

# Land Use Standards

## By the Architectural Review Committee



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**These Standards have been established to promote the comfortable use and enjoyment of the Villages.** A monitoring system has been set up and a notice of non-compliance procedure is in place and available by request. The standards apply to all owners and occupants and shall be enforced by the Architectural Review Committee (ARC) with full support of the Master Property Association Board of Directors.

### **CONSTRUCTION:**

- 1) The Architectural Review Committee (ARC) must approve all elevations and blue prints in writing prior to commencement of construction.
- 2) Construction is to commence within 12 months of lot purchase and must be completed within 12 months after commencement of construction unless an extension is granted by the ARC.
- 3) No detached outbuildings are allowed unless specifically approved by the ARC. Any addition to the house must have approval from the ARC prior to commencement of construction. House exterior must be painted and maintained to the ARC standards. Houses must be painted their original color scheme, unless written approval of specific changes are obtained from the ARC.
- 4) The ARC must approve building location and setback lines before building may commence.
- 5) Fences must be built and maintained to the ARC's specifications. Contact the ARC for approval before beginning construction. The approved sealant should be a natural cedar protective product that offers Transparent or Semi-Transparent colors in shades of Butternut or Cedar. If you wish to use any other color, and wish to avoid possible fines, prior written approval must be obtained from the ARC.
- 6) All contractors working within the Villages must be licensed and bonded.

### **MISCELLANEOUS EXTERIOR:**

- 1) Trash and recycle containers must be located or screened so they are concealed from view of neighboring houses, streets, and adjacent property.
- 2) Trash and recycle containers are to be retrieved from the common area the same day of trash pickup.
- 3) The ARC must approve all exterior lights and decor with the exception of seasonal holiday decorations for Halloween, Thanksgiving, and Christmas (which may be displayed between October and January only).
- 4) Communication dishes and antennas may not be visible from the street, or obstruct neighbor's views without prior written consent from the ARC.
- 5) No exterior antennas or aerials may be allowed upon any portion of the property without the prior written consent from the ARC.

### **PARKING AREAS AND GARAGES:**

- 1) Homeowners' and/or occupants' vehicles will be garaged overnight. Homeowners and/or occupants may not park in driveways, parking pads or in the street overnight. Driveways and parking pads may be used for short term daytime parking only.
- 2) Overnight guests shall park in driveways or parking pads or designated parking areas but shall not park in the street. A guest may park in a driveway or on a parking pad for a maximum of 14 days within a 30 day period.
- 3) Vehicles must never park on grass because traffic on grass breaks sprinkler heads, interrupting effective irrigation and requiring repair.
- 4) RVs may be parked on the street or driveway in front of a house for up to 72 hours or four days per month while loading and off-loading by residents. RVs, boats, trailers, and additional vehicles must be kept offsite. Under no circumstances may guests or residents reside in a camper or motorhome within the Villages.
- 5) The short term gravel parking area off Garrison Village Way is provided as temporary parking for residents and guests. The lot is not for storing trailers, RV's, boats, commercial vehicles, or vehicles that are rarely used. The lot is to be used only for **temporary** parking of vehicles driven on a daily basis by homeowners and occupants.

## **LANDSCAPING AND YARD CARE:**

- 1) The Homeowners Association in each phase maintains the front yard and 6 feet back from the front of the house. The homeowner is responsible for the plantings in the back yard.
- 2) Homeowners may not add additional planting or alter the front yard planting areas, grass or trees without approval of the ARC.
- 3) Ornaments or statuary of any kind are not allowed in the front yard or the front of the house with the exception of holiday decorations.
- 4) Front porch flower containers must meet ARC approval and only live plants or natural dry arrangements will be approved.
- 5) Front porch swings, chairs, benches, and/or other furnishings or building ornaments must meet the ARC approval.
- 6) Homeowner's front yards will be kept clean. Yard ornaments, toys, bikes, and any item not a part of the approved landscaping must be kept out of sight from the street. If the back yard or side yard is visible, the yard will be kept manicured and clutter free.
- 7) Homeowners must have their back yard sprinkler system and landscaping completed within six months of move in date.

## **PETS ALLOWED:**

- 1) Dogs will be kept where their barking is not disturbing to their neighbors.
- 2) Dogs will be kept on a leash at all times while on Association property, except when in the owners' yard.
- 3) Owners will clean up after pets in common areas and front yards.
- 4) Dog runs or animal pens are not allowed in the Villages.
- 5) Cats are to be kept in owners' yard and not allowed to wander free in the neighborhood.

## **SIGNS AND COMMERCIAL USES AND OPERATIONS:**

- 1) No signs of any kind are allowed within the Villages or are allowed to be posted on fencing around the Villages without written consent from the ARC.
- 2) No commercial activity is allowed in the neighborhood unless approved by your Homeowners Association in the phase AND the Master Property Management Association.
- 3) Yard/garage sales or estate sales are not allowed within the Villages. **A \$500 fine will be assessed of any homeowner or resident who has a yard/garage or estate sale.**

## **USE OF STREETS, WALKWAYS, COMMON AREAS, AND GREENBELTS:**

- 1) The streets within the Villages are private; please follow speed limits.
- 2) The walkways, common areas, and greenbelts within the Villages are private; please stay on sidewalks and out of berm and flowerbed areas.
- 3) On the walkway south of the creek, please stay out of the creek and on the sidewalk to help protect the sensitive environment around the creek.

## **RENTER & LANDLORD POLICY**

Recognizing the unique owner occupant resident who has chosen to live and invest in the Villages of Garrison Creek, home owners agree to the following rules for Renters and Landlords:

- 1) All Renters and Landlords understand and agree to follow the Covenants and the Land Use Standards of the Villages of Garrison Creek.
- 2) Each renter and landlord must sign a Garrison Village Addendum to Residential Rental Agreement prior to occupancy of Village homes. This agreement form can be found on the Village website: <http://www.villagesofgarrisoncreek.com>
- 3) Recognizing that 1.5 persons occupy the Villages homes on average, a surcharge of \$100.00 per month per additional adult beyond 2 residents will be assessed by the Village phase to any landlord allowing more than 2 adult residents per home.
- 4) Village phases will identify a phase representative for the orienting process of new renters.
- 5) All non-owner occupants and their landlords or representative will attend an orientation prior to occupying the rental home within the neighborhood. This orientation will be conducted by a phase representative or their designee. An orientation fee may be charged, payable at or before orientation by the landlord to the phase.
- 6) All non-owner occupants will be approved and registered with the Village phase.
- 7) No non-owner occupant may park outside their garage or parking pad overnight as per the Land Use Standards.
- 8) All non-owner occupants' cars will be identified to the Village phase.
- 9) Failure to follow this policy may result in monetary penalties.

Revised October 2017