

HOMEOWNERS ASSOCIATION OF CANYON RIDGE

ARCHITECTURAL REVIEW
Guidelines, Criteria, and Procedures

Adopted by the Board of Directors
March 18, 2021
Revised: July 29, 2021

Introduction

The Purpose of the Architectural Standards

The single family residential Architectural Standards provide design guidance and standards for homeowners. They are a private document written to preserve the overall quality and character of *Homeowners Association of Canyon Ridge*. They may be modified as deemed necessary by the Architectural Review Committee with the Board's consent. The Architectural Standards are not the exclusive basis for the architectural decisions by the Architectural Review Committee. It is the responsibility of the applicant to ensure compliance with the various applicable governmental regulations.

The Covenants, Conditions & Restrictions (CCR's) are a part of every deed to property within *Homeowners Association of Canyon Ridge* (each property owner receives a copy at closing) and grant the Homeowners Association the legal authority, "to review and approve or disapprove the details and written plans and specifications 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 or cutting of trees within *Homeowners Association of Canyon Ridge*." The Homeowners Association in the Architectural Review Committee (ARC) vests this authority.

Presently, the ARC consists of the Board of Directors. It is the goal to have resident members appointed by the Homeowners Association Board of Directors who will be charged with the Architectural Review function for the Homeowners Association.

Contact Information

The *Homeowners Association of Canyon Ridge* ARC can be reached through a variety of methods the contact information is listed below. The Management Trust is our Management Company and is also available through the contact information below.

***Homeowners Association of Canyon Ridge* ARC**

The Management Trust
19820 North Creek Parkway, Suite 101
Bothell, WA 98011
Phone (425) 897-3400
Fax (425) 897-3401
Email: TheTrustWA@ManagementTrust.com
Website – www.canyonridgehoa.org

Review Procedure Requirements

General

The purpose of this section is to establish standard review procedures and submittal requirements for all single-family homes. The procedures and requirements are designed to promote timely and complete reviews by the *Homeowners Association of Canyon Ridge* Architectural Review Committee (ARC). Architectural Review Applications must be approved by the ARC prior to commencing any work and prior to submitting an application to Snohomish County, if required.

Review Process

Application Submit

The application can be mailed or dropped off at the address above OR emailed to both of the following – TheTrustWA@ManagementTrust.com . If you have any questions regarding your application, please contact The Management Trust through the above email address or phone number. The application must include all of the information listed in the Submittal Requirements Section. **Incomplete applications will delay the architectural review process.**

Complete Application

Prior to commencing review of any application, the ARC will make a determination of complete application. Applications must include all the information listed in the Submittal Requirements section. The ARC will contact the applicant as to the completeness of the application within 10 days after receipt of all application information including any Third-Party Comments that may be submitted (as noted in the Application Procedure). In the course of reviewing the completed application the ARC may require the submission of additional information to aid in the review process. Requests for additional information could extend the review time frame.

Notice of Action

Within thirty (30) calendar days after receipt of a completed application, the ARC shall respond in writing to the applicant. The ARC may (a) approve the application, with or without conditions; (b) approve a portion of the application and disapprove other portions; or (c) disapprove the entire application. The ARC shall not be obligated to specify the reasons for any objections. However, no approval, whether expressly granted or deemed granted pursuant to the foregoing shall be inconsistent with the Architectural Standards, unless an approval has been granted for a Design Departure or Variance.

Approval Period

If construction does not commence on an approved application within six (6) months after the date of approval, the approval shall expire. The ARC may grant a one-time extension of up to one year from the expiration date. The written request for extension shall be received a minimum of fifteen (15) calendar days prior to the six (6) month expiration date. Any extension by the ARC must be in writing and may include new or revised conditions of approval as deemed appropriate by the ARC. For approval period specific to Painting, please see PAGE 15, FOR THE APPLICATION DETAILS AND AGAIN ON PAGE 18 and LINE 5 OF THE AKNOWLDGEMENT OF APPLICANT' BELOW.

Submittal Requirements

Applications may be obtained at *Homeowner's Association of Canyon Ridge's* web site at www.canyonridgehoa.org Please be sure to adequately describe the work you are proposing. If you have any questions, feel free to contact our property manager or ARC at the above addresses with any questions. If your request is not clear, the ARC may deny your request pending submittal of clarifying information.

