

CC&R Highlights

(Covenants, Conditions and Restrictions)

Topic	Summary	Comment
Amendments §11.3, p. 24	Until June 2007, it takes a 90% favorable vote of lot owners to change the CC&Rs, 75% thereafter.	There have been 3 amendments to §6.1.4, §9.10 and §9.12. In the 2006 reprint, the changes are included in the document. In earlier versions, the changes can only be found in attachments at the end.
Animals §8.11.1-8.11.3, p. 18	Typical household pets like dogs, cats and birds are ok, but not commercial breeding. Not ok are livestock and poultry. Keep dogs leashed and under close supervision.	The normal civility when walking dogs is to keep them leashed, scoop the poop and take both home with you. Spokane County has other restrictions.
Antennas §8.16, p. 19	No higher than 10 feet above the roofline. Architectural Committee could approve higher.	TV and radio reception antennas are contemplated. Transmitting antennas must not impose radio frequency interference on neighbors.
Association duties and powers §5.1.1-5.1.6, pp. 14-15	The Arrowhead Point Homeowner's Association, through its Board and committees (especially the Architectural Committee), has the obligation and authority to enforce the CC&Rs.	As part of the title closing process, purchasers of homes in Arrowhead Point agree to be bound by the CC&Rs. Failure to comply with the intent of the CC&Rs may cause monetary or legal action. The names and phone numbers of Board and Committee members are listed on the first page of the neighborhood directory and the website.
Architectural Committee §9.1-9.12, pp. 19-22	No structure of any kind can be built (or if built, kept) on a lot without prior application to, and prior approval from this Committee. Shed guidelines were adopted at the July 2023 board meeting (see AHPHOA.com under More /HOA Documents). Significant landscaping and planting changes are also under their authority.	A big part of keeping resale values high is maintaining the harmony of design and quality of materials in the neighborhood. Refrain from any major changes to the outside of your house until you discuss with and obtain approval from the Architectural Committee.
Assessments ("dues") §4.1-4.8, pp. 11-14	The board sets the budget, and a quorum of lot owners at the annual meeting must vote to disapprove. Late fees apply for unpaid annual dues. Ultimately, unpaid dues will be collected by lien or lawsuit.	Large common property projects such as the Mill Rd fence replacement are not possible without timely payment of assessments. If cash flows are uncertain, planning for an improvement can't start and ongoing projects must be deferred or stopped.
Business activity restrictions §8.2, p. 17	Home office type business are ok. Not ok are larger businesses involving lots of traffic, bulky inventory, commercial vehicles, parking issues, short term /vacation/bed & breakfast or room rentals, etc. No outdoor storage or activity should indicate a business is active. This means specifically that commercial vehicles can't be parked outdoors.	8.2 and 8.15 have additional restrictions on private and commercial vehicles (see amendment 4 to CC&R's recorded with Spokane County 8/15/2023)
Construction (unapproved) §9.3, pp. 20-21	There are penalties for construction activity that has not been approved by the Architectural Committee.	Architectural committee approval considers both design and construction materials of the proposed project.
Exceptions §11.5, p. 24	A 2/3 vote of the Board can grant exceptions to CC&Rs if deemed to be in the best interest of the Association and the CC&Rs.	
Fences & Borders §9.1, p. 19; §9.11, p. 22	The Architectural Committee must review written plans and give approval before construction starts. Plants used as lot borders must also have Arch Committee prior approval.	In the interest of neighborly good will, it is best to confer with adjacent lot owners when considering fences and borders. There are additional Spokane County rules.
Garbage §8.6, p. 17	No dumping. Keep waste in sanitary containers.	Garbage cans and yard waste containers should be stored out of public view.

