INTRODUCTION

The Covenants, Conditions, and Restrictions (Section 5.1) of the Wilsonville Meadows Homeowner Association require review of any improvement to the exterior of homes. Application must be made to the Architectural Review Committee (ARC) in writing. The Application Form may be found on the Association website.

It is the intent of this CC&R section to ensure quality and harmony with the existing design of the neighborhood. The procedure and specific requirements for review and approval is set forth in Guidelines adopted from time to time by the ARC. The following Guidelines are presented to inform, educate, and assist homeowners in order to comply with this intent.

General Guidelines

All construction and installation of any improvements shall comply with city, state, and federal building and land use regulations. Compliance with these regulations is the responsibility of the homeowner. ARC review and approval is not a review, nor an approval, for compliance with any local, state, or federal building or land use regulation.

Building, electrical, or plumbing permits may be required. The determination of the necessity of any permits is the responsibility of the homeowner. The acquisition of any necessary permits is the responsibility of the homeowner.

Changes to the proposed plan necessitated by permits or compliance with local, state, or federal building or land use laws are subject to additional review by the Architectural Review Committee (ARC).

It is the strong desire of the Board of Directors of the WMHOA that homeowners with concerns regarding their neighbor’s property, first discuss with their neighbor and try to resolve the issue and/or concerns. Many times a friendly discussion can bring an awareness of an issue and an easy solution to a concern.

If this does not resolve the concern, or if you desire some guidance/help setting up a discussion, then please contact our management firm, Bluestone & Hockley. Bluestone & Hockley can assist with clarifying issues and what the CC&R’s and ARC Guidelines provide for guidance. Bluestone & Hockley may then contact the President of the Board of Directors (BOD) for further action.

Any concerned homeowner may wish to communicate with the Board of Directors for further assistance, either in writing or in person at quarterly Board of Directors scheduled meetings. Special meetings may be called if two or more directors determine a need.
ANIMALS
Domestic Dogs and Cats are permitted.

ATTIC VENTILATORS The design and placement of such attic ventilator(s) must be submitted for approval to ARC prior to installation. Ventilators and turbines must be mounted on the least visible side of the roof ridgeline so as to minimize their visibility.

AWNINGS The ARC must approve any exterior permanent and/or retractable awning. This regulation does not apply to table mounted umbrellas in the backyard. The awning shall be clearly compatible with the architectural design and qualities of the home.

BUILDING AND SITE COMPLIANCE No exterior construction work will begin before 8:00 am or continue after 8:00 pm Mon – Sat, and 10:00 am to 8:00 pm on Sundays. Loud music will not be allowed at any time. The construction area shall be kept free of litter and debris daily.

DOG RUNS - Dog runs do not require ARC approval, but must not interfere with safety access. They must be located where visually unobtrusive to neighbors and the use of appropriate screening is encouraged in order to minimize any negative visual impacts. Dog runs must be maintained in a clean and sanitary condition, free of vermin, obnoxious smells, and waste.

EXTERNAL ANTENNAS
Televisions: As directed by Congress in Section 207 of the Telecommunications Act of 1996, the FCC has adopted the Over-the-Air Reception Devices rule ("OTARD") concerning governmental and nongovernmental restrictions on viewers' ability to receive video programming signals from direct broadcast satellites, broadband radio service providers, and television broadcast stations.

OTARD applies to covenants, conditions, restrictions, rules, and policies of homeowners associations governing the installation and placement of exterior antennas, satellite dishes, and other forms of electronic communication.

OTARD applies to the following antennas, satellite dishes, or other communications devices used for transmitting or receiving television, radio, or other forms of electronic communications. Since CC&R regulation of these antennas is prohibited, the following antennas are allowed without ARC approval.

(a) A “dish” antenna that is one meter (39.37”) or less and is designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite.

(b) An antenna that is one meter or less in diameter or diagonal measurement and is designed to receive video programming services via broadband radio service (wireless cable) or to receive or transmit fixed wireless signals other than via satellite.
(c) An antenna that is designed to receive local television broadcast signals and that is less than 12 feet above the roofline, and
(d) Masts or towers for mounting an antenna or satellite dish that are less than 12 feet above the roofline.