If an issue is not covered by these standards arises, then the homeowner must assume that approval from the ARC is required.

if a homeowner disagrees with a decision of the ARC, that decision may be appealed to the Homeowners Association Board of Directors by written request to the Board. Resolution in a timely manner is the goal of the ARC, and such an appeal should be made to the Board for review at their next meeting following the ARC decision. No work may be done on a project during the appeal process.

Decisions made by the ARC in reviewing applications are not based on personal opinion or taste. Judgement of acceptable design is based on the *Homeowners Association of Canyon Ridge* Architectural Committee Guidelines, Criteria and Procedures and the Canyon Ridge Fence, Screen and Wall Standards which represent in more specific the general standards of the CCR's:

Conformance with Covenants: All applications are reviewed to ensure that the proposed work is in conformance with the CCR's, *Homeowner's Association of Canyon Ridge* Architectural Committee Guidelines, Criteria and Procedures.

Design Compatibility: The proposed work must be compatible with the Architectural characteristics of the applicant's house, adjoining houses and the neighborhood setting. Compatibility is defined in terms of architectural style, use of materials, colors and construction details.

Validity of Concept: The basic idea must be sound and conform with the Community Standards.

Workmanship: The quality of work must be equal to or better than that of the homeowner's property and the surrounding area.

Review Fees

No initial application fee is required. However, a fee of \$25 + Material Costs may be assessed if the HOA incurs substantial cost while possessing the application. The fee will be assessed at the ARC's discretion.

*******Note: Incomplete applications or applications needing professional services will be reviewed on a time and materials basis.**

COMPLAINT PROCEDURE / FINE SYSTEM

The following procedure has been established for handling Homeowners Association members' complaints regarding violations of the Architectural Review. Complaints may be registered with our property manager at the above address. Those homeowners who wish to be contacted regarding the handling of their complaint must 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 - e.g. yards/landscaping not started, completed, or maintained wood piles in inappropriate locations, etc.
- 2) PROJECTS IN PROGRESS - without ARC approval or which deviate from the submitted, approved plan; or which raise a neighborhood concern due to problems not originally considered, e.g. property infringement, quality of work, etc.

- 3) COMPLETED PROJECTS - not approved by the ARC or which deviate from the submitted, approved plan. Complaints may also arise due to misuse, problems not originally considered, property infringement, quality of work, lack of City/County approval/permits, tree removal, etc.

Complaints will be logged, and the ARC will appoint one member to review complaints on a monthly basis. (This appointment may be rotated on a monthly basis, or other schedule as agreed upon by the ARC.) This member will review any plans on file, make a visual inspection of the site, notify the subject homeowner, and collect any other relevant data.

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

If a violation has occurred, the ARC member will proceed as follows for each category of complaint:

- 1) LACK OF ACTION - contact homeowner, explain the Architectural Review which has been violated, request compliance, make note of the action taken on the complaint form, return the form to the property manager, report to complainant, if possible, and report to the ARC at their next meeting.
- 2) PROJECTS IN PROGRESS - contact the homeowner and explain the violation or problem, deliver a STOP WORK ORDER (attached) if appropriate, request a specific action by the homeowner (see possible actions below) by date of the next ARC meeting, report to the complainant, if requested, and report to the ARC at the next meeting, presenting a copy of the Stop Work Order and other relevant documentation. The ARC will then determine any further action.
- 3) COMPLETED PROJECTS - with the exception of the Stop Work Order, this type of complaint will be handled as with Projects in Progress.

Actions may be requested of the homeowner include, but are not limited to,: 1) submission of application and plans for ARC 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. If the subject homeowner has not made a good faith effort to resolve the complaint by the subsequent ARC meeting, the ARC will then provide a written time schedule for homeowner's resolution of the problem. An ARC member will be assigned to follow-up on the complaint to see that appropriate action has been taken. The complaint will remain on the ARC agenda until it is resolved.

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

If a homeowner refuses to take steps to correct a violation after adequate time to do so has elapsed, the ARC 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 violation continues for more than fourteen days after the receipt by the homeowner of the certified letter, the Board of Directors may impose a fine on the homeowner. Any fine shall become a lien in favor of the Homeowners Association and against the lot or living unit in question, arising in the same manner as liens as noted in the Covenants, Conditions, Restrictions, and Easements of Canyon Ridge. Fines will be billed and collected in the same manner, as are the Homeowners Association's general dues. The fine schedule is below: In an effort to protect the owners, residents, and common areas of the community, the Board has adopted this schedule of fines for violations and compliance issues. It is included here as a quick reference tool for owners and residents.

