing drainage patterns must be in compliance with County regulations.

3.4.3 Maintenance

Property ownership includes the responsibility for maintenance of all structures and grounds that are a part of the property. This includes, but is not limited to, activities such as mowing of grass, prevention of offensive and/or noxious odors associated with composting and pet waste, removal of trash, and structural maintenance. Maintenance affects the visual character and economic values of the property and neighborhood, and sometimes safety.

Items of a temporary nature (ex. seasonal decorations) must be removed after a reasonable amount of time.

Special attention should be paid to road frontage. It is recommended that a 6 foot border along roads be kept clear of large vegetation to allow for a clear line of sight, ease of snow removal, road maintenance and possible emergency use.

3.4.4 Temporary Structures

Structures of temporary nature are not allowed on any lot in The Summit at Autumn Hills at any time. However, construction storage type trailers will be allowed during the construction period of homes only.

3.4.5 Trash

Lumber, used building materials or litter of any kind may not be stored on lots in The Summit at Autumn Hills. Large amounts of debris may be collected by private contractors or may be taken to a Clark County Transfer Station.

Excess material and debris must be removed immediately after completion of any construction.

3.4.6 Utility Easements

Blocking of utility easements by structure, planting or other obstructions is not permitted.

3.4.7 Woodpiles

Woodpiles must be neatly stacked and should be less than four feet (4'-0") high. To preserve views from neighboring houses, woodpiles should be screened from view.

3.4.6 Private Road Parking

Vehicles of any type will not be allowed to park on any private street, shoulder or ditch except in an emergency situation. During construction period of home, vehicle may temporarily park on streets as long as the right of way is unobstructed.

3.4.9 Private Road Drainage Swale Maintenance

Lot frontage on streets will be kept maintained and unaltered. Grass will be required in the ditches and will be kept green and mowed.

3.4.10 Private Road Access by School District

The Camas School District will be allowed access to all private roads in the Summit at Autumn Hills. The Camas School District will not be held liable for any maintenance from such access.

3.4.11 Propane Tanks

Propane tanks will be placed or screened so as to minimize visual impact from neighbor's and street.



4. COMPLAINT PROCEDURE/FINE SYSTEM

The following procedure has been established for handling Association members' complaints regarding violations of the Architectural Controls. Complaints shall be filed with the Association Board of Directors. Those homeowners who wish to be contacted regarding the handling of their complaint may give their name and phone number. **HOMEOWNERS ARE ENCOURAGED TO RESOLVE MATTERS AMONG THEMSELVES WHENEVER POSSIBLE.**

Complaints tend to fall into one of the following categories:

1. **LACK OF ACTION**—i.e., yards/landscaping not started, completed, or maintained; woodpiles in inappropriate locations, etc.
2. **PROJECTS IN PROGRESS**—without ACC approval or which deviate from the submitted, approved plan; or which raise a neighborhood concern due to problems not originally considered- property infringement; quality of work, etc.
3. **COMPLETED PROJECTS**—not approved by the ACC or which deviated from submitted, approved plan. Complaints may also arise due to misuse, problems not originally considered, property infringement, quality of work, lack of County approval/permits, tree removal, etc.

The Board may forward complaints to the ACC for research. Complaints received by the ACC will be logged, and the ACC will appoint a team of members to research each complaint. These members will review any plans on file, make a visual inspection of the site, collect any other relevant data and present findings to the ACC (and/or the Association Board of Directors). The ACC will make every attempt to review complaints and take action on a timely basis.

Should the members handling the complaint initially find that it is unfounded (not a violation of Architectural Controls), the ACC will review at their next meeting and, if there is agreement that no violation exists, the complaint will be closed, with notification to complainant if requested.

If a violation has occurred, the ACC or the Association Board of Directors will proceed as follows for each category of complaint:

1. **LACK OF ACTION**—contact homeowner, explain the Architectural Control which has been violated; request compliance; make note on the complaint form of action taken, return form to Association Office; report to complainant if requested; and report to the ACC at their next meeting.
2. **PROJECTS IN PROGRESS**—contact homeowner and explain violation or problem; hand-deliver a Stop Work Order if appropriate; request a specific action by the homeowner (see possible actions below) by a specified date if



possible; report to complainant if requested. The ACC and/or the Board will determine any further action.

3. COMPLETED PROJECTS - with the exception of the Stop Work Order, this type of complaint will be handled the same as for category 2 above.

The Stop Work Order was developed in order to save homeowners time and money should their project be disapproved or require major modifications.

At the discretion of the ACC or the Board, a special meeting may be called to review an application when a Stop Work Order has been issued. Category 1 and 3 complaints will be reviewed at the next regular ACC meeting.

Actions which may be requested include, but are not limited to, 1) submission of application and plans for ACC approval; 2) submission of modifications to plans; 3) steps to mitigate concerns or problems; 4) resolution by agreement among neighbors involved; 5) removal of unapproved project.

It is in the best interest of all parties involved to review, discuss, and recommend possible resolutions. The ACC will then provide a time schedule adequate for the homeowner's resolution. An ACC member or team will be assigned to follow-up on the complaint to see that appropriate action has been taken. The complaint will remain on the ACC agenda until it is resolved.

If a homeowner disagrees with a decision of the ACC, that decision may be appealed to the Association Board of Directors by written request to the Board. Resolution in a timely manner is the goal of the ACC, and such an appeal should be made to the Board for review at their next meeting following the ACC decision.

If a homeowner refused to take steps to correct a violation after adequate time to do so has elapsed, the ACC or the Board will send a letter by certified mail to the homeowner outlining the violation, requesting immediate compliance, and advising that a hearing may be requested before the Board of Directors. If a hearing is requested, it shall be scheduled as soon as possible.

If at the hearing, the Board finds a violation to exist, or if no hearing is requested and the violation continues beyond fourteen calendar days after receipt by the homeowner of the certified letter, the Board of Directors may then impose a fine on the homeowner. Any fine shall become a lien in favor of the Association and against the lot or living unit in question, arising in the same manner as liens under Section 4.10 of the Covenants, Conditions, Restrictions and Easements of The Summit at Autumn Hills. The fine will be levied daily, at \$10.00 per day, until the violation is cured. Fines will be billed and collected in the same manner as are the Association's general assessments.



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SUMMIT AT AUTUMN HILLS HOMEOWNERS ASSN

34.00 Clark County, WA

In the event of a continuing violation that results in the assessment of more than thirty days of fines, the Board of Directors will review the situation. The Association may, at that time, initiate legal proceedings to enjoin further violation and to collect any unpaid fines. Fines may continue to be assessed during the time pending such legal proceedings.

SIGNATURES

Glen E. Eisner
Glen E. Eisner, President
Summit at Autumn Hills Homeowners Assn



3308070

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04/11/2001 09:38A

SUMMIT AT AUTUMN HILLS HOMECCR

34.00 Clark County, WA

STATE OF WASHINGTON,
Capacity

ACKNOWLEDGEMENT—Representative

ss.

County of Clark

I certify that I know or have satisfactory evidence that Glen E. Eisner is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the President of The Summit at Autumn Hills Homeowners Association to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 11th day of April, 2001

MARY MOREY
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 25, 2004

Mary Morey
Notary Public in and for the State of Washington,
Residing at Vancouver

My appointment expires 6/25/2004

WA-46D (11/96)

This Jurat is page 26 of 26 and is attached to The Summit at Autumn Hills Architectural Controls and Guidelines dated April, 2001.