As long as reasonable reception is available, Owners are encouraged to install or place the exterior antenna or satellite dish so that it is screened or otherwise is minimally visible from the streets and sidewalks within Wilsonville Meadows.

**Amateur Radio Antenna (AKA HAM)**

All HAM antennas location and design shall be submitted to the ARC. The ARC may require a site visit during their review, prior to approval. Written approval must be received from ARC prior to installation.

The homeowner shall work with the ARC to pick the best location at the home where the antenna will be the least visible from all surrounding neighbors and the street view while still providing acceptable performance.

Allowable height: A maximum height for all antennas is 35 feet measured from the ground to the top of the antenna / mast.

Antennas and masts are not to be placed in the front yard. Antennas and masts must be setback 3 feet on sides and back yards which includes the turning radius of the antenna.

Masts: Tubular masts may be used to mount an approved antenna. However, large towers (such as triangular or rectangular) are not allowed due to the size and visibility. See exhibit 5.

Allowable antenna types and dimensions per antenna type.

  a) Single wire Antenna: Width Maximum - none because wire is almost invisible and can be hidden in trees, along roof line, etc. Wire may be uninsulated copper, which will tarnish to a dark brown. If used, insulated wire must be black or dark brown in color. The maximum wire size is 10 gauge.

  b) Rotatable Antenna: Width Maximum = 16’ element width; maximum of 2 elements, or as approved by the ARC.

  c) VHF/UHF Antenna: Width Maximum = 1 meter diagonal / diameter (39.37”)

    (This maximum is the same as the current FCC TV / dish antenna maximum as these types of antennas look similar to TV.

  d) Vertical Antenna: Width Maximum = 39.37” at any point 6’-0” or more above ground.

**EXTERIOR AIR CONDITIONERS** (Require ARC approval) Exterior air conditioning units or heat pumps may be located or added provided there is no adverse visual impact to adjoining properties. New individual air conditioning units extending from front or visible windows are prohibited except for a medical necessity.

**EXTERIOR PAINT COLORS** Applications are not required for any repainting or重新 staining which does not change a unit’s currently approved or original colors. Homeowners must send notification of the repainting for the record.
An application for changing the color scheme of the home is required before beginning to paint. Homeowner should include with the application the specific color(s), a color copy of the paint chip that indicates the brand and color for each color, description of application and any other information deemed pertinent.

**EXTERIOR LIGHTING** Exterior lighting should not cause glare on adjacent properties. Maintenance and replacement of existing exterior lighting does not require ARC approval. Floodlights and spotlights mounted on poles above 24” are prohibited. All holiday lights must be removed from the exterior of the house no later than thirty days following the holiday. Colored bulbs designed to repel insects may be installed only in lighting fixtures located at the rear of the house.

**FENCES** Do not require ARC approval. Fences can be used for the following purposes: to visually define the property lines; to provide security; as an architectural feature intended to enhance the physical appearance of the house or property.

Chain Link Fences Chain Link fences are not permitted under any circumstances.

Vinyl Fences Vinyl fences are not permitted unless considered part of the original construction and lot landscape.

Wood Fences Fences for properties must be located only on the lines bordering the area defined as the house side and rear yard. Lot line fences shall not exceed six feet in height. Wire mesh or green vinyl mesh may be installed to the inside of the fence in order to enclose the lot for pets and small children. Wooden portions may be treated with a stain and/or wood preservative that allow the natural, original wood grain to remain visible.

**FIREWOOD** Firewood shall be kept neatly stacked only on the rear ground level of the Owner’s property within the yard. The wood should not be visible from the street.

**GARBAGE, YARD WASTE AND RECYCLEABLES** No lot, open space, common property, street or alley shall be used as a dumping ground for trash or rubbish of any kind. All garbage, yard waste and recyclables shall be kept in appropriate sanitary containers for proper disposal and out of the public view. Containers may be placed on the curb for collection time. Most owners put the container out the night before collection; then put them out of sight the next night. Usually this is a 24 hour period. For a fee, additional collection may be arranged by calling Allied Waste. Yard rakings, debris and dirt resulting from landscaping work shall not be dumped onto streets, open space, common property, or any adjacent property.

