



Spring Meadow Home Owners Association Architectural Control Committee

AWNING AND PERGOLA RULES

1. 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.

2. Approval is only valid upon compliance with all governmental ordinances, codes, and standards. Further, there is no warranty provided by the ACC that ACC design or placement approval implies or suggests compliance with governmental ordinances, codes or standards.
3. Backyard awnings and pergolas meeting the following requirements are considered pre-approved, subject to sections 1 and 2 of this document. Other designs must be submitted to the ACC in writing on the designated form and can only be approved by the ACC in writing.
 - a. Awnings must be over a patio or deck. Pergolas will be allowed over lawn or other landscaping.
 - b. Backyard awnings or pergolas should not cover greater than fifty percent (50%) of the backyard area (area calculation does not include side yards)
 - c. Awnings must maintain a four foot (4') setback from all property lines.
 - d. Approved roofing materials include roofing that matches the home or PVC (or comparable product) that is white, tan, brown, olive, grey, or clear in color. All types of metal roofing are specifically prohibited by the ACC.
 - e. The maximum height of the awning or pergola should not exceed two feet (2') above the top plate of the first story wall or three feet (3') above the top the door frames, whichever is greater.
 - f. Pre manufactured canvas patio covers on wood or metal frames, not exceeding two hundred square feet (200 sq ft) in area, will be allowed as long as they are well maintained. If not properly maintained, the ACC may require the structure to be removed.
 - g. The structure must be well maintained and not be allowed to degrade in appearance. If not properly maintained, the ACC may require the structure to be removed.
4. Awnings or pergolas that are permanent or attached to the home, with substructure or supporting frames made from metal, are specifically prohibited by the ACC.
5. Any awning or pergola used for vehicle storage will require written approval of the ACC.

6. Any awning or pergola placed in the front or side yard of the home will require written approval of the ACC.
7. As permitted by ORS 94.630, ORS 94.709, and the Covenants, Conditions, and Restrictions for Spring Meadow subdivision - section 16, First Addition through Fifth Additions - section 16, Sixth Addition - section 17, failure to comply with these rules may subject the member to a fine previously established in the Spring Meadow HOA Fine Schedule, legal fees and other charges. A lien may be placed upon the property in the amount of the assessed charges until such time as compliance is obtained.

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