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AFTER RECORDING MAIL TO:

Name: Summit at Autumn Hills Homeowners Association
Address: P.O. Box 585
City / State: Camas, WA 98607

Document Title(s): (or transactions contained therein)

1. The Summit at Autumn Hills Architectural Controls and Guidelines
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

Re-record	Re-record	Re-record
9305040238	3090365	3308070

Additional numbers on page _____ of document

Grantor(s):

1. The Summit at Autumn Hills Homeowners Association
- 2.
- 3.
- 4.
5. Additional names on page _____ of document

Grantee(s):

1. The Public
2. The Summit at Autumn Hills
- 3.
- 4.
5. Additional names on page _____ of document

Abbreviated Legal Description as follows:

(i.e. lot/block/plat or section/township/range/quarter/ quarter)

Complete legal description is on page _____ of document

Assessor's Property Tax Parcel / Account Number(s):

WA-1

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



THE SUMMIT AT AUTUMN HILLS

ARCHITECTURAL CONTROLS AND GUIDELINES

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1. OBJECTIVES

This document is a guide for both the members of the Homeowners Architectural Control Committee (ACC) and also for property owners. It is hoped that the booklet will increase the awareness of the encompassing nature of design and its importance to the quality of life of The Summit at Autumn Hills. The guidelines define the responsibilities that the homeowner must assume as part of their contribution to this principle. The guidelines are broad based and address those exterior improvements for which homeowners most commonly submit applications to the ACC, and are not intended to be all inclusive.

The specific objectives of the booklet are:

- ~ To set forth uniform guidelines to be used by the ACC in reviewing applications.
- ~ To illustrate basic design principles which will aid residents in developing exterior improvements and additions which are in harmony with the immediate neighborhood and the community as a whole.
- ~ To relate exterior building and property treatments to the concept of a quality neighborhood.
- ~ To increase residents' awareness and understanding of the Covenants, Conditions, Restrictions and Easements for The Summit at Autumn Hills.
- ~ To describe the organizations and procedures involved with the architectural standards established by the CCR's.
- ~ To maintain and improve the quality of the living environment of The Summit at Autumn Hills.



2. INTRODUCTION

All residents benefit from the planning and design that have been an important part of The Summit at Autumn Hills.

The Summit at Autumn Hills Homeowners Association has been established as an organization that is comprehensive and flexible enough to respond to future determinants and necessities of community management. The role of the Association is not only to own and operate open space, but also to conserve and enhance the resources of the total community.

The Homeowners Association accomplishes these primary purposes in a number of ways. The Association, of which every lot owner is a member, is charged with preserving the value of the neighborhood and ensuring the retention of harmonious, though diverse, design qualities in the community. Surveys of planned communities show that providing this service is very important to residents and is reflected in the preservation of natural features and the enhancement of real estate values.

One of the most important functions of the Association is to maintain and enhance the aesthetic quality of the homes and their environs. The Association has the power "to review and approve or disapprove the details and written plans and specification showing the nature, kind, shape, height, material, colors, and location of proposed Living Units, buildings, fences, walls, or other structures, exterior additions to or changes or alterations therein, clearing or excavation of Lots. This power is vested in the ACC (volunteer members are appointed by the Board of Directors). This Committee is the body that implements the architectural review function of the Association.

This booklet focuses on construction requirements made by homeowners or their contractors. It also outlines general rules of the subdivision.

2.1 Covenants, Conditions & Restrictions

Basic authority for maintaining the quality of design in The Summit comes through the CCR's which are a part of every deed to property within The Summit at Autumn Hills.

The CCR's establish the Summit at Autumn Hills Homeowners Association and the Architectural Control Committee. The ACC ensures that Proposed exterior alterations comply with the stated objectives. This involves regular and systematic review of all applications for New Construction and exterior alterations submitted by residents.

The intent of Covenant enforcement is to assure residents that the standards of design quality will be maintained. This in turn, protects property values and enhances the community's overall environment.

Every Summit at Autumn Hills property owner receives a copy of the CCR's at settlement. Since they are binding on all owners, homeowners should be familiar with the contents of this document.

2.2 What Must Have ACC Approval

Any building, front yard fence, front yard wall, pavement, or structure that is visible from the main street may not be installed or altered (including change of color) without submittal of complete plans to, and approval by, the ACC. These plans should indicate the extent of the proposed installation or modification. Only upon receipt of written authorization from the ACC can the project be started.

It is the responsibility of the builder or homeowner to make certain that the proposed plans are carried out as approved. If changes are necessary, an amended application must be submitted to the ACC for approval.

2.3 Special note—County Approval

Clark County requires permits and review for many changes to properties. The homeowner is responsible for finding out if his/her proposed change requires County approval and for obtaining that approval. County authorities should be contacted before any work is begun in order to verify what procedures must be followed and to obtain necessary permits. Naturally, the County approval does not eliminate the need for ACC approval, and vice versa.

2.4 Making Application to the ACC

Applications for New Construction or exterior changes may be obtained from the Architectural Control Committee. Completed applications should be returned to the Association office at least one week prior to scheduled meeting.

The Committee Chair will choose a team of Committee members to review the submitted proposal and plans, to visit the site, and to evaluate the application. The group will present their findings to the remainder of the Committee at the next meeting. This meeting will take place within two weeks of the application being submitted to the Committee. To accommodate timely review of applications, the committee will meet on an as-needed basis.

ACC Meetings are open to all homeowners. Contact the Association for meeting dates / times. The committee will give a "best efforts" attempt to notify property owners adjacent to the applicant's property for new construction to give those property owners the opportunity to comment on the application.

A letter stating the Committee's ruling will be sent to you after the review process is completed. All application requests receiving a majority affirmative vote from the ACC shall

be approved. If the ACC ruling is for denial of an application request, the applicant will be informed and the reason(s) for the denial delineated. An applicant may appeal the decision of the ACC to the Board of Directors by submitting request for review in writing to the Board.

For some homeowners, the most difficult part of the application is adequately describing their request. If you have any questions, please contact a member of the ACC. If the request is not clear, the ACC may defer its decision and request that the homeowner resubmit a clarified application.

The following items are required to accompany your application:

For New Construction and Alterations:

Site Plan. A site plan is most easily prepared by submitting a copy of the approved plot plan. Proposed changes should be indicated, including dimensions and distances from adjacent properties and houses.

Materials and Colors. Samples of the materials and colors to be used and an indication of the existing materials and colors should be provided. In most cases, a statement that the proposed deck, for example, is to be painted to match existing house or trim color is sufficient. Where materials and/or colors are compatible but different from those of the existing structures, samples or color chips should be submitted for clarity.

Plans. A graphic description should be provided. For New Construction, a complete set of accurate building plans is required including elevations, foundations, floor plans and cross sections. For alterations, a graphic description may be in the form of manufacturer's literature or photographs as well as freehand or mechanical drawings. The amount of detail should be consistent with the complexity of the proposal. Relationships of major architectural features such as existing and proposed roof lines, window sizes and alignment, building heights, roof slopes, etc., should be shown as they affect the applicant's house.

Completion Date. An estimated completion date should be included on the ACC application. Projects should be completed as soon as possible after start date. It is preferable to delay starting a project, rather than have a project in progress for an extended period of time.

For Alterations:

Acknowledgment of Neighbors. Applications to the ACC shall include the acknowledgment (signature) of adjacent property owners, and other homeowners who might be affected by the proposed construction as specified in the application. A neighbor's signature does not constitute agreement, only that he/she was informed about plans. If there is an issue with a neighbor not acknowledging (signing) an alteration application, the applicant will contact the Committee, which will take appropriate action.