**GARDEN ARCHITECTURE** ARC approval is not required for the installation of gardening structures. Owner is encouraged to discuss with immediate neighbors the installation of gardening structures such as arbors, trellis, pergolas and similar structures that exceed fence height.
GRANDFATHER CLAUSE  The specifications outlined in this manual shall apply to all homeowners after May 16, 2012. Conflicts arising from applying these guidelines to existing properties shall be set aside provided safety is not at issue.

HOT TUBS/SPAS  Exterior hot tubs or spas must be located in the rear yard. The exterior finish of an elevated hot tub should blend with the exterior finish of the home, deck, or patio to which it is attached or closely related. The installation of Hot Tubs/Spas requires notification to the ARC.

HOUSE NUMBERS  House numbers within Wilsonville Meadows are encouraged for reasons of security and public safety as well as for aesthetic appearance and community standards.

House numbers painted on the curb (black on a white background) immediately in front of the house are encouraged, and should be placed on the same side of the driveway as the main entrance.

LANDSCAPING  Ongoing improvements to and maintenance of existing landscaping for individual residences in Wilsonville Meadows is required.

Plant materials should be appropriate in character, habitat, species, size (both installed and mature size), number and arrangement for their purpose and environment. Stone and brick, whether used as accent elements, ground cover, paving material, walls, bed edging or “dry creeks,” should be chosen so that its color, size, and installation complement the architecture of the house, its natural environment, and the associated plant material.

The following are major landscaping improvements that require an application and ARC approval prior to installation:

1. Installation of any other plantings intended to form a hedge or natural screen, which will attain a height of more than 30 inches.
2. Installation of railroad ties is prohibited in the front of the property. Garden timbers, dry-stacked or mortar-set stone, or similar structures which will form a wall over 12 inches high and more than 8 feet long must be approved by the ARC prior to installation. Application to the ARC must include a plan for all planter boxes showing that site drainage has been successfully accommodated.
3. The ARC must approve retaining walls prior to installation.
4. The substantial or total removal of turf must be replaced with plantings of suitable nature and scale to cover a minimum of two-thirds of the yard.
5. Any alteration, including re-grading, which changes the surface water runoff, detrimentally affecting neighboring properties.

Vegetable gardens are encouraged but must be located behind the rear plane of the house totally within the property boundaries. Raised bed gardens are allowed. They must be located so as to minimize their visibility from neighboring properties and streets.
MAILBOXES AND NEWSPAPER CONTAINERS These are prohibited at all times. Residences must use the USPS multiple mailboxes located within the neighborhood.

MAINTENANCE OF HOMES, STRUCTURES, AND GROUNDS Wilsonville Meadows is a planned community. The appearance of each and every home in Wilsonville Meadows affects not only the overall look of the community but the individual property values within it.

Property ownership in Wilsonville Meadows includes the responsibility for continued maintenance of all structures and grounds, which are part of each homeowner’s lot. This includes, but is not limited to, keeping buildings and structures in good condition and repair, removing all debris, pet excrements and unsightly materials and keeping all shrubs, trees, grass and other plantings neatly trimmed and properly cultivated. Driveways and sidewalks must be clear of all debris, moss, roots and broken sections.

Homeowners should do their best to maintain lawns. Lawn mowing should be confined to the following hours: Mon – Sat 8 am to 8 pm and Sun 10 am to 8 pm.

RECREATIONAL VEHICLES No Boat, trailer, RV, Motorhome, or camper shall be stored on a lot or driveway except within an enclosed garage or behind a fence and gate. When stored behind a fence and gate, no part of such equipment shall be visible above a 6’-0” fence and gate as viewed from the street and from the immediately adjacent neighbor’s side yard. (Amended 5-16-12 by Board motion.)

REAL ESTATE SIGNS Only signs advertising a property for sale or rent may be displayed. “Open House” signs are not to be permanently displayed and must be removed when the home is not being shown.

