

Section 4 – CRHOA Rules and Regulations

ARCHITECTURAL CONTROL AND EXTERIOR MAINTENANCE

Reference: BL, Article IX, Section 1 and CC&R, Article IX, Section 1 and Article X.

Architectural guidelines are defined to ensure structures and landscapes in Clipper Ridge are designed and maintained in a manner that enhances property values and maintains the general character, quality, consistent color scheme and overall compatibility within the Community.

Board Responsibilities: The CRHOA Board is responsible for ensuring that homeowners meet those responsibilities in accordance with the CC&Rs. The Board is also responsible for appointing an Architectural Control Committee (ACC), which is responsible for evaluating Member submissions for major changes to landscaping, fencing, roofing and painting of houses in Clipper Ridge. The following includes general guidelines for obtaining approval from the Committee

Member Responsibilities: Members of Clipper Ridge are responsible for maintaining their properties in a manner that preserves the appearance of their homes and the overall value of the Community. They are also responsible for obtaining approval from the ACC for any major changes in the landscape, fencing or paint color of their homes before work commences.

In the event an owner fails to maintain their premises in a satisfactory manner, the Board has the right and responsibility to repair, maintain, and restore the property and may place a lien upon the property to pay for the improvements.

Landscaping: Landscaping plans should conform to established patterns in Clipper Ridge, blending well with the landscaping located on adjacent lots and not, in any manner, blocking or interfering with the established Clipper Ridge greenbelt system.

Painting: Architectural Control Committee (ACC) approval is required for painting any exterior part of the home. Color samples must be submitted along with a detailed description of where the colors are to be applied (trim, body, and doors, etc.). There are no “pre-approved” paint colors. The ACC will consider the color schemes of homes within the neighborhood and current paint trends to determine the consistency of the selected colors. No extreme hues such as neon colors will be accepted. Colors must follow existing architecture (It is recommended that no more than 6 different colors be used at a time). If you are painting your home the same color, no ACC approval is needed. Paint colors have evolved since Clipper Ridge was originally developed. Please keep this in mind as the community's goal is to keep Clipper Ridge attractive and updated to support house values. A tour of the subdivision is the best source of guidance on this subject. Houses and townhomes found in violation of these rules will be subject to review by the CRHOA Board.

Submitting an Application for Approval to the Architectural Control Committee (ACC)

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Application forms may be found in the forms section of this document. All submissions must be made in writing.

General Guidelines

Privacy screen or dog run enclosure plan submissions must include:

1. A description of the material to be used;
2. Color samples for paint or stain;
3. A drawing of the proposed design, clearly showing all dimensions, including height.
4. A plot plan showing the placement of the house on the lot in question and the proposed location of the privacy screen or dog run enclosure.

Landscaping plan submissions must include:

1. A plot plan showing the placement of the house on the lot in question and the proposed types of landscaping on the balance of the lot with each type (tree, shrub, climber, etc.) clearly labeled;
2. A description of the plants and other materials to be used.

House color submissions must include:

1. A description of the type of material to be used such as semi-transparent stain, heavy-bodied stain, latex paint, semi-gloss enamel, etc.
2. Color samples for each type of material
3. A description of the painting plan indicating where each color or type will be used, e.g. olive semi-transparent stain for siding and bronze heavy-bodied stain for fascia materials and trim.

To avoid unnecessary delay in the approval process, include all requested information, such as paint samples, and do not request approval for clearly prohibited items. Incomplete submissions will be returned.

The Architectural Control Committee will contact you regarding any problems with the submission and/or will mail a written reply, normally within seven business days from the date of submission.