Third Party Comments. Written comments from neighbors and other residents about proposed changes that are sent to the ACC will be considered during the review process. The ACC, however, still makes its decisions based on the standards set forth in the CCR's and further described in this document.

2.5 ACC Review Criteria

The ACC evaluates all submissions on the individual merits of the application. Besides evaluation of the particular design proposal, this includes consideration of the characteristics of the housing type and the individual site, since what may be an acceptable design for an exterior in one instance may not be for another.

Design decisions made by the ACC in reviewing applications are not based on personal opinion or taste. Judgments of acceptable design are based on the following criteria that represent in more specific terms the general standards of the CCR's:

Impact on Environment: The proposed construction must not unnecessarily destroy or blight the natural or man-made environment of The Summit at Autumn Hills development. Treatment of the site must relate harmoniously to adjacent sites and structures that have visual relationship to the proposed construction. All storm water drainage routes and facilities must be maintained and protected. Any vegetation planted or retained are subject to the view blockage clause in the CCR's.

Conformance with Covenants: All applications are reviewed to confirm that the project is in conformance with the CCR's and Architectural Controls.

Validity of Concept: The basic idea must be sound and appropriate with its surroundings.

Design Compatibility: The proposed improvements must be compatible with the architectural characteristics of the applicant's house, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, colors and construction details.

Alterations and Outbuildings:

Location and Impact on Neighbors: The proposed new construction or alteration should relate favorably to the landscape, the existing structure and to the neighborhood.

The primary concerns are access, view, sunlight, ventilation and drainage. In order to address these concerns adequately, applicants for alterations must advise adjacent property owners regarding plans and obtain signature on application acknowledging that advisement.

Scale: The size (in three-dimension) of the proposed alterations should relate well to adjacent structures and to the surroundings. For example, a large addition to a small house may be inappropriate.

Color: Colors must be either light to medium pastels or light to medium earth tones. Color may be used to soften or intensify visual impact. Parts of an addition that are similar to the existing house such as roofs, trim and siding, should be matching in color.

Materials: Continuity is established by the use of materials similar to or compatible with the existing house. For instance, vertical wood siding on the original house should be reflected in the addition or outbuilding.

Workmanship: Workmanship is another standard that is applied to exterior of new homes or alterations. The quality of work should be equal to or better than that of the surrounding area. Poor practices, besides causing the owner problems, can be visually objectionable to others. Also, poor workmanship can create safety hazards. The Summit at Autumn Hills Association assumes no responsibility for the safety of new construction by virtue of design or workmanship.

Timing: Projects that remain uncompleted for a long period of time are visually objectionable and can be a nuisance and safety hazard for neighbors and the community. All applications must include estimated completion dates; if such period is considered unreasonable, the ACC may disapprove the application.

2.6 Amendments to the Guidelines

These guidelines may be amended. It is anticipated that the changes will be primarily additive and will not involve substantive changes to existing guidelines. However, these too may be amended to reflect changed conditions or methods. The ACC will evaluate the guidelines, when appropriate. The ACC welcomes homeowners' recommendations for amendments. Revised guidelines require acceptance by a majority of the full ACC and approval by the Board of Directors.

3. GUIDELINES

The guidelines that follow address a broad range of exterior alterations for which homeowners frequently make application to the ACC. Since it is impossible to address each specific design condition, these guidelines are presented as "performance criteria" which define the principal factors that should be considered when developing a design solution. For example, guidelines define the limits of the size, location, quality of construction, materials, and colors, based on intended use and relationship to adjoining properties and surrounding areas, rather than a particular construction detail or specific design alternatives.

The individual merits of each application are always considered by the ACC. The use of these guidelines should assist the builder or homeowner in gaining timely ACC approval. The applicant who follows the guidelines should expect approval or rationale as to why the application was not approved.

These guidelines should in no way restrict the builder or homeowner in design of well-thought-out alternative approaches.

3.1 New Construction

These guidelines will be used for the original new construction in The Summit at Autumn Hills.

3.1.1 Square Footage

The proposed home must be at least 2500 square feet all finished living area, not including garages, breezeways or covered patios.

3.1.2 Exterior Design

The exterior design must have pleasingly varied rooflines with an appealing front elevation. The home must be architecturally balanced with all of its features blending with the major design character of the home.

3.1.3 Front Elevations

The front elevation should have brick veneer in an amount that is in proportion to the size of the home and is balanced with the front elevation so as to be appealing. Some styles of homes that have enough other design elements to be appealing without brick will not be required to have brick.

3.1.4 Roofing

The roofing used in The Summit at Autumn Hills must be wood, tile or an architectural grade layered composition of at least 275 lb. per square (30 year roof). All tile or composition colors must be in harmony with the brick and exterior colors of the home. Roof colors should be browns, grays or black. Metal roofs that are earth tones will also be allowed.

3.1.5 Exterior Construction

The exterior walls will be double construction of materials that will be compatible with the architectural tone of the subdivision. Sheet sidings such as T-1-11, aluminum or vinyl will not be considered.

3.1.6 Exterior Color

The color of exterior building materials is very important in creating the architectural quality and continuity of the subdivision. The colors need to blend together so as to soften the visual impact. The colors deemed most appropriate to do this are light to medium pastels and earth tones. Recommendation for body colors is to keep them lighter tones with trim either 2 shades darker or lighter or trim may be painted to match the roof or brick color. White trim colors will be allowed when appropriate.

3.1.7 Construction Debris

Neatness of the job site is necessary to promote the quality of The Summit at Autumn Hills and to keep the job site as unobtrusive to neighbors as possible. The job site should be cleaned up at least weekly and all construction debris removed.

3.1.8 Construction Time Frame

Projects should be completed as expediently as possible. All homes must be completed within one year from start of home construction.

3.1.9 Storm Drainage

Extreme care must be used to keep storm drainage systems functioning and clear of mud and debris. Streets need to be kept clean of dirt and mud in order to keep mud from clogging storm drainage swales and creeks. Job sites will be required at start of construction to have gravel pads on which to park construction vehicles and deliver materials. Daily street cleaning will be required by any lot owners that have caused dirt or debris to be deposited on streets from their job site. If applicable, all lot grading plans must be approved by Clark County.



3.1.10 Chimneys

All wood burning fireplaces or wood stove setups are required to have masonry chimneys. Metal flues for gas-burning fireplaces will be allowed if unobtrusive and painted to match roof or house color. Large wood chases are not allowed unless they are an essential design element of the home style.

3.1.11 Repeated Plans

Builders that have plans they wish to duplicate may do so three times with these requirements: Repeated plans must be at least 5 lots away from each other. Plans repeated over 2 times must have an acceptable alternate elevation designed for the third time it is repeated.

3.1.12 Setbacks From Property Lines

All setbacks for homes or accessories must be to minimum County standards as approved by the County and the Architectural Control Committee. Owners are encouraged to center their homes on the lots to create distance between the homes.

3.1.13 R V and Other Vehicle Parking

All recreation vehicles, boats, ATV's and infrequently used vehicles must be parked so as to be out of sight from the main street and neighboring houses. Special care must be exercised so parked and stored vehicles are not obtrusive to neighbors.

3.1.14 Application Requirements

Applications for home construction should include complete accurate building plans, plot plan, description of colors and materials. An estimated completion date should be included. Plans will be returned when the house is completed.

3.1.15 Private Road Driveway Approaches

All driveways constructed off the private roads within The Summit at Autumn Hills will be culverted adequately to accommodate storm water. All driveways serving homes will be hard surfaced with pavement, concrete, or other acceptable surfaces; driveways serving accessory buildings may be gravel. All driveways must be completed within one year of occupancy of the residence.