RECREATIONAL EQUIPMENT Semi-permanent play equipment over 8 feet in height requires ARC approval. Examples include playhouses, swing sets, and trampolines. All equipment must be placed in rear yards.

Basketball Backboards & Poles: Any permanent installation must receive pre-approval by ARC.

REPLACEMENT WINDOWS Storm or screen replacement windows do not require ARC approval provided they conform to the following criteria. Storm or screen replacement windows must be white or the color of the immediately surrounding trim.

ROOFING Please refer to separate document titled “Roofing Guidelines 4-14-2012”.

SIDING Siding must have ARC approval prior to installation. Acceptable siding materials include cedar, stucco, fiber cement siding (i.e. hardiplank), or brick.
SCREENED PORCHES AND SUN ROOMS  Must have ARC approval prior to installation.

SECURITY BARS  The use of security bars or gates on windows and doors is prohibited. Homeowners concerned about security of their homes are advised to consider alternatives, including alarms and sophisticated lock systems.

SIDEWALKS AND DRIVEWAYS  Sidewalks, Driveways, and Pathways located in front of the home and/or the side for a corner lot must have ARC approval prior to installation. Sidewalks and Pathways located within the fenced area, rear or side, of the lot do not require ARC approval.

Sidewalks adjacent to the street are public; yet the homeowner is responsible for maintenance.

STONEWORK OR BRICKWORK  ARC must approve any design change to the exterior of the home.

SIGNS  Home business is specifically allowed by the city in our zone. Advertising signs for a business will not be allowed. Signs erected by businesses while doing repair, painting, or renovations are permissible. Such signs must be removed 7 days after the work is completed.

SKYLIGHTS  Skylights do not require ARC approval.

SOLAR PANELS  Solar panels whether for heating, hot water, or electrical generation are permitted but must be approved by the ARC. Application for approval must include construction details, permits, etc. Solar panels should be mounted in the side or rear yard or roof to minimize visibility from street side unless such installation seriously impacts the performance of the unit(s).

STORAGE SHEDS  All permanent and removable sheds require ARC approval and should be hidden from street view or conform to the architecture of the house.

Materials and Finish:  The exterior walls and doors of sheds attached to privacy fencing must be constructed of either wood whose color and finish is similar to that of the fence or of siding whose color, style and finish match that of the exterior materials of the house. Shed roofs must be similar in color and materials to that of the house.

Removable Storage Sheds:  Heavy duty rubber or unbreakable plastic or composite storage sheds that are portable and temporary in nature, (i.e. not permanently attached to the house or a fence) may be approved providing that they are (1) minimally visible from street side; (2) minimally visible by neighbors; and (4) aesthetically harmonious with the home in terms of color and texture/finish.
STORM/SCREEN DOORS  Homeowner installed storm or screen doors do not require ARC approval. Storm or screen doors installed over the front door (the front door is the principal entrance to the home whether facing the street or on the side), must coordinate with the color of the underlying door or that of the immediately surrounding trim. Storm or screen doors at the side or rear of the house should also match the underlying door or the surrounding trim.

STREETS, TRAFFIC, AND VEHICLES
Streets within Wilsonville Meadows are public, and are governed by the statutes of the City of Wilsonville. Therefore, the streets and parking on the streets are not part of the Wilsonville Meadows CC&R’s, or the ARC guidelines.

TREE MAINTENANCE  Homeowners are responsible for continued maintenance of the grounds, which are part of a homeowner’s lot, which includes trees and plantings. Your trees should be maintained so they do not become hazardous. For trees impacting the Homeowners property line it is recommended that the upkeep and trimming of the trees be coordinated with the immediate neighbor(s). This is encouraged when considering the planting of any tree when the neighbor’s property may be impacted at a future date.

Trees on the property which impact the public street and/or sidewalk must be maintained by the homeowner. This includes trimming such that no branch(s) overhanging the sidewalk is less than 8 feet above the sidewalk.

TREE REMOVAL  City approval is required to remove any live tree regardless of species with a trunk in excess of six inches in diameter when measured four and a half feet above grade. Submit copy of the approved city permit to the ARC for the record.