



Land Use Standards - Defined

#08 Residential Use and Construction Restrictions

Residential Use.

Lots shall only be used for residential purposes. Except with the consent of the Master Board, no trade, craft, business, profession, commercial or similar activity of any kind shall be conducted on any Lot, nor shall any goods, equipment, vehicles, materials or supplies used in connection with any trade, service or business be kept or stored on any such Lot. While construction is in process the parking of a vehicle with the name of a business shall not, in itself, constitute a violation of this provision.

Nothing in this paragraph shall be deemed to prohibit (a) activities relating to the rental or sale of a Unit, and (b) the right of the Owner of a Lot to maintain their professional personal library, keep their personal business or professional records or accounts, handle their personal business or professional telephone calls or confer with business or professional associates, clients or customers, in their Unit. The Board shall not approve commercial activities otherwise prohibited by this paragraph, unless the Board determines that the activities would not be in violation of applicable governmental ordinances.

Building and Landscaping Requirements and Restrictions.

All structures constructed within The Villages by any Homeowner shall be subject to design review and approval by the ARC/VRC which may cover the minimum size, architectural style, height, scope of improvements, quality of design, materials, workmanship, and siting standards. Additional approvals may be required by city of College Place and Walla Walla county.

Only one Single Family Home shall be permitted on each Lot, and all driveways and parking areas shall be constructed with material approved by the ARC/VRC.

Building Materials. All building materials to be incorporated into and visible as a part of the external structure of any building or other structure will be regulated by the ARC/VRC, the VGC Covenants, and Land Use Standards. No building, fence, wall or other structure shall be commenced, erected or maintained within the Community, nor shall any exterior addition or change or alteration therein be made within the Community until the plans and specifications showing the nature, kind, shape, height, materials and location of the same have been submitted to and reviewed and approved in writing by the ARC/VRC. In the event of significant construction, the Owner may be assessed a reasonable fee by the ARC/VRC to engage a professional engineer or architect to review submitted plans.

Grading. No Owner shall grade, fill or otherwise alter the slope or contour of any Lot, construct or alter the drainage patterns initially installed or as established by the grading and natural course of surface and subsurface water run-off without first obtaining (i) recommendations from a soils engineer or civil engineer, as appropriate, duly licensed by the State of Washington, (ii) any and all necessary governmental approvals and permits and (iii) written approval of the ARC/VRC..