3.2 Major Exterior Alterations and Outbuildings

Major alterations and outbuildings include, but are not limited to, garages, carports, shops, barns, greenhouses, rooms and other additions to a house. Although specific site and design considerations will be evaluated by the ACC on their individual merits, all alterations must conform to the following standards:

- ~ The proposed structure must be compatible with the original structure and in scale with the lot size.
- ~ The design of major alterations and outbuildings should be compatible in scale, materials and color with the applicant's house and adjacent houses.
- ~ The location may not impair views or the amount of sunlight and natural ventilation reaching adjacent properties.
- ~ The slope and materials of a new roof should match those on the existing house. Barns and shops will be allowed to use compatible roofing.
- ~ If changes in grade or other conditions that will affect drainage are anticipated, they must be indicated. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage.
- ~ Specific site and design considerations will be evaluated on their individual merits.

3.2.1 Additional Rooms

See general guidelines at the beginning this section.

Major features of the house (such as vertical and horizontal lines, projections, trim details and materials) must be reflected in the design of an addition.

3.2.2 Garages and Carports

See general guidelines at the beginning of this section.

Garages and carports must relate appropriately to the house and its surroundings.

3.2.3 Greenhouses

See general guidelines at the beginning of this section.

A greenhouse must maintain a continuity of building lines, scale and materials with the existing house. Detached greenhouses may be allowed if design and placement are proper.

3.2.4 Shops, Barns and Other Outbuildings

Shops, Barns and any other outbuildings must be built according to these design and material requirements:

- a. Styles and construction should be similar to home construction.



- b. Compatible colored metal will be allowed for roofs only.
- c. T-1-11 sheet siding will not be allowed.
- d. Number of major outbuildings on any one property will be limited to 2. This is not intended to prevent construction of minor structures such as garden sheds, pool houses, saunas, playhouses or others as approved by the committee.
- e. Size constraints for all outbuildings are as follows: one building may not be larger than 36'x 48'; the other may not be any larger than 24' x 48'. Eave heights on any outbuilding may not exceed 12 feet.
- f. Setbacks for all outbuildings, except detached residential garages, must be behind the residence building line that is visible from the main street. This may not be the "front" of the house. Side yard setbacks for barns must be a minimum of 50 feet. No building, including home, shall be placed on any tract with respect to setbacks from front, side and rear property lines, except in conformity with the planning regulations and requirements of the municipal government having jurisdiction within the area in which subject property is located.

3.2.5 Application for Major Changes

Preliminary Application (optional)

- a. Major alterations represent a substantial undertaking in terms of cost and advance planning. Therefore, it is recommended that a preliminary application for conceptual approval be submitted.
- b. The preliminary application should include as much information as practical but must include a site plan showing dimensions, elevations if applicable, relation to the applicant's house, adjacent houses, and property lines.

Final Application

- a. It is suggested that the final application be a duplicate of those documents that are to be submitted to Clark County for a building permit including a description of colors, materials, and drawings or photographs as required to illustrate the relation of the alteration to the applicant's house and adjacent houses where necessary.
- b. Estimated completion date.

3.3 Minor Exterior Alterations

There are numerous exterior modifications that are of smaller scale than the previously noted items but which may still require ACC approval. The same basic principles of compatibility of scale, materials, and color apply. Consideration must also be given to impact on neighboring properties.

Alterations requiring that the homeowner make application to the ACC are the following:

3.3.1 Chimneys and Metal Flues

Metal flues which penetrate the roof shall be painted either flat black or to match the roof or house color. Masonry chimneys or wood flue enclosures (if small and unobtrusive) may be used when compatible in design, location and color with the existing house.

3.3.2 Clotheslines

Clotheslines must be out of sight when not in use.

3.3.3 Decks

Decks as extensions of a house have significant impact on its appearance. Decks may also affect the privacy of adjacent properties. These two factors are weighed heavily in the review of applications.

- ~ Modifications to existing decks must provide continuity in detailing, such as material, color and the design of railings and trim.
- ~ Deck configurations must relate to the house plan and to window and door openings of the house where possible.
- ~ Shadow patterns created by decks are considered both as they affect the use of outdoor space and as they affect grass and plant materials.
- ~ Materials and Color: Decks must be compatible in materials and color with the applicant's house.

3.3.4 Pet Houses/Runs/Enclosures

Pet houses must be compatible with the applicant's house in color and material, and must be located where they will be visually unobtrusive and will have the least impact on neighbors for visibility, noise and smell.



Enclosures to confine pet(s) must be placed at a location where minimum nuisance/inconvenience is caused to neighbors. Generally, this means away from shared property lines and major living areas of neighboring residences.

Kennels where dogs are boarded are prohibited.

Application Contents: a) Site plan showing the relationship of the pet house/run/enclosure to adjacent home and to property lines; b) color of home, pet house/run/enclosure; c) dimension; d) landscaping and screening plan.

3.3.5 Driveways

All driveways must be completed within one year of occupancy of the residence. Only hard, stabilized surfaces of concrete, pavement or masonry will be approved. No other materials will be considered, except for driveways to serve accessory buildings, which may be gravel.

Special care must be exercised if changes alter drainage patterns. Runoff must be disposed of on each individual piece of property or directed to streets.

3.3.6 Entrance Walks

New Walk: The paving material for a new walk must be compatible with the materials in adjacent walks and/or the architecture of the house.

Replacement or Repair: Replacement of entrance walk materials for aesthetic or maintenance reasons will generally be viewed favorably if they fall within the requirements set forth above.

If the repair of existing pavement is required, the new patched area should match the adjacent pavement in material and color. It should be installed to form a smooth continuous surface, which will allow the flow of storm water without ponding.

3.3.7 Exterior Lighting

Lighting cannot be directed outside one's property. Special care must be exercised so lighting is not obtrusive to neighbors.

3.3.8 Fences

Fencing is used to separate property, provide security and visual privacy or architecturally define space. In achieving any one of these goals, a barrier is created which has both visual and physical impact on the boundaries of common land and property of adjacent homeowners. Careful consideration should be given to the basic fencing concept and the manner in which the concept is executed.

ALL fence designs for front yards of homes, along property lines or greater than 150 feet in length must be submitted to the ACC for approval. Applicant must provide details of styles. Stain/paint color must also be approved.

- ~ Fence height should not be greater than is necessary for its intended use, since fencing can have a significant impact on adjoining properties and community open space.
- ~ The height and design of fences should generally conform to other fencing in the area and all County codes relating to fencing.
- ~ The height of a fence, the topography of the land, and the relative distance of an observer affect both the amount of privacy afforded by a fence and its degree of visual impact. The height of a fence should be compatible with the scale of the house.
- ~ Fencing should relate to the principal architectural features of the house in design, location, and the way in which it connects to the existing house. It should not visually compete with or dominate a structure.
- ~ Fencing which is finished on one side only must be constructed with the finished side facing out, that is, toward neighboring properties. Fences finished on both sides (commonly called a "Good Neighbor Fence") may also be used.
- ~ Gates shall match fencing in design, color, materials and height.
- ~ Continuous solid fencing panels shall not exceed eight feet center to center of posts.
- ~ Location: Most fencing involves boundary line considerations, therefore, fence submittals shall show the proposed fence's exact relationship to the property line. All fences must conform to County codes.
- ~ Height: Fence heights in front yards shall be limited to between 4 feet and 6 feet as measured from ground level.
- ~ Backyard fences may be pasture type fencing if neatly and professionally constructed and maintained.
- ~ Fences along roads must be set back a minimum distance equal to the easement or 6 feet, whichever is greater.
- ~ No fence may be built across a community trail easement.