- 1st – Courtesy Notice
- 2nd – Compliance & Hearing Notice – fine \$50 after the Hearing, add in 14 days a fine of \$50 will be charged to their account
- 3rd – Compliance Notice w/ \$50 Fine - add in 14 days a landscaper will attend to lawn at owners' expense (if applicable) and there will be a \$150 fine
- 4th – Compliance Notice w/ \$150 Fine – add in 14 days a landscaper will attend to lawn at owners' expense (if applicable) and there will be a \$250 fine.
- 5th – Compliance Notice w/ \$250 Fine, etc.

In the event of a continuing violation, which results in the assessment of more than thirty days of fines, the Board of Directors will review the situation. The Homeowners 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 tendency of such legal proceedings.

General ARC Review

Pre - Approved Construction

Much of the work homeowners wish to perform falls into the category of repair or replacement. If you intend to repair or replace items, which were part of the original construction or were added after the original construction for which you obtained written ARC approval, **AND** you will repair or replace the items with **IDENTICAL** materials, you may do so without requesting ARC approval prior to performing the work. Examples of this may be repairing a cracked walkway with exposed aggregate, replacing a broken light fixture with an identical fixture, etc. All approvals expire in 6 months from the date of approval. After, the owner must gain re-approval.

Painting

Owners who wish to repaint their home, or a portion of it, must submit an architectural application and wait to receive written approval from the Architectural Review Committee (ARC) before beginning any repainting work. Any owner who fails to submit an architectural application and wait for written approval from the ARC will be sent violation letters and may be subject to fines. Each color code (siding, door, trim, etc.) must be submitted with web link. A 4'x 4' sample of siding color must be painted on the home for the Board's when submitting an application. All color approvals expire in 6 months from the date of approval. After, the owner must gain re-approval.

If an owner is re-painting their home the exact same color with the same trim, etc, no approval is required.

Air Conditioners

Air conditionings units flush to the window that do not protrude externally are allowed. Air conditioners that protrude are expressly prohibited.

Installation of a mechanical condenser unit needs prior ARC approval to meet criteria, including sound ratings (less than 80 dB), placement on a concrete pad, and required landscape screening.

Spas and Hot Tubs

All spas and hot tubs must be located in the rear of the property and must incorporate a locking cover or be completely enclosed by a six-foot wooden fence. Issues taken into consideration are noise, visual impact, size (including gazebo coverings), windows and softening by landscape. Corrugated materials are prohibited.

Sun control devices and privacy screens require prior ARC approval and shall be no more than eight (8) feet in height when measured from ground level or the deck level in which the spa is located.

Hot Tub/Gazebo

Hot tub and gazebo framing structures must be made of wood and stained or painted to match the house.

Pet houses / Runs / Enclosures

Pet houses must be compatible with the homeowner'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. Generally, this means away from shared property lines.

Chain link fences for dog runs will only be considered if inside solid privacy fencing, softened by supplemental landscaping, and well screened.

Enclosures to confine pet(s) in an area less than the entire back yard must be placed in a location where minimum nuisance and inconvenience is caused to neighbors, and away from shared property lines and living areas of neighborhood residences. Consideration will be given to maximum size.

Kennels and stables (as defined by the applicable government agencies) are prohibited.

Exterior Lighting

Lighting not part of the original structure and changes in original lighting, which are not identical in style, scale and color to the original lighting must have approval.

The application should specify location of lighting on the property plat, height of light fixtures above the ground, wattage, and detailed descriptions of the fixtures.

Lighting shall not be directed outside the homeowner's property lines or toward adjacent homeowners' windows.

Recreation, Sports and Play Equipment

Recreational play equipment should be placed in rear yards whenever possible. Consideration should be given to lot size, equipment size and design and visual screening.

Basketball hoops and backboards mounted on movable poles require approval by the ARC through the defined application process. Signatures of all neighbors who have visibility of the basketball hoop equipment and impacted by the sound, **must sign the Impacted Neighbor form**. This form must accompany the ARC application.

