

# THE PINECREST VILLAGE HOA

## ARCHITECTURAL CONTROLS:

### GUIDANCE, RULES, AND REGULATIONS

The following guidance, rules, and regulations have been adopted by the Pinecrest Village Homeowners Association Board of Directors (BOD) and will be used by the BOD when evaluating, approving, or disapproving submitted plans

All plans for construction of any building, fence, wall, exterior addition to or change or alteration of any building, or any other structure, or change or addition of any new landscaping within the boundaries of The Village must be submitted to, and approved by the BOD prior to the initiation of construction. Plans must be submitted with sufficient time for review, comment, and revision, as necessary. The BOD will make every effort to review submissions in a timely manner.

1. Plans should include:
  - a. Front and side elevation diagrams (at least one copy)
  - b. Name of the builder
2. Plans/specifications must meet current applicable Walla Walla County building codes.
3. Construction and/or outside remodeling of an existing unit shall be done to harmonize with the external design of the surrounding structures and their topographic location.
4. Mobile homes will not be permitted.
5. With the exception of Lots 50 and 53, the elevation of buildings on the south side of Village Way will not exceed 16 feet above the building foundation.
6. The main floor plan will have a minimum of 1,400 ft<sup>2</sup>.
7. Exterior paint will be of subdued colors.
8. Trees or bushes will not be planted on an Owner's lot which will at present, or ultimately, obscure any other Owner's view of the Country Club area.
9. Fences/Walls
  - a. No fences, or walls, shall be allowed in any front yard areas.
  - b. No fences, or walls, shall be allowed in any yard areas that abut either the Common Area or Country Club property.
  - c. Safety/netting fences next to the Country Club property are permitted.

If there are changes requested by the BOD, those will need to be incorporated into the plans. Revised plans should be re-submitted for approval, if requested by the BOD. Once the BOD approves the plans, construction can commence only after the homeowner has obtained a building permit, a copy of which should be submitted to the BOD to become part of the record.

Adopted by Pinecrest Village HOA Board of Directors per Article X, Section 2 of The Village Restated Declarations on 1/6/11, 12/20/11, 2/26/13, 4/15/14, 12/18/14, 3/16/16