3.3.9 Flagpoles

Permanent freestanding flagpoles or flagpoles attached to a home will be reviewed on a case by case basis.

3.3.10 Gutters and Downspouts

For detached houses, gutters and downspouts should match those existing in color and design and must not adversely affect drainage on adjacent properties.

3.3.11 House Numbers

House numbers will be permanently mounted, legible and visible from the street. They should be of size that is appropriate for the applicant's house. In certain cases, decorative house numbers are appropriate depending on location and type of house.

3.3.12 Landscaping

This section of the guidelines is included as an aid to builders and homeowners in the preparation of landscape plans or in providing supplemental planting.

The utilization of non-living objects as ornaments in the landscape is generally discouraged particularly in front or side yards visible from adjacent properties and roads. Such ornamentation includes driftwood, wagons, animal sculptures (flamingos, deer, cherubs, etc). The goal of any landscape improvement is to promote a pleasing and harmonious neighborhood character. Individual expression is permissible so long as it does not detract from this goal.

Erosion and dust controls applied to ground disturbed by construction must be in place within 30 days after the completion of construction.

Front and rear yards are to be seeded or sodded and/or landscaped within the year following completion of construction in order to minimize dust and erosion. Landscaping which does not incorporate grass or lawn area must eliminate dust and erosion.

Landscape plans that do not include structures (retaining walls, fences, decks, etc.) do not need to be submitted for ACC approval. However, any complaints regarding landscaping will be handled based on the following guidelines:

- ~ Landscaping includes any plants, trees, ornamental bark or rock, or other additions to yards. No more than 10% of the total area of any lot shall be covered by non-living ground covers such as gravel, lava rock, bark dust, etc.

~ View blockage will be considered detrimental under the following circumstances:

1. The view adversely affected by landscaping must have been part of the original concept or overall plan.
2. The ACC will consider the density of the offending plantings and amount of view blocked.
3. Other factors are: cutting off light and air, physical intrusions, offending odors, overmaturity and overplanting.

Landscaping can be effectively used to accent driveways, define space, create "soft" privacy screens and reduce the visual impact of fences, sheds, etc. Since landscaping is a design element, consideration should be given to relationship to the applicant's house and adjacent houses.

Location: Care should be exercised in planting and maintenance of trees and shrubs to prevent the obstruction of sight lines required along roadways. Plantings must not block sun to or views from neighboring properties. The shade patterns of larger trees and possible physical damage to other properties by encroaching planting should always be considered.

If plantings are determined to be detrimental by the ACC, homeowners may be required to change them.

Scale: Care should be exercised in selecting plant materials which, upon maturity, will be of an appropriate size in height and width for their intended use and location. Mature size should always be considered, especially when planting close to walkways and houses.

Vegetable Gardens: Many of the considerations that apply to decorative landscaping also apply to the design and placement of gardens. Gardens may be softened in visual impact through choice of plants, incorporation of flowers into garden borders and the use of landscape screening materials. Consideration should be given to the use of evergreen materials in screening (so as to maintain the effectiveness of screening during winter months). An effort should be made to balance the scale of the garden with that of the house and yard.

3.3.13 Unlandscaped Areas

Pastures or Natural areas that are left unlandscaped must be maintained as follows:

- ~ Pastures must be seeded and maintained so as to prevent growth of noxious weeds.



- ~ All natural vegetation debris created as a result of clearing of the home site and its surrounding area may be stored in piles, but these piles must be eliminated within two years.
- ~ Areas left to regenerate or be maintained in their natural state will, after being cleared of logging debris, be subject to view blockage considerations named in the CCR's.
- ~ Noxious weeds, as defined by the County, must be controlled by the property owner.
- ~ Property owners are responsible for keeping alder clear a minimum of 8 feet from community roads abutting their property.

3.3.14 Painting

Any changes in exterior color for houses, fences, decks, roofs and trim must be approved by the ACC. Colors of stains/paints should be compatible with the colors of other houses in the neighborhood. Color chips (samples) must be submitted with the application.

3.3.15 Patios

Patios provide a means for ground level extension of indoor space with less visual impact than elevated decks. When patio schemes include other exterior changes such as fencing, lights and plantings, other appropriate sections of these guidelines should be consulted.

Materials and Color: Materials should have natural weathering qualities as found in wood, brick, stone and concrete.

Drainage: If changes in grade or other conditions that affect drainage are anticipated, they must be indicated on the application. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage.

3.3.16 Recreational and Play Equipment

The desire for swings, basketball backboards, tot lots, etc., is frequently expressed. Most equipment of this sort is commercially available, but is often less than pleasing in appearance. Creatively designed equipment is encouraged. The guidelines below are provided in an effort to reconcile the need for play equipment with the goal of minimizing its visual impact.

Location and Size: Recreational play equipment shall be placed so as to minimize visual impact from neighbors and streets. Consideration should be given to lot size, equipment size and design, amount of visual screening, etc.

Materials and Colors: Equipment utilizing natural materials is encouraged.

Metal play equipment, exclusive of the wearing surfaces (slide poles, climbing rungs, etc.), and free standing basketball backboards and their poles should be painted dark earth tones to blend with the natural surroundings, or, if located adjacent to a dwelling or fence, painted to match the background or screening structure. Bright primary colors will be considered for play equipment, contingent upon location and landscaping. Basketball backboards may not be secured to houses or garages but may be allowed on the side of driveways.

Application: Application to the ACC should include: a) Site plan showing relation of recreational facility to lot lines of adjacent property owners; b) photograph and/or sketch of the proposed play equipment; c) dimensions; d) color and materials; e) estimated completion date.

3.3.17 Retaining Walls

Retaining walls may be used to preserve trees, improve drainage patterns, make slopes more useable, and to define certain areas. Walls should be kept as low as possible. Use of indigenous rock or wood in combination with appropriate landscaping is encouraged.

Because retaining walls may alter existing land forms, the design of such walls should be carefully considered to avoid adversely affecting drainage patterns.

3.3.18 Signs

Name and address signs for residences must be smaller than two (2) square feet. Refer to the Covenants, Conditions & Restrictions, Section 5.10 and the Community Rules & Regulations, Section IX, for information regarding all other types of signs.

3.3.19 Storm and Screen Windows

Storm or screen doors and windows must be compatible with doors and windows behind them.

3.3.20 Sun Control Devices

Sun control devices must be compatible with the architectural character of the house, in terms of style, color and material.

Awnings and trellises should be consistent with the visual scale of the house to which they are attached.

Location: The location of any awning or trellis should not adversely affect views, sunlight or natural ventilation of adjacent properties.

3.3.21 Swimming Pools

This section addresses all residential swimming pools, including below-ground, above-ground and prefabricated types.

Location: Pools must be located so as to minimize visual impact from neighbors and streets; however an alternate location will be considered for property with unusual configuration or unusual topographic features.

Fencing: A 6-foot high fence must protect the pool and any mechanical equipment. Fences and gates should conform to that portion of these guidelines pertaining to fencing. Approval of the fence will be considered a part of the swimming pool application and will be contingent upon completion of the pool.

Preliminary application: The installation of a swimming pool is a major undertaking in terms of cost and planning; therefore an application for preliminary approval is required. The preliminary application should include as much information as practical, but shall include a site plan showing dimensions of the pool, deck, fenced area, and relation to the applicant's house, adjacent houses, and property lines.

Final application: The final application can duplicate those documents submitted to Clark County for a building permit, and shall include style and color of fencing, landscaping, etc., and an estimated completion date.

