

Per ARTICLE III, Section 12 of the Timberline Ridge CC&Rs, the Timberline Ridge HOA's Architectural Control Committee (ACC) must approve the design of any structure used to screen or store certain vehicles on homeowners' property. Vehicles that require screening/storage per the CC&R are: "boat, boat trailer, camper, mobile home, recreational vehicle or travel trailer, cars or similar objects, either with or without wheels". For more information on the types of vehicles that must be screened/stored, see detailed vehicle definitions here: <https://timberlineridge.org/ccr-vehicle-definitions>.

TR HOA ACC's Guidelines/Standards for any structure/screening used for vehicle storage are the following:

1. The structure/screening must ensure that the vehicle is completely hidden from view, including from above.
2. The vehicle must be stored/screened in a permanent structure. Using trees, hedges or other vegetation as a screen is not allowed. This permanent structure can be
  - a. a modification to the home
  - b. an addition to the home
  - c. a stand-alone permanent structure
3. The screening structure's appearance must match that of the home including, but not limited to: the style, color and materials used for siding, roofing, windows, doors and garage doors.
4. The path or driveway to the structure must match in appearance, color & materials the home's existing driveway. Gravel, dirt or lawn are not acceptable materials for a path.
5. The floor of the structure must meet all code requirements for a concrete-slab garage floor and ensure that fuel spillage/runoff cannot contaminate the ground.
6. Per ARTICLE III, Section 12 of the CC&Rs, the structure must be setback 30 feet back any street bordering the property.
7. The structure must comply with all City of Sammamish setback requirements (see a summary here: <https://www.sammamish.us/attachments/pagecontent/53565/120%20HANDOUT%20R-4%20dynamic%20setbacks.pdf>).
8. Prior to approval, the homeowner must provide documentation to the TR HOA ACC demonstrating that they have obtained all necessary permits from the City of Sammamish.

A homeowner must submit a request to the TR HOA ACC demonstrating adherence to the above guidelines. The ACC will review the request and, if all conditions are met, approve the structure.

*These guidelines were approved by the TR HOA's board of directors on Dec 2<sup>nd</sup>, 2020 in the regularly scheduled quarterly board meeting. Minutes provided [here](#).*