If approved, it is the owner's responsibility to ensure the basketball hoop equipment is aesthetically maintained. Equipment that becomes an eyesore to the neighborhood (rust, torn nets, bent, inoperable etc.), will void the application approval and become the owner's responsibility to remove.

The following installations or placements will not be approved through the application process:

- Any basketball hoop, backboard or equipment located in alleyways or on streets or sidewalks.
- Basketball hoops and backboards attached to any residence, garage or structure.
- Non-movable basketball backboards, hoops and poles installed in the development by owners.

Play structures cannot exceed nine (9) feet in total height. Considerations as to location, size, impact and noise will be reviewed with each application.

Satellite Dishes

The FCC governs restrictions homeowners' associations can place on satellite dishes and their placement. Satellite dishes are allowed with advance approval from the Architectural Review Committee and under the following guidelines regarding placement and installation:

Satellite dishes that are over one meter (approximately 39") in diameter are prohibited. Standard TV antennas and satellite dishes that are one meter or less in diameter are permitted at Canyon Ridge, subject to the reasonable criteria set forth below, and such regulations as are or may be adopted by the ARC or the Association, all of which regulations shall be intended to ensure the health, safety, and quality of the community without causing unreasonable expense or interfering with receptions.

- i. All homeowners who propose to install a satellite dish that is less than one meter (approximately 39") are required to obtain Architectural Review Committee review and approval. However, the following criteria shall govern the installation of the satellite dishes. If the following criteria are not met, the Association may require relocation of the satellite dish. It is recommended that homeowners contact the ARC prior to installation to confirm location meets criteria.
- ii. The satellite dish shall be located in one of the locations designated as a preferred location for the installation of a satellite dish, or in an unobtrusive location where the satellite dish is compatible with the natural setting of the home and the neighborhood. For example, satellite dishes can be:
 1. Located entirely within and entirely below the height of approved privacy fencing which fully encloses the rear yard.
 2. Located at low level in gardens where it cannot be seen by other residents;
 3. Mounted on the roof of the house, where it is least visible from a road, public open space or common area, with its highest point below the peak of the roof line, painted to match the roof color, and preferably as close to the chimney as possible; or
 4. Mounted on the rear of the house, where it is least visible from a road, public open space or common area.
- iii. Dishes fixed to buildings in order to receive a signal shall be discreetly placed where they are least visible so long as such location is not unreasonably expensive and does not interfere with

proper reception. Normally, dishes should not be visually prominent from a road, public open space, or common areas.

iv. Dishes and associated devices shall be of a color that is reasonably compatible with the color and materials of the home.

v. All wires for dishes must be buried or hidden from view.

vi. No satellite, antenna, or other device shall be located or used in such a way as to adversely affect the safety or health of others.

If a location other than listed above is needed to receive sufficient signal strength for adequate reception then it is recommended that the Owner inform the ARC in writing of the problem with signal strength, and the desired alternate location. Under such circumstances, the ARC shall review the alternative location proposed by the Owner to ensure that such location causes the least amount of visual intrusion in the neighborhood, which is necessary to ensure sufficient signal strength for reception. Owners are requested to be sensitive to their neighbors and work with the installers to choose an aesthetically pleasing location for their satellite dish so that property values are not adversely affected.

All of the above restrictions comply with the most recent FCC rulings. Due to FCC involvement in this issue, however, *Homeowners Association Canyon Ridge's* guidelines may need to be revised regularly.

Solar Panel Guidelines

Adopted at the Board meeting 2/16/17

1. Solar panels will be approved for roof top only. No panels to be installed in yards.
2. Installation and use must meet all applicable safety and performance standards as set in the Governing documents for solar panels on the Washington State Legislature website RCW 64.38.055. (<http://app.leg.wa.gov/rcw/>)
3. All requests must include specifications for all parts to be used in the installation including the inverter, solar modules piping, wiring and roof mounts.
4. The design of the panels must not exceed the ridge line of the home.
5. The panels must be mounted flush with the roof. Tilting panels will not be approved.
6. Panels must be constructed using anti-reflective materials/film. If reflections become a significant intrusion upon neighbors homes within one year of installation, the Canyon Ridge HOA Board has the right to investigate and, if intrusion is found to be significant, may require adjustments made by the solar panel owner to correct the problem.
7. All conduit lines and other materials (piping, wiring, support brackets, etc) must have minimal visual impact. This means running lines along eaves/gutters as well as coordinating colors of the materials with the location of where they are located on the home. (roof, trim, house, etc

Storage Sheds

A shed will be considered only if it blends with the house and maintains continuity of materials and color with the house. Metal sheds or buildings are not allowed. A storage shed shall be defined as any structure whose primary purpose shall be for storage of equipment or materials. Any structure whose primary purpose is for storage shall be reviewed as a shed and shall not be considered as a room addition.