3.3.22 Spas/Hot Tubs

Spas and hot tubs must be located so as to minimize visual impact from neighbors and streets, although consideration will be given to an alternative location for property with unusual configuration. Spas/hot tubs must be covered and locked or be inside a 6-foot high fence, for safety purposes.

3.3.23 Wire and Pipes

All utilities, pipes and wires must be underground. The installation of a drainpipe by a homeowner and/or his contractor is subject to ACC approval.

3.4 General Rules

The following general rules will be enforced by the ACC:

3.4.1 Antennas

Amateur radio antennas are not allowed. Other visible antennas must not be over 40' high as measured from ground level, and must be located so as to minimize visual impact from neighbors and streets. Lot purchasers should be aware, however, that Lot # 6 Phase II will have a 100 to 150 foot antenna erected on it.



3.4.2 Drainage

Changing, obstructing, or retarding the flow of drainage is prohibited. As mentioned above, alterations to houses or lots that may change existing drainage patterns must be in compliance with County regulations.

3.4.3 Maintenance

Property ownership includes the responsibility for maintenance of all structures and grounds that are a part of the property. This includes, but is not limited to, activities such as mowing of grass, prevention of offensive and/or noxious odors associated with composting and pet waste, removal of trash, and structural maintenance. Maintenance affects the visual character and economic values of the property and neighborhood, and sometimes safety.

Items of a temporary nature (ex. seasonal decorations) must be removed after a reasonable amount of time.

Special attention should be paid to road frontage. It is recommended that a 6 foot border along roads be kept clear of large vegetation to allow for a clear line of sight, ease of snow removal, road maintenance and possible emergency use.

3.4.4 Temporary Structures

Structures of temporary nature are not allowed on any lot in The Summit at Autumn Hills at any time. However, construction storage type trailers will be allowed during the construction period of homes only.

3.4.5 Trash

Lumber, used building materials or litter of any kind may not be stored on lots in The Summit at Autumn Hills. Large amounts of debris may be collected by private contractors or may be taken to a Clark County Transfer Station.

Excess material and debris must be removed immediately after completion of any construction.

3.4.6 Utility Easements

Blocking of utility easements by structure, planting or other obstructions is not permitted.

3.4.7 Woodpiles

Woodpiles must be neatly stacked and should be less than four feet (4'-0") high. To preserve views from neighboring houses, woodpiles should be screened from view.



3.4.8 Private Road Parking

Vehicles of any type will not be allowed to park on any private street, shoulder or ditch except in an emergency situation. During construction period of home, vehicle may temporarily park on streets as long as the right of way is unobstructed.

3.4.9 Private Road Drainage Swale Maintenance

Lot frontage on streets will be kept maintained and unaltered. Grass will be required in the ditches and will be kept green and mowed.

3.4.10 Private Road Access by School District

The Camas School District will be allowed access to all private roads in the Summit at Autumn Hills. The Camas School District will not be held liable for any maintenance from such access.

3.4.11 Propane Tanks

Propane tanks will be placed or screened so as to minimize visual impact from neighbor's and street.

4. COMPLAINT PROCEDURE/FINE SYSTEM

The following procedure has been established for handling Association members' complaints regarding violations of the Architectural Controls. Complaints shall be filed with the Association Board of Directors. Those homeowners who wish to be contacted regarding the handling of their complaint may give their name and phone number. **HOMEOWNERS ARE ENCOURAGED TO RESOLVE MATTERS AMONG THEMSELVES WHENEVER POSSIBLE.**

Complaints tend to fall into one of the following categories:

1. LACK OF ACTION - i.e., yards/landscaping not started, completed, or maintained; woodpiles in inappropriate locations, etc.
2. PROJECTS IN PROGRESS - without ACC approval or which deviate from the submitted, approved plan; or which raise a neighborhood concern due to problems not originally considered- property infringement; quality of work, etc.
3. COMPLETED PROJECTS - not approved by the ACC or which deviated from submitted, approved plan. Complaints may also arise due to misuse, problems not originally considered, property infringement, quality of work, lack of County approval/permits, tree removal, etc.

The Board may forward complaints to the ACC for research. Complaints received by the ACC will be logged, and the ACC will appoint a team of members to research each complaint. These members will review any plans on file, make a visual inspection of the site, collect any other relevant data and present findings to the ACC (and/or the Association Board of Directors). The ACC will make every attempt to review complaints and take action on a timely basis.

Should the members handling the complaint initially find that it is unfounded (not a violation of Architectural Controls), the ACC will review at their next meeting and, if there is agreement that no violation exists, the complaint will be closed, with notification to complainant if requested.

If a violation has occurred, the ACC or the Association Board of Directors will proceed as follows for each category of complaint:

1. LACK OF ACTION - contact homeowner, explain the Architectural Control which has been violated; request compliance; make note on the complaint form of action taken, return form to Association Office; report to complainant if requested; and report to the ACC at their next meeting.
2. PROJECTS IN PROGRESS - contact homeowner and explain violation or problem; hand-deliver a Stop Work Order if appropriate; request a specific action by the homeowner (see possible actions below) by a specified date if



possible; report to complainant if requested. The ACC and/or the Board will determine any further action.

3. COMPLETED PROJECTS - with the exception of the Stop Work Order, this type of complaint will be handled the same as for category 2 above.

The Stop Work Order was developed in order to save homeowners time and money should their project be disapproved or require major modifications.

At the discretion of the ACC or the Board, a special meeting may be called to review an application when a Stop Work Order has been issued. Category 1 and 3 complaints will be reviewed at the next regular ACC meeting.

Actions which may be requested include, but are not limited to, 1) submission of application and plans for ACC approval; 2) submission of modifications to plans; 3) steps to mitigate concerns or problems; 4) resolution by agreement among neighbors involved; 5) removal of unapproved project.

It is in the best interest of all parties involved to review, discuss, and recommend possible resolutions. The ACC will then provide a time schedule adequate for the homeowner's resolution. An ACC member or team will be assigned to follow-up on the complaint to see that appropriate action has been taken. The complaint will remain on the ACC agenda until it is resolved.

If a homeowner disagrees with a decision of the ACC, that decision may be appealed to the Association Board of Directors by written request to the Board. Resolution in a timely manner is the goal of the ACC, and such an appeal should be made to the Board for review at their next meeting following the ACC decision.

If a homeowner refused to take steps to correct a violation after adequate time to do so has elapsed, the ACC or the Board will send a letter by certified mail to the homeowner outlining the violation, requesting immediate compliance, and advising that a hearing may be requested before the Board of Directors. If a hearing is requested, it shall be scheduled as soon as possible.

If at the hearing, the Board finds a violation to exist, or if no hearing is requested and the violation continues beyond fourteen calendar days after receipt by the homeowner of the certified letter, the Board of Directors may then impose a fine on the homeowner. Any fine shall become a lien in favor of the Association and against the lot or living unit in question, arising in the same manner as described in the Covenants, Conditions, Restrictions and Easements of The Summit at Autumn Hills. The fine will be levied daily, at \$10.00 per day, until the violation is cured. Fines will be billed and collected in the same manner as are the Association's general assessments.



In the event of a continuing violation that results in the assessment of more than thirty days of fines, the Board of Directors will review the situation. The Association may, at that time, initiate legal proceedings to enjoin further violation and to collect any unpaid fines. Fines may continue to be assessed during the time pending such legal proceedings.