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<p>Intersection sight lines §8.9, p. 18</p>	<p>Plants and structures near street corners and driveways must not impact drivers' view. Tree branches should be pruned up and shrubs pruned down to keep the 2 ft to 6 ft elevation clear, for 25 ft back from street corners and 10 ft away from driveway exit corners. There are specific instructions for how to measure.</p>	<p>Related to this is how we drive. The speed limit in our neighborhood is 25 mph. All of the intersections are "uncontrolled", the general rule is to slow down, look for approaching vehicles, yield as traffic laws require, then proceed with caution. It is not ok to blow your horn through intersections.</p>
<p>Landscaping plans §9.12, p. 22</p>	<p>This section was revised by Amendment 1, July 29, 1987. These rules related to newly constructed residences, not existing.</p>	<p>Check with the Architectural Committee if you're planning to make a significant change to your landscaping. Plantings at lot borders need prior approval.</p>
<p>Lighting (external) §8.14, p. 18</p>	<p>Get prior approval from the Architectural Committee before adding or changing external lighting. The concern is to prevent glare and disturbing neighbors. This includes lighting on the house and landscape lighting.</p>	
<p>Maintenance of homes and landscaping §7.1, p. 16</p>	<p>Ok is seeding, watering, mowing, pruning, cutting and painting consistent with good property management. Garage interiors should be kept clean and in order to reduce fire risk. There are legal and financial penalties for non-compliance.</p>	<p>Many neighbors enlist the help of yard maintenance contractors. Consider removing overgrown plants, pine trees that might fall, ground cover that invades your neighbors lot, weeds along curbing and in driveway cracks, adjust sprinklers for dead spots, etc., etc.</p>
<p>Nuisances §8.2, p. 17; §8.12, p. 18</p>	<p>Not ok are any nuisance, annoyance or offensive activity.</p>	<p>These are broad and general restrictions and are subject to the Board to decide if the activity is a nuisance.</p>
<p>Siding and roofing §9.9-9.10, p. 22</p>	<p>Before you re-side or re-roof, get approval from the Architectural Committee. They will work with homeowners on approved materials and colors (a list of approved shingles is on AHPHOA.com under More/HOA Documents).</p>	<p>Some projects have been stopped because the materials being used weren't approved.</p>
<p>Signs §8.8, pp. 17-18</p>	<p>Signs allowed are limited in type and size.</p>	<p>Per RCW 64.38.034, political yard signs can't be prohibited, but manner and placement can be regulated.</p>
<p>Storm water disposal system §2.2.4, pp. 8-9</p>	<p>AHP does not have street drains. Instead, most lots have curb cutouts that direct water onto low lying areas of the lawn ("swales"). Homeowner maintenance rules are generalized in this section, but the specifications are available from Spokane County. The County has the power to impose penalties.</p>	<p>Swale positioning was based on natural storm water drainage, so some neighbors get more of the runoff. Be considerate of your neighbors when cleaning up after construction projects or draining your pool, make sure you know where your runoff will end up and discuss with the impacted neighbor.</p>
<p>Structures (general) §8.3, p. 17</p>	<p>The only building allowed on a lot is one single family house and a private garage</p>	
<p>Structures (temporary) §8.4, p. 17</p>	<p>Prohibitions relate to using temporary structures as a residence. Specifically exempted is homeowner camping in tents.</p>	<p>Not ok is camping in trailers on the street, in driveways or on lots for extended periods. The tent camping exemption is for homeowners and their families, not for non-resident visitors.</p>
<p>Vehicles (general) §8.2, p. 17; §8.15, p. 19</p>	<p>Not ok are campers, motorhomes, business vehicles, boats and trailers, and junk cars. It is not ok to park any non-passenger vehicle or trailer and leave it for more than 48 hours.</p>	<p>The wording is muddy but the Board has the power to decide that any vehicle parked outside is in violation of the CC&Rs, regardless of location, size, type or state of repair.</p>
<p>Vehicles (recreational) §8.13, p. 18</p>	<p>This is both a use and storage restriction on vehicle type. The prohibition on motorcycles relates to off-road dirt biking, not to normal legal, licensed operations. Storage must be in an attached, enclosed garage.</p>	<p>Spokane County and Washington State have other rules.</p>