A detached shed may be located only in the rear yard or side yard. If the shed creates an adverse visual affect from the street, the ARC may require a fence to be built to screen the shed. Materials and colors

must match or be compatible with the house and fence to which the shed is attached or near. This includes siding, roofing, paint or stain, and construction details such as trim and pitch of roof. Sheds may not exceed seven (7) feet in height.

Swimming Pools

All swimming pools (above ground, below ground, and prefabricated) must be located in rear yards. Alternate locations will be considered only for property with an unusual configuration or topographical features.

The pool and any mechanical equipment must be completely enclosed by a 6-foot-high wood fence. Location of pool pump equipment should be away from adjacent neighbors to minimize the impact of noise. Fences and gates must conform to the specifications in this document. The fence application must be submitted with the pool application.

As the installation of a swimming pool is a major undertaking, an application for preliminary approval is recommended. The preliminary application should include a site plan showing dimensions of the pool, deck, fenced area, and relationship to the house, adjacent houses, and property lines.

Tree Removal

No tree over 8 inches in diameter, when measured 1 foot above the ground, may be removed without written approval of the ARC. Removal of street trees is not allowed. Trees, which are removed, must be replaced. If the tree is being removed for disease or decay reasons, a different type of tree may be used as replacement. Architectural Review is **required** for replacement unless the tree is being replaced with the exact same type and species of tree.

Wires and Pipes

All utilities, wires and pipes except for control or monitoring housings must be underground. This includes such additions as external lights, satellite dishes, sprinkler systems or any other electronic devices. The ARC must approve the installation of drainpipe by the homeowner or contractor.

*******Note: Should the homeowner fail to complete the work within the specified time frame; the Association has the right to have the work performed and bill the homeowner.**

Fence, Screen, and Wall Standards

Fences, screens, and walls can be used to provide privacy, control circulation, separate and enclose spaces, provide security and safety, and emphasize entryways. The design of enclosures should respond to their functional requirements and complement the aesthetic qualities of the house and the landscape. All such items are required to be submitted to the Architectural Review Committee for approval and must receive ARC approval prior to construction.

A. General fence requirements:

1. All fences, per the CCRs, are subject to review by the Architectural Review Committee.
2. Wood fences and screens shall be stained.
3. Fence heights may not exceed six (6) feet.
4. Fences, walls, and screens built on slopes greater than 15% shall step in sections.
5. Fence designs shall have a desirable appearance from both sides.

6. Fences shall be constructed using high quality workmanship and high-quality construction materials.
7. When combined with a hedge, rockery or retaining wall, if the overall height exceeds six (6) feet, then the fence shall be set back at least 24 inches from the face of the rockery or wall, unless an exception is requested from the ARC. The ARC will only consider exceptions based on terrain slope.
8. Wood is the preferred material for fences
9. Chain link and vinyl fences are not permitted.
10. Other metal fences may be permitted but must be approved by the Architectural Review Committee. Metal fences must be powder coated a dark color.

B. Front yards:

1. Rockeries, and retaining walls located in a front yard shall not exceed 42 inches in height.
2. Walls located in a front yard shall be constructed of stone, masonry, brick, or concrete with shadow lines and reveals and complement the house style.

C. Side yards:

1. Side yard fences must be set back at least five (5) feet from the front corners of the house or garage unless connected to a front yard hedge, or wall and must not block access to utility meters.
2. Side yard fences attached to the house must have an opening or a gate on at least one side of the house to allow for access between front and back yards.

D. Retaining Walls or Rockeries adjacent to public spaces, common areas, or alleys:

1. Retaining walls exceeding 36 inches in height shall incorporate a special pattern, texture, or treatment to visually reduce the overall scale. Submit drawings along with a photo or material sample to the ARC for approval prior to construction.
2. When used, retaining walls or rockeries exceeding 42 inches shall be terraced to provide planting areas.
3. When used in combination with walls or rockeries, plant materials shall be a minimum of 80% evergreen varieties.