SIGNATURES

Glen E. Eisner, President
Summit at Autumn Hills Homeowners Association



3318327

Page: 29 of 29
05/08/2001 03:42P

36.00 Clark County, WA

STATE OF WASHINGTON, ACKNOWLEDGEMENT—Representative
Capacity

ss.

County of Clark

I certify that I know or have satisfactory evidence that Glen E. Eisner is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the President of The Summit at Autumn Hills Homeowners Association to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 8th day of May, 20 01

MARY MOREY
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 25, 2004

Mary Morey

Notary Public in and for the State of Washington
Residing at _____

My appointment expires 6-25-04

WA-46D (11/96)

This Jurat is page 25 of 25 and is attached to The Summit at Autumn Hills Architectural Controls and Guidelines dated May 8, 2001.

AFTER RECORDING MAIL TO:

Name: Summit at Autumn Hills Homeowners Association
Address: P.O. Box 585
City/State: Camas, WA 98607

Document Title(s): First Amendment to the Summit at Autumn Hills Architectural Controls and Guidelines

Reference Number(s) of Documents assigned or released:

3318327

Additional numbers on page ____ of document

Grantor(s):

1. The Summit at Autumn Hills Homeowners Association

Additional names on page ____ of document

Grantee(s):

1. The Public

2. The Summit at Autumn Hills

Additional names on page ____ of document

Abbreviated Legal Description as follows:

(i.e., lot/block/plat or section/township/range/quarter/quarter)

n/a

Complete legal description on page ____ of document

Assessor's Property Tax Parcel/Account Number(s): n/a

WA-i

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



FIRST AMENDMENT TO
THE SUMMIT AT AUTUMN HILLS ARCHITECTURAL CONTROLS AND GUIDELINES

Pursuant to the provisions of Section 2.6, Amendments to the Guidelines, Architectural Controls and Guidelines, recorded under reference number 3318327 in May, 2001, in Clark County, Washington, the following Articles of Amendment to the Architectural Controls and Guideline are approved and adopted, having been approved by not less than a majority of the full Architectural Control Committee (ACC) and thereafter approved by the Board of Directors:

1. NEW SECTION added to 3.2.5: Plan Review Charge (New Paragraph under Application for Major Changes:

The Association incurs certain costs when a homeowner submits plans to the ACC for review of initial and new construction, which costs are specific to a new home, and for which the Association should be reimbursed.

A one time plan review charge of \$400.00 shall be assessed to defray expenses of the Association relating to any plan submission for New Construction. The charge is payable not later than 7 days after the submission of the plan. If not timely paid, the Association may a) defer approval of the plan until the charge has been paid in full (without, by such deferral, creating any approval of such plans by default and/or due to the passage of time), b) impose a special assessment and/or fine for that amount, or c) invoke such other enforcement procedures applicable to an unpaid assessment.

This Amendment shall be effective as of recording of same in the Clark County Auditor's office.

2. NEW SECTION added to Section 3.4, to be 3.4.12, as



PHILIP FOSTER

AMD

26.00

follows:

A charge of \$100.00 shall be payable to the Association on any change of ownership of any unit in the Association, payable within 10 days of recordation of any Deed or other document of transfer and to be accompanied by a copy of such Deed or document of transfer, provided that this charge shall not be be charged in the event of change of ownership due to inheritance, divorce, legal separation, or other transaction not subject to payment of the Washington Real Estate Excise tax. If not timely paid, the Association may a) impose a special assessment and/or fine for that amount, or b) invoke such other enforcement procedures applicable to an unpaid assessment. The charge set forth herein is jointly due from both the transferor and transferee.

This Amendment shall be effective as of recording of same in the Clark County Auditor's office.

DATED: JULY _____, 2004.

By: *Alan Eisner*
[NAME]
President, Board of Directors

By: *ATTACHED*
[NAME]
Secretary, Board of Directors

By: *ATTACHED*
[NAME]
Chairman, ACC



PHILIP FOSTER

AMD

26.00

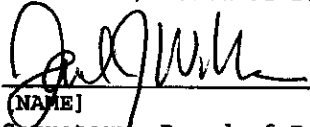
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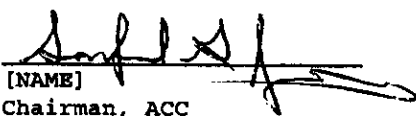
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This Amendment shall be effective as of recording of same in the Clark County Auditor's office.

DATED: JULY _____, 2004.

By: 
[NAME]
President, Board of Directors

By: 
[NAME]
Secretary, Board of Directors

By: 
[NAME]
Chairman, ACC



PHILIP FOSTER

AMD

26.00

follows:

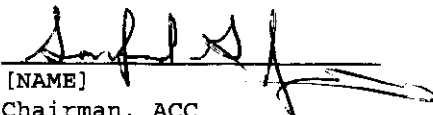
A charge of \$100.00 shall be payable to the Association on any change of ownership of any unit in the Association, payable within 10 days of recordation of any Deed or other document of transfer and to be accompanied by a copy of such Deed or document of transfer, provided that this charge shall not be be charged in the event of change of ownership due to inheritance, divorce, legal separation, or other transaction not subject to payment of the Washington Real Estate Excise tax. If not timely paid, the Association may a) impose a special assessment and/or fine for that amount, or b) invoke such other enforcement procedures applicable to an unpaid assessment. The charge set forth herein is jointly due from both the transferor and transferee.

This Amendment shall be effective as of recording of same in the Clark County Auditor's office.

DATED: JULY _____, 2004.

By: 
[NAME]
President, Board of Directors

By: ATTACHED
[NAME]
Secretary, Board of Directors

By: 
[NAME]
Chairman, ACC

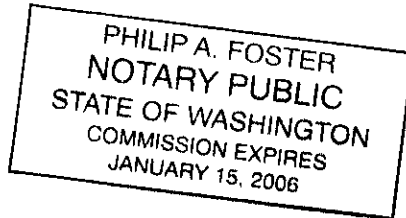


STATE OF WASHINGTON)
) : SS.
 County of Clark)

On this 21st day of December, 2004, before me personally appeared Glen Eisner, to me known to be the President of the Summit at Autumn Hills Homeowners Association or other authorized officer or agent, as the case may be) of the corporation, limited liability company, or entity that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, limited liability company, or entity, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed, if any, is the seal of said corporation, limited liability company, or entity.

Dated this 21st day of December, 2004.

NOTARY PUBLIC
 Residing at Vancouver.
 My Appointment Expires: 1-16-06

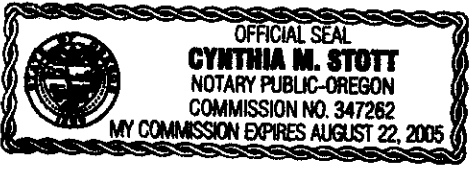


OREGON
STATE OF WASHINGTON)
 WASHINGTON) ss.
County of ~~Clark~~)

On this 24 day of January, 2005, before me personally appeared P. Williams, to me known to be the Secretary of the Summit at Autumn Hills Homeowners Association or other authorized officer or agent, as the case may be) of the corporation, limited liability company, or entity that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, limited liability company, or entity, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed, if any, is the seal of said corporation, limited liability company, or entity.

Dated this 24 day of January, 2005.

Cynthia M. Stott
NOTARY PUBLIC ^{Oregon}
Residing at ~~Vancouver~~.
My Appointment Expires: 8-22-05





STATE OF ^{Oregon} ~~WASHINGTON~~)
County of ~~Clark~~ ^{Washington}) : ss.

