

## The Commons at Cordata Condominium Owners Association

### Property Modification Guidelines

- No structures, fencing, or patios in front yards.
  - All property modifications must fall within the impervious square footage limit. This is different for each home.
  - Pervious patios do not affect the impervious square footage that each home is allotted. Materials and installation must be confirmed by a licensed engineer.
  - Structures over 120 square feet must have city of Bellingham building permit and approval.
  - Decks and Hard Surfaces
    - Any new or replaced hard surface 300 square feet or more requires a stormwater permit.
    - Each lot has permeable limits noted in the CCRs.
    - For decks, there must be gaps and the ground below the deck shall meet BMPT5.13 and stabilized with clear crushed or drain rock of about 4". Then that area won't count against impervious surface limits. The gravel depends on what type was used and how it is used. Drain rock that is not too big is still considered permeable.
  - Exterior fencing must be stained in a clear or neutral color.
  - All exterior house, trim, door colors, and exterior structures must match current neighborhood color palette.
  - All property modification applications must include signatures to show that immediate neighbors have been notified. Neighbors may appeal to the board of directors if issues arise.
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- ***All Property Modifications Require Association Approval***
  - ***Any property modification may be challenged when selling your home.***
  - ***Most requirements are stipulated in the CC&R's and by the City of Bellingham.***