



THE PARKS HOMEOWNER'S ASSOCIATION II

Architectural Control Committee (ACC)

PO Box 58273 ~ Renton, WA 98058

Homeowner Improvement Request Form

(Revised 8/2004)

Homeowner's Name _____ Phone _____

Lot # _____ Phase # _____ Email: _____ Date _____

In the space below please describe proposed improvement including such information as description of exterior finish materials, exterior color(s) including brand name, paint number and paint chip samples, detailed design of the structure or proposed improvement and proposed landscape screening if applicable, elevation of proposed structure/improvement on scaled site plat of lot with reference to existing and finished lot grades, landscape plan if applicable, and copies of all required King County improvement permits if required - information is available at <http://www.metrokc.gov/ddes> or (206) 296-6600.

Attach additional pages if needed

Proposed development period: _____

Signatures of neighbors who may be impacted (view obstruction, drainage, etc.) agreeing to the proposed improvements:

Name _____ Lot/Phase _____ Signature _____

Name _____ Lot/Phase _____ Signature _____

Name _____ Lot/Phase _____ Signature _____

Note: Additional information may be required by the ACC depending on the specific nature and complexity of the proposed project submitted for evaluation and approval consideration. Thank you for your patience. We will respond as soon as possible. (space below is for ACC use)

 Approved as submitted Approved with following conditions: Disapproved for following reasons:

Authorized Signatures of Architectural Control Committee:

_____ Date: _____

_____ Date: _____

THANK YOU FOR SUBMITTING YOUR REQUEST – SEE BACK FOR ADDITIONAL INFORMATION

I. **The Parks – Architectural Control**

The Parks is a community bound by Covenants, Conditions & Restrictions (CC&R's) to maintain its attractiveness and preserve the highest property values for all homeowners.

Regarding structures and improvements, Article B, Section 1, Letter (a) of the CC&R's clearly states: "Prior to placing any such structure or making any such improvement on the Lot, the plans and specifications for the structure or improvement and a request for approval shall be submitted to and approved by the Committee as provided in Article C."

Article C, Section 3 adds: "The Committee shall have the authority to determine and establish standards involving aesthetic considerations of harmony of construction and color which it determines to be in the best interest of providing for attractive development of the Subdivision, which authority shall include but not be limited to the height, configuration, design and appearance of the dwelling and fences, walls, mass plantings, outbuildings, pools, and other structures and improvements appurtenant to the use of a dwelling. Such determinations may be amended and shall be binding on all persons."

II. **Architectural Control Categories**

- A. **Paint** – Exterior paint on homes must be harmonious with the other homes in the subdivision. All homeowners who wish to repaint existing exterior color or change existing exterior color must submit color schemes to the Architectural Control Committee for approval prior to commencing work.
- B. **Fencing** – Fencing material and plans must be submitted to the Architectural Control Committee for approval prior to commencing work.
- C. **Decks, Patios & Roofs** – Construction plans and a description of the deck/patio/roofing materials must be submitted to the Architectural Control Committee for approval prior to commencing work.
- D. **Remodeling** – On any outside remodeling project, including, but not limited to, sheds, play structures, large scale landscaping, patio or deck covers, hot tubs, gazebos, greenhouses, playhouses and dog kennels, location on the lot, construction plans and a description of materials to be used must be submitted to the Architectural Control Committee for approval prior to commencing work.

III. **Infractions**

Once a homeowner has committed a violation by not obtaining written approval from the Architectural Control Committee prior to the commencement of work and has been notified in writing of such, it may result in the homeowner being assessed fines according to Section IV below and required to:

- 1. Repaint their home with approved color schemes.
- 2. Remove fencing in its entirety from the property.
- 3. Remove and/or replace deck/patio/roof in its entirety.
- 4. Restore remodeling changes to the original condition.

At the Board's discretion, legal action may be taken against the violating homeowner at any point once a violation has been confirmed. Additional fines may continue to be assessed while the legal action is in process if the homeowner continues to violate the declaration. All legal expenses associated with the enforcement of this declaration may be assigned to the violating homeowner.

IV. **Fines**

- A. **Nonrecurring** – A fine in the amount of \$100 may be incurred by any homeowner who fails to obtain written approval from the Architectural Control Committee prior to commencing work on categories listed under Section II.
- B. **Daily Fine** – Following notice of the infraction and the initial \$100 fine, the homeowner will have thirty (30) days to remedy the infraction as directed by the Architectural Control Committee.

Beginning on the thirty-first (31) day following the notice, fines may be incurred by the homeowner in the amount of \$25 per day. This daily fine may continue until 1) the Architectural Control Committee receives a signed document by the homeowner stating the homeowner's intent to correct the violation with proposed work schedule and 2) the ACC approves the correction and work schedule. Additional fines may be assessed if work is not completed within approved schedule.

V. **Rule Enforceability**

If any portion of this rule is determined to be legally unenforceable, it shall not negate the enforceability of the remaining portions of the rule.