On this 14th day of January, 2005, before me personally appeared Sanford Jones, to me known to be the Chairperson of the Architectural Control Committee of the Summit at Autumn Hills Homeowners Association or other authorized officer or agent, as the case may be) of the corporation, limited liability company, or entity that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, limited liability company, or entity, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed, if any, is the seal of said corporation, limited liability company, or entity.

Dated this 14th day of January, 2005.



Janis R Miller
NOTARY PUBLIC Albany, Or.
Residing at Vancouver
My Appointment Expires: 1-4-08

4725561 CCRAMD

RecFee - \$67.00 Pages: 6 - SUMMIT AT AUTUMN HILLS HOA
Clark County, WA 12/13/2010 12:29



AFTER RECORDING MAIL TO:

Name: Summit at Autumn Hills Homeowners Association

Address: P.O. Box 585

City / State: Camas, WA 98607

Document Title: Amendment to the Summit at Autumn Hills Architectural Controls and Guidelines

Reference Number(s) of Documents assigned or released: 3308070, 3937900

Grantor(s)

1. The Summit at Autumn Hills Homeowners Association

Grantee(s)

1. The public
2. The Summit at Autumn Hills

AMENDMENT TO THE SUMMIT AT AUTUMN HILLS ARCHITECTURAL
CONTROLS AND GUIDELINES

Pursuant to the provisions of Section 2.6, Amendments to the Guidelines, Architectural Controls and Guidelines, recorded under reference number 3318327 in May 2001, in Clark County, Washington, the following Articles of Amendment to the Architectural Controls and Guidelines are approved and adopted, having been approved by not less than a majority of the full Architectural Control Committee (ACC) and thereafter approved by the Board of Directors:

New Guidelines for Outbuildings

Paragraph e. currently reads... "Size constraints for barns and shops are as follows: Shops may not be any larger than 36' X 48'; barns may not be any larger than 24' X 48'. Eave heights on barns or shops may not exceed 12 feet.

Modified Section 3.2.4 paragraph e to read: Constraints for outbuildings are as follows:

"Lot size 8 acres or less; A maximum of 2 outbuildings with a combined total footprint of 2880 square feet or less is allowable. Lot size 8.01 acres or greater: A maximum of 3 outbuildings with a combined total footprint of 5280 square feet or less. Eave heights on any outbuilding may not exceed 14 feet at front elevation. No outbuilding shall be approved for construction if decided by the Autumn Hills ACC that a proposed structure falls outside the spirit of section 2.5 ACC review criteria. These changes to be effective going forward and everything with prior approval by ACC, by definition, will be in compliance.

· *New Guidelines for Alders along roadside -*

Section 3.3.13 paragraph 5 currently reads: "Property Owners are responsible for keeping alder clear a minimum of 8 feet from community roads abutting their property."

Modify as follows: "Property owners are responsible for keeping all vegetation clear for a minimum height of 12 feet above the edge of pavement on all community roads abutting their property. In addition, standing alder and any tree or vegetation which may cause damage to roadways or have safety implications for the community shall be cleared a minimum of 8 feet from the edge of pavement.

· *New Guidelines for Signs -*

Section 5.10 Signs currently reads:

Except for entrance, street, directional, traffic control and safety signs, and such promotional signs as may be maintained by Declarant and participating builders or agents or contractors thereof, or the association, no signs or advertising devices of any character shall be erected, posted, or displayed upon, in or about the Summit at Autumn Hills, provided, however that one temporary real estate sign not exceeding 6 square feet in area may be erected upon any lot placed upon the market for sale or lease. Any such temporary real estate sign shall be removed promptly following the sale or rental of such lot.

AMENDMENT TO THE SUMMIT AT AUTUMN HILLS ARCHITECTURAL CONTROLS
AND GUIDELINES-1

To be modified as follows:

5.10 Signs: Except for entrance, street, directional, traffic control, safety, street address, or signs placed or maintained by the association, no signs or advertising devices of any character shall be erected, posted, or displayed upon, in or about The Summit at Autumn Hills.

5.10.1 Real Estate Signage: One temporary real estate sign not exceeding 6 square feet in area may be erected upon any lot being actively marketed for sale or lease. Any such temporary real estate sign shall be removed promptly following the sale or rental of such lot.

5.10.2 Political Signage:

One political sign not to exceed 6 square feet may be erected per lot. Such signage shall be placed no earlier than 60 days before the pertinent election date and must be removed no later than 5 days after the election.

This Amendment shall be effective as of recording of same in the Clark County Auditor's Office.

Following Paragraph in section 3.2.5 Plan Review to be removed

The association incurs certain costs when a homeowner submits plans to the ACC for review of initial and new construction, which costs are specific to a new home, and for which the Association should be reimbursed.

A one time plan review charge of \$400... shall be assessed to defray expenses of the Association relating to any plan submission for New Construction. The charge is payable not later than 7 days after the submission of the plan. If not timely paid, the Association may a) defer approval of the plan until the charge has been paid in full (without, by such deferral, creating any approval of such plans by default and/or due to the passage of time), b) impose a special assessment and or fine for that amount, or c) invoke such other enforcement procedures applicable to an unpaid assessment.

This Amendment shall be effective as of recording of same in the Clark County Auditor's Office

AMENDMENT TO THE SUMMIT AT AUTUMN HILLS ARCHITECTURAL CONTROLS
GUIDELINES – 2

Dated: September _____, 2010.

By: Lisa Tompkins 9/29/2010
(Secretary)

By: [Signature] 15 Oct 2010

By: _____

AMENDMENTS TO THE SUMMIT AT AUTUMN HILLS ARCHITECTURAL CONTROLS
AND GUIDELINES-3

NOTARIAL CERTIFICATE
(Representative)

Attached to document described as Amendment to the Summit at Autumn Hills Architectural Controls and Guidelines consisting of 2 pages, this 15 day of October, 2010.

State of Washington)

:SS

County of Clark)

I certify that I know or have satisfactory evidence that Kim Hancock is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the PRESIDENT of THE SUMMIT OF AUTUMN HILLS ASSOCIATION the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 15 day of October, 2010.

JONI G SMITH
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JANUARY 04, 2014

Joni G. Smith
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: January 4, 2014

NOTARIAL CERTIFICATE
(Representative)

Attached to document described as Amendment to the Summit at Autumn Hills Architectural Controls and Guidelines consisting of 2 pages, this 29 day of Sept, 20
10.

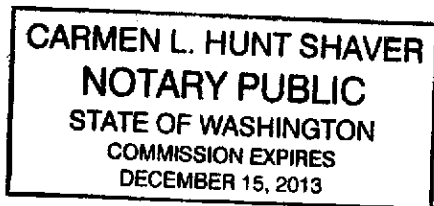
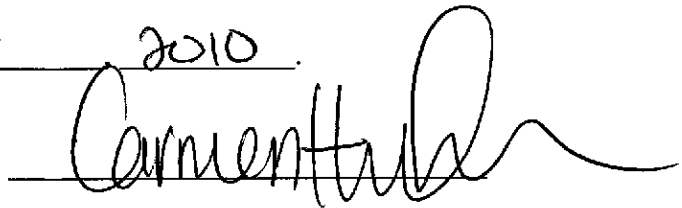
State of Washington)

:ss

County of Clark)

I certify that I know or have satisfactory evidence that Linda Tompkins
is the person who appeared before me, and said person acknowledged that (he/she) signed this
instrument, on oath stated that (he/she) was authorized to execute the instrument and
acknowledged it as the Secretary
of The Summit at Autumn Hills Assoc. to be the free and voluntary act of
such party for the uses and purposes mentioned in the instrument.

Dated this 29th day of Sept 2010.



NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: