



Architectural Control Committee Guidelines

**Refer to Article 8 of the TEW HOA covenants for guidelines –
The Covenants can be found on the web site
www.timberviewestateswest.com under “documents”**

- 1. Fences- 6 feet wood stained in wood tone-do not need approval of the ACC- they do require a city permit if replacing the poles**
 - **Fences over 6 feet- require approval of the ACC.**
 - **All fence sides facing a street should have the poles to the inside of the yard with the smooth side (good side) of the fence facing the street.**

- 2. Sheds – 3 feet from the fence and 5 feet from the house or other structure. (city code)**
 - **Sheds must be placed so they cannot be seen from the street front or side view if the home is on a corner.**
 - **Maximum height 8 feet**

- 3. Detached addition e.g. a detached arbor – 5 feet from the fence or house minimum (city code)**

- 4. Patio cover or attached structure**
 - **Structures cannot extend beyond the sides of the home**

- 5. Boats, trailers, RV – they can be parked at a home no more than 2 nights and 3 days- these are personal use items**
 - **Commercial trucks and trailers are not allowed overnight unless they are at the home for construction**

- 6. The exterior paint color of the home is to remain a neutral color, e.g. white, black, all shades of brown, forest green (no bright greens), rust.**

Code enforcement-

For problems identified prior to 9/1/2010. A courtesy letter is sent first identifying the problem with a notice stating that if a future letter is sent identifying the same problem there is a \$25 fine. Third letters and thereafter will receive a \$50 fine. Failure to correct the problem or present an a resolution approved by the HOA Board after the fourth fine letter (fifth letter counting the warning) will result in the HOA taking legal action to

enforce the declaration that includes (but is not limited to) a foreclosure action against the property containing the violation.

Effective 9/1/2010 any new problems (problems that receive a first warning letter) will be handled as follows:

- 1. A warning letter identifying the problem will be sent to the home owner**
- 2. Not less than 2 weeks (14 calendar days) later a re-inspection will be conducted. If the problem is not corrected a letter containing a \$25 fine will be sent to the home owner. The letter will contain the next inspection date will shall be not less than 2 weeks (14 calendar days) after the postmark on the letter.**
- 3. A re-inspection will be conducted after on or after the date contained in the \$25 fine letter. If the problem is not corrected a letter containing a \$50 fine will be sent to the home owner. The letter will contain the next inspection date will shall be not less than 1 week (7 calendar days) after the postmark on the letter.**
- 4. A re-inspection will be conducted after on or after the date contained in the \$50 fine letter. If the problem is not corrected a letter containing a \$100 fine will be sent to the home owner. The letter will contain the next inspection date will shall be not less than 1 week (7 calendar days) after the postmark on the letter.**
- 5. A re-inspection will be conducted after on or after the date contained in the \$100 fine letter. If the problem is not corrected a letter containing a \$200 fine will be sent to the home owner. The letter will contain the next inspection date will shall be not less than 1 (7 calendar days) week after the postmark on the letter.**
- 6. Failure to correct the problem or present an a resolution approved by the HOA Board after the fourth fine letter (fifth letter counting the warning) will result in the HOA taking legal action to enforce the declaration that includes (but is not limited to) a foreclosure action against the property containing the violation. Note that fines will continue to be levied in the amount of \$200 per letter with each letter to provide a next inspection date will shall be not less than 1 week after the postmark on the letter as long as the problem is not corrected.**