



## **Modifications Review Policy**

WHEREAS, Snoqualmie Ridge is a master planned community governed by Covenants, Conditions and Restrictions, and Design Guidelines that provide direction for development of all aspects of the property, including individual residences, architectural features, site work, exterior alterations, and landscaping, streetscaping, signage, lighting, etc;

WHEREAS, the above-mentioned governing documents address a “community-wide standard” for architecture and landscaping that is applied to all aspects of the development;

WHEREAS, Section 7.4 of the Declaration of Covenants, Conditions and Restrictions for Snoqualmie Ridge (“Covenants”) states that all Owners must comply with the Governing Documents and that the Board of Directors has authority to ensure compliance through a variety of measures;

WHEREAS, Article IV of the Covenants states that no Work may commence within the Properties without prior written approval of the Declarant, its designee (Designee), or the Association;

WHEREAS, the Covenants give the Declarant during the Class “B” Control Period the right to delegate to the Designee the right to review any application for approval;

WHEREAS, the Designee is currently the Modifications Committee; and

WHEREAS, any approval by the Designee during the Class “B” Control Period is ultimately subject to Declarant’s right to veto any decision which Declarant determines, in its sole discretion, is inappropriate or inadvisable for any reason.

NOW THEREFORE BE IT RESOLVED, that the following Policy is hereby adopted by the Board of Directors, subject to the Declarant’s veto power:

### **POLICY**

The PURPOSE of the Modifications Review Policy (“Policy”) is to (1) ensure that the Work performed within the properties is consistent with the Snoqualmie Ridge Residential Design Guidelines, as they may be amended from time to time, (2) provide a streamlined process for the timely review of such applications, and (3) enable applications that meet preexisting design criteria to be quickly reviewed so that the resources available for review may be properly allocated to complex, unique, or unusual applications.

Failure to comply with this Policy may result in the issuance of a compliance Request, Stop Work Order, or such other enforcement action pursuant to the Association’s Covenants Enforcement Policy.

**No Approval Required for Certain Activities:**

No approval is required for the following activity: Satellite Dish installations permitted by FCC regulations; repainting an exterior in accordance with an originally approved color scheme; rebuilding in accordance with originally approved plans and specifications; remodeling, painting, or redecorating the interior of a Unit; and Declarant’s activities and activities of the Association during the Class “B” Member control Period.

**Administrative Approval:**

The following applications may be approved on an administrative basis by Snoqualmie Ridge ROA staff or less than the full Modifications Committee (“Administrative Approval”):

Fence: Fence applications that satisfy the criteria in Appendix A

Shed: Shed applications that satisfy the criteria in Appendix B

Other: Other similar applications that are considered to be standard requests, and which have been commonly approved, and do not raise doubt or questions, and/or require additional interpretation in order to arrive at an approval.

**All Other Applications:**

All other applications shall be reviewed by the full Modifications Committee.

## **Appendix A**

Refer to Fence Standard Notebook in the ROA office, or check online at [www.ridgeroa.com](http://www.ridgeroa.com) for a complete list by neighborhood.

## **Appendix B**

Greenhouses, sheds and other similar structures shall be located to the interior side or rear of the property and must comply with setback requirements as found in SMC 17.15.040. Such accessory structures must not interrupt building lines and materials must be compatible with the existing house.

Accessory structures may be a maximum of 140 square feet. Sheds are required to be made of wood framing and have a maximum height of 8 feet at the highest point. Prefabricated kits for greenhouses and wooden sheds may be allowed and will be reviewed on a case by case basis. Siding should generally match the existing home. Alternative siding may be considered by the Committee.