F. Fences adjacent to alleys, joint use driveways, or private access tracts:

1. Fences may be built to a property line abutting an alley with the exception of the following:
2. Alleys with vehicle access points to garages, carports, or fenced parking area
3. Fences shall be set back from the alley property line to provide a straight-line length of at least twenty-six (26) feet from the access point to the opposite edge of the alley.

G. Artificial Turf:

Artificial grass should be installed by a professional & experienced company. The following are guidelines that should be adhered to for proper installation and can be used as a check list when choosing your installer.

- Excavate the lawn area to remove grass & soil
- Drainage work if applicable (this is extremely important)
- Grading & contouring ground for lawn base
- Use of Geotextile fabric to separate dirt & gravel to drain properly

- Permeable gravel base needs to be applied & leveled for lawn surface & then compacted with commercial compactor
- No crumb rubber infill can be use
- Turf grain needs to all lay in one direction
- Turf needs to be seamed & anchored professionally with special attention to eliminate or disguise seams
- Infill & power broom will need to be used to give lawn a natural look
- Anti-microbial fibers are to be used. Doing so will eliminate attracting fleas, ticks or ants
- Bounce back yarn design/technology should be utilized especially in front yard installations
- Only “lawn” turf will be allowed in front yard installations & “pet” or “lawn” turf is acceptable for back yard areas. No “golf” turf will be allowed.
- 10 year manufacture warranty for fading or mildew

The following companies are those that meet or exceed the above guidelines

Synthetic Turf NW - 425-788-0718

Dream Turf – 360-668-7888

Seattle Pro Turf – 425-830-9425

H. Gates:

1. Gates shall be accent elements and may be constructed of compatible or contrasting materials.

I. Stain/Paint Colors:

1. Stain/paint colors are as follows:
 - a) Cabot Semi-Solid – Red Cedar
 - b) Cabot Semi-Solid – Driftwood Gray
 - c) Cabot Semi-Solid – Mission Brown
 - d) Cabot Semi-Solid – Brickstone
 - e) Cabot Semi-Solid - Acorn
2. Equivalent stains or paints may also be accepted based on review by the ARC.
3. Stain or paint color must accompany submittal package for ARC review.
4. All wood shingles on your home must be treated with a semi-transparent or semi solid stain.

The construction of a fence, rockery, or wall may require obtaining a permit from Snohomish County. In the case that a permit is required the homeowner is responsible for all associated fees for obtaining a permit. Obtaining a permit to build a fence does not eliminate the ARC review process.

The Architectural Review Committee’s review in no way constitutes approval or compliance with any regulations or standards required by the County or any other governmental entity. Additionally, ARC review does not relieve the applicant of the responsibility to obtain approval from all appropriate governmental entities if such approval is required. Furthermore, if approval is required from any other entities, written evidence of such approval must be received prior to the commencement of work. If work is commenced prior to receipt of written approval, any and all work-related costs and inconvenience costs are the responsibility of the applicant.

PROHIBITED ITEMS / CONSTRUCTION

The following are expressly prohibited in all areas of *Homeowners Association Canyon Ridge*

Clotheslines

Clotheslines, which are permanent structures or fold-up/retractable styles, are not allowed.

Sun Control Devices

Awnings must be retractable if installed.

Antennae

Short-wave radio and television antennae and all similar devices are not allowed on private or rental residences in *Homeowners Association Canyon Ridge*.

Drainage

Obstructing or retarding the flow of drainage is prohibited. An alteration to houses or lots, which may change existing drainage patterns onto adjacent lots, is prohibited.

Temporary Structures

Temporary structures are not allowed on any lot in *Homeowners Association of Canyon Ridge* at any time.

Trash, Building Materials

Lumber, used building materials or litter of any kind may not be stored on any lot in *Homeowners Association of Canyon Ridge*. Excess material and debris must be removed immediately after completion of any construction project that has been approved by the ARC.

Flagpoles

Permanent freestanding flagpoles are not allowed on single family homes.

Air Conditioners

Air conditioning units that protrude externally from a window are prohibited.