The Villages
OF GARRISON CREEK
A Private Planned Community

Committee address: ARC, P.O. Box 694, College Place, WA 99324, or email ARC@villagesofgarrisoncreek.com

These Standards have been established to promote the comfortable use and enjoyment of the Villages. A monitoring system and a notice of non-compliance procedure are in place. 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 (New and Update):

1) The Architectural Review Committee (ARC) must approve all elevations and blueprints 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. House Paint colors selected must currently exist within The Villages and may consist of up to 4 unique colors grouped as follows: 1 or 2 compatible colors on house siding; 1color for trim (white); 1-color for front door; garage door color must be same as color on first level of house siding.
4) The ARC must approve building location and setback lines before any 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 stain is **Lodge Brown** available from Sherwin Williams. 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.

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 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 but may not park overnight in the street. Guest vehicles shall display a valid "Temporary Parking Permit" on dashboard of vehicle; such permits are available from ARC or a designated homeowner within the concerned Phase.
3) Vehicles must never park on grass as vehicle will break sprinkler heads, interrupting 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.

SIGNS AND COMMERCIAL ACTIVITY:

1) No signs are allowed to be posted on trees, fences, or roofs around the Villages without written consent from the ARC. No flashing or lit signs are allowed.
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) Permitted yard signs include standard sized (18"x24") "Home for Sale" or "Home for Rent", standard size (18"x24")"Election Campaign" signage. Election signage is allowed in compliance with WA. RCW 64.38.034. It is requested that residents limit election / campaign signs to 2 to maintain the aesthetic appeal that homeowners appreciate. Yard or Garage or Estate sales are not allowed within the Villages. A $500 fine will be assessed of any homeowner or resident who has a yard or garage or estate sale.

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 plants 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 are to be kept where their barking is not disturbing to their neighbors.
2) Dogs are to be kept on a leash at all times while on Association property, except when in the owners' yard.
3) Owners must 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.

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 are allowed upon any portion of the property without prior written consent from ARC.
6) Solar Panels are permitted and must be installed in compliance with RCW 64.38.055 and prior to installation must have written approval from ARC for aesthetics, placement, and safety.

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

1) The Village Streets are private and were built to be shared by walkers and vehicles.
2) Homeowners and Guests must Follow speed limits (15 mph), WATCH for CHILDREN, WALKERS, MOBILITY SCOOTERS, OTHER VEHICLES, and BLIND INTERSECTIONS!
3) The walkways, common areas, and greenbelts within the Villages are owned by the MPMA, you are asked to stay out of the creek, berm, and flower beds, and remain on the walkway to protect the sensitive environment around the creek.

4) No permanent construction is allowed within the 50' Riparian zone.
5) The Common Area Parks exist to be enjoyed by all Villages Homeowners. Those using the Common Area Parks are required to avoid overly loud music and observe reasonable hours of use. HOA members can use these Parks for small gatherings, however all lawn furniture, tables, etc. must be removed after any events. Landscape changes within the Common Area Parks shall be approved by the MPMA Board of Directors. All Common Park foliage shall be low-maintenance grass and minimal tasteful landscaping. "Green is the Theme".
6) Use of the Gazebo Park must be scheduled through ARC or a member of the Villages Board of Directors.

Failure to follow these Land Use Standards may result in monetary penalties

Land Use Standards by the Architectural Review Committee VGC

Land Use Standards – Updated December 2018