



Spring Meadow Home Owners Association Architectural Control Committee

SHED AND OUTBUILDING 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. (except as allowed by pre-approved rule 4f of this document)*

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.

When non-traditional composite asphalt roofing materials on homes are proposed to the ACC that have not already been approved, that the ACC must get input from the Board at a meeting prior to making a final decision.

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. Pre-manufactured, plastic, storage sheds 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. The structure must be less than one hundred square feet (100 sq ft) in total area.
 - b. The structure must not be used for habitation by any person or animal.
 - c. The structure must not exceed eight feet (8') in total height measure from the undisturbed ground to the highest point of the structure.
 - d. Acceptable colors are tan, olive, brown, grey, or green.
 - e. The structure placement must meet City of Albany setback requirements.
 - f. The structure must be screened from public view with approved fencing, hedge or vines.
 - 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. Site built or pre-built wood storage sheds or outbuildings 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. The structure must be less than one hundred twenty square feet (120 sq ft) in total area. Structures over one hundred twenty square feet (120 sq ft) in total area will require written approval of the ACC.
 - b. The structure must not be used for habitation by any person or animal.
 - c. The structure must not exceed ten feet (10') in total height measure from the undisturbed ground to the highest point of the structure.
 - d. The structure must be painted to match the home.
 - e. The structure must be roofed to match the home
 - f. While strongly discouraged, T1-11 or other vertical plywood type siding will be allowed for sheds under one hundred twenty square feet (120 sq ft) in total area, as long as it is properly maintained. The ACC may require sheds with T1-11 or other vertical plywood type siding that are not properly maintained to be completely removed or resided with approved lap siding. All outbuildings over one hundred twenty square feet (120 sq ft) in total area will be required to have lap siding matching the home.
 - g. The structure must be placed on a concrete foundation or on pressure treated timbers supported by pier blocks.
 - h. The structure placement must meet City of Albany setback requirements.
 - i. The structure must be screened from public view with approved fencing or hedge.
 - j. 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.
5. Up to two (2) sheds or outbuildings will be allowed via pre-approval rules. Property owners desiring to have more than two (2) sheds or outbuildings will be required to obtain written approval from the ACC.
 6. Pre manufactured or site built sheds or outbuildings sided with any type of metal including but not limited to tin, aluminum or steel are specifically prohibited by 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.
 8. Structures over 120 Sq ft. are subject to approval by the ACC and should meet the following requirements.
 - a. Must not be used for habitation by any person or animal.

- b. Must be painted to match the home.
 - c. Must be roofed to match the home.
 - d. Must have lap siding matching the home (hardi plank preferred).
 - e. Must be placed on a concrete foundation or pressure treated timbers supported by pier blocks.
 - f. Must meet City of Albany setback requirements and any other City permitting requirements.
 - g. Must be well maintained and not be allowed to degrade in appearance. If not properly maintained, the ACC may require structure to be removed.
9. The above rules and pre-approval criteria are specifically not intended to be applied to children's play structures. Children's play structures are considered pre-approved provided that they do not exceed 10' in height, no portion of the structure is used for habitation by any person or animal, and the structure is placed in the back yard of the home.
10. In addition to these requirements and city permit requirements, the ACC may refuse approval based on lot size, lot location in Spring Meadow subdivision, or proximity to other neighbors, with special consideration given to restriction of neighbor's views