

WILLOW CREEK ESTATES ARCHITECTURAL STANDARDS

ARCHITECTURAL COMMITTEE RESPONSIBILITIES AND POLICY

Responsibilities. In accordance with Articles 6, 7 and 8 of the Declaration recorded in the records of Clackamas County, Oregon an Architectural Committee shall be appointed whose primary duty shall be to supervise and control the external design, appearance, location and maintenance of any and all improvements on the Property and any and all landscaping thereon in accordance with the provisions of the Declaration and this Architectural Standard.

Policy. No improvement may be commenced, erected, placed, maintained or altered (if the maintenance or alteration would materially change the exterior appearance of any structure) on any Lot until an application has been submitted to and approved in writing by the Architectural Committee.

The Committee will not consider or assume responsibility for the structural integrity, safety features, mechanical operation, or building code compliance of the proposed improvements or structures.

PLAN SUBMITTAL PROCEDURES

Procedure. All proposals for erection or alteration of any structure or improvement on any Lot must be submitted to the Committee in the form of a Complete Application at least 10 days prior to the start of the proposed action. A complete application shall mean:

1. Two copies of drawings and specifications demonstrating compliance with the Architectural Standards of Willow Creek Estates.
2. Two copies of landscaping plans demonstrating compliance with the Minimum Landscaping Standards.
3. Two complete and signed application forms as provided by the Committee.

Standards. In consideration for approval, the Architectural Committee shall apply the architectural standards as set forth herein.

Completion. Approved projects must be completed within six months after issuance of approval. Failure to complete work within the prescribed time shall cause the approval to be rescinded. In the event that unusual extenuating circumstances (such as a complete tear down and rebuild) occur that prevent the completion within the time allowed, the Owner may request a time extension and the Committee may grant an extension.

Appeal. In accordance with Article 8.9 of the Declaration recorded in the records of Clackamas County, Oregon any owner adversely impacted by action of the Architectural Committee may appeal the action to the Board of Directors. Appeals must be made in writing within ten (10) days of the Architectural Committee's action and must contain specific objections or mitigating circumstances justifying the appeal. A final, conclusive decision in writing must be made of the Board of Directors within ten (10) days after receipt of the appeal. The determination of the Board is final.

Enforcement Process. Violation of Architectural Committee rules and regulations may be reported by anyone in writing to Willow Creek Estates Architectural Committee.

Violations will be processed in accordance with Section 8.11 and 8.12 of the Declaration.

In general, the process for processing violations will be as follows:

1. A Committee representative will inspect the alleged violations.
2. If the committee determines that the alleged violation requires corrective action, two letters, the second by registered mail, 14 or more days apart, will be mailed to the violator by the Committee. The letters will clearly state the nature of the violation and the proposed corrective action to be taken.
3. If no satisfactory response is received within thirty days of the second letter, the Committee will turn the matter over to the Board for further action as provided in the Declaration.

DESIGN GUIDELINES

General: Living Units shall be of an attractive and high quality architectural design that is compatible in external appearance, design and quality with existing structures in Willow Creek Estates. Set back requirements for single family lots shall be those set forth in the R-1 zone in the City of Canby.

Garages: Each single family detached Living Unit shall include a garage designed to enclose a minimum of two and maximum of three vehicles. The structure shall interrelate to others on the Lot in respect to character, material and finishes.

Building Size: Minimum size for a living Unit, excluding garage, shall be as follows:

1. Single family detached single story living unit – 1800 square feet.
2. Single family detached two story living unit – 2000 square feet.

Mail Boxes and Newspaper Receptacles: Mailbox and newspaper receptacles shall be replaced as necessary using comparable brick housing with metal insert design as the original. All replacements shall be of the same design.

Exterior Lighting: Exterior lighting must be designed to eliminate glare and annoyance to adjacent property owners and passersby.

Exterior Siding and Paint: Exterior siding shall be cedar or concrete composite lap siding, brick, stone or stucco. Exterior paint colors must be harmonious with those of the rest of the neighborhood.

Facade Replacement: Replacement is to be of stucco, brick, rock, stone or simulated products to cover same percentage of fascia of that being replaced.

Fences: Fencing shall be constructed of rock, brick, wood or wrought iron. Other materials may be allowed at the Architectural Committee's discretion. Fencing must comply with City of Canby height and placement standards.

Roofing: Roofing shall be cedar or concrete shakes, tile or 3-ply 50 year architectural composite. Material, design, and color must be approved by Architectural Committee.

Sheds: Any shed must be of a design in keeping with the existing residence and use roofing and siding materials as allowed above. use quality new materials reasonably consistent with the appearance and theme of the home, subject to review and approval of the Architectural Committees approval. Sheds must comply with City of Canby size and set back standards. (revision 12.4.14) See "Guidelines for Construction of Lawn/Storage Buildings" below.

Decks, Patios, Awnings, Trellises, Pergolas and Porches: Construction must be of materials in keeping with the quality of the existing residence and the rest of the neighborhood. All must comply with City of Canby size and set back standards.

Flagpoles and Recreational Structures: Installation of flagpoles and recreational equipment such as basketball hoops must receive approval.

Construction Activities: Roadways and adjoining Lots shall be kept clean and free of debris (and roadways free of mud) arising from construction activities on a Lot. If as a result of construction activities on a Lot violations of the above occur, then in addition to any other remedies permitted by the Declaration and law, the Association may correct the violation, charge the Owner of the Lot for the cleanup (which shall be payable on demand), and if necessary place a lien on the Lot to secure payment.

LANDSCAPING POLICY

Landscaping Design: The front yard of all Lots shall be landscaped in a manner that is harmonious and compatible with the rest of the neighborhood.

Landscaping Maintenance: Each Owner shall maintain the landscaping and yard area in an attractive appearance, including, but not limited to, being kept free from insects, disease, unsightly overgrowth, dead trees or vegetation, large holes and untended areas of barren dirt. Shrubs and trees may not be allowed to encroach upon sidewalks or impede clear vision at street corners. Owners are fully responsible for the maintenance of landscaping to acceptable standards even if they no longer occupy the residence.

Landscaping Plan Submittal and Review: Landscaping plans shall be submitted in duplicate to the Architectural Committee for approval. Plans shall include a site plan (to scale) showing property lines, structures, planting areas and location, and description of planting including species. Applicant shall not proceed until approval has been granted by the Committee.

Guidelines for Construction of Lawn/Storage Buildings CCRs Article 6- Architectural and Landscaping Restrictions (6.2(a) & 6.3(b))

These guidelines are for the purpose of advising owners and the Architectural Review Committee (ARC) as to reasonable criteria for materials to be used in the construction of lawn and/or storage buildings.

- Submit construction plans to the ARC for approval prior to beginning construction.
- All construction is to be of new materials unless exceptions are approved in writing by the ARC.
- Exterior appearance to be compatible with the home. (No metal or plastic materials)
- Exterior to be painted to closely match the home.
- Roofing material to be of high quality material, preferably architectural composition, of a color closely matching the roof of the home as is reasonably possible.
- A good-neighbor strategy will be to discuss your plans with neighboring property owners.

December 3, 2014