



Spring Meadow Home Owners Association Architectural Control Committee

MODIFICATION REQUEST FORM

Use this form to submit house or lot changes
Requests will be reviewed at the next Board or ACC meeting

Submit to: Spring Meadow HOA ACC
2165 53rd Ave. SW
Albany, OR 97321

Failure to comply with the CC&Rs will subject the member to fines previously established in the Spring Meadow HOA Fine Schedule, legal fees and other charges. The assessed charges may be used to place a lien upon the property until such time as compliance is obtained.

MEMBER NAME: _____
MAILING ADDRESS: _____
PROPERTY ADDRESS (If different): _____
PHONE NUMBER: DAYS: _____ EVES: _____
EMAIL: _____
DATE TODAY: _____ IS THIS A RENTAL?: Y__N__
DESIRED DATE OF CHANGE: _____ **(ALLOW AT LEAST 30 DAYS FROM POSTMARK)**

PLEASE INDICATE WITH AN "X" THE MODIFICATION OR ADDITION REQUESTED

<input type="checkbox"/>	Awning / Pergola	<input type="checkbox"/>	Hedge	<input type="checkbox"/>	Screening
<input type="checkbox"/>	Deck	<input type="checkbox"/>	High Ouput Lighting	<input type="checkbox"/>	Sheds / Outbuildings
<input type="checkbox"/>	Exterior Finish	<input type="checkbox"/>	Rezone / Redivide	<input type="checkbox"/>	Siding
<input type="checkbox"/>	Fencing	<input type="checkbox"/>	Roofing	<input type="checkbox"/>	Tree Cutting
<input type="checkbox"/>	OTHER: Specify:	<input type="checkbox"/>		<input type="checkbox"/>	Trellis

Describe modifications, additions and/or changes: (Please attach a diagram and/or color swatches)

Continue on separate piece of paper if needed, thank you...

Signed: _____

DO NOT USE THIS FORM FOR COMPLAINTS

Spring Meadow Homeowners Association Modification Request Form

Erection, placement or alteration of any building or structure is subject to the standards set forth within the Covenants, Conditions, and Restrictions for Spring Meadow subdivision and First Addition through Fifth Addition, sections 4 and 7 and Sixth Addition, sections 4 and 8.

PRIOR APPROVAL OF PLANS

No owner of any land within Phase ___ shall erect, place or alter any building or other structure in this Property until the building plans, specifications, exterior design, color and plot plan have been approved in writing by the ACC. The ACC review shall include, but be not limited to, review of the size, conformity, value, location, and harmony of the external design with the existing structures in Phase ___, and as to the location of the building with respect to the topography and finished ground elevation.

The ACC shall have the right to require all applications for approval be submitted on forms to be provided by the Committee, or in a format which facilitates its review of proposed structures.

All plans applications submitted to the ACC shall be deemed approved if the ACC does not advise the applicants in writing of objections within thirty (30) days following submission.

BUILDING MATERIALS

All building materials to be incorporated into the structure of any building or other structure in Phase ___ may be regulated by the ACC.

In particular, all roofing material for any building or structure shall be of wood (shake or shingle), tile, or a 25-year or better composition architectural shake with ridge caps unless otherwise approved in writing by the ACC.

Ridgeglass and Dura Ridge are pre-approved ridge caps. Other ridge caps must be approved in writing by the ACC.

All siding materials shall be natural wood, brick or stone. If other man-made lap siding materials are used, the following design requirements are to apply unless otherwise approved in writing by the ACC.

- a. The material must be approved; Hardi Plank is the preferred lap siding material;
- b. The material must be nailed on 16-inch centers;
- c. No T1-11 or other vertical plywood type siding will be applied.

All exterior finishes shall be approved in advance by the ACC. The ACC shall have fifteen (15) days following receipt of a color sample of all exterior finishes to grant approval.

DO NOT USE FOR COMPLAINTS / DO NOT WRITE BELOW THIS LINE

Response from: Spring Meadow HOA, Architectural Control Committee / Board

The following decision by the ACC or Board complies "in writing" per the CC&R's for the submitted request
APPROVAL IS VALID ONLY UPON COMPLIANCE WITH ALL GOVERNMENTAL ORDINANCES OR CODES

APPROVED	NOT APPROVED	BEING CONSIDERED
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Reason for decision:

REVIEWED BY: _____ SIGNED: _____ DATE: _____

REVIEWED BY: _____ SIGNED: _____ DATE: _____

REVIEWED BY: _____ SIGNED: _____ DATE: _____

(ACC use) REQUEST #: _____

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