



**Summerfield Homeowners Association**  
 Post Office Box 59833, Renton, WA 98056

**Architectural Committee  
 General Construction  
 Approval Form**

All buildings and structures, including concrete or masonry walls, rockeries, storage sheds, fences, swimming pools, large play structures, or other structures to be constructed within the property shall be approved by the Board or the Architectural Control Committee. Complete plans and specifications of all proposed buildings, structures, and exterior alterations, together with detailed plans showing the proposed location of same.

This completed form along with a product sample including color and texture must be approved by the Summerfield Architectural Committee **BEFORE** work is started!

The Board or A.C.C. will review submittals as to the quality of workmanship and materials planned and for conformity and harmony of the external design with existing structures on the Lots and environment, and as to the location of the building with respect to topography, finished grade elevation, and building setback restrictions. The Board or A.C.C. will respond within 2 weeks of receipt.

**All plans and specifications for approval must be submitted a minimum of 30 days** prior to the proposed construction starting date. The maximum height of any Residence shall be that which is allowed by the applicable building codes and C.C.& R.'s.

**Failure to Obtain Approval:** If a homeowner performs construction that has been rejected by the ACC or installs materials not approved by the Summerfield Homeowners Association, the homeowner will be required to change the material at the homeowner's expense.

Please provide a description of the project:

**(Actual color product sample must be submitted with this form)**

Your Name \_\_\_\_\_ Phone # \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_

Planned Start Date: \_\_\_\_\_

**Date Recieved** \_\_\_\_\_  **Approved**  **Not Approved**

**Completed form must be submitted to**  
 Summerfield HoA Post Office Box 59833 Renton, WA 98058

Signatures of Summerfield Architectural Committee members approving proposed project and material:

\_\_\_\_\_  
 Rob Shipp  
 Architectural Committee - Member

\_\_\_\_\_  
 Carrie Murayama  
 Architectural Committee - Member

\_\_\_\_\_  
 Bruce Gibson  
 Architectural Committee - Member

\_\_\_\_\_  
 Galen Dietz  
 Architectural Committee - Member



## **APPROVAL CONDITIONS**

**Permits:** No construction or exterior addition or change or alteration of any structure may be started on any portion of the Property without the Owner first obtaining a building permit and any other necessary permits from the proper local governmental authority, and written approval from the Board or A.C.C.

**Codes:** All construction shall conform to the requirements of the State of Washington "Rules and Regulations for Installing Electric Wires and Equipment, and Administrative Rules", and the Uniform Codes (Building, Mechanical, Plumbing), and NEPA 13 in force at the commencement of construction, including the latest revisions thereof.

**Completion Times:** The exterior of any structure (including painting or other suitable finish and initial landscaping) shall be completed within 3 months of the beginning of construction so as to present a finished appearance when viewed from any angle. Any anticipated extensions need to be reviewed by the A.C.C. The construction area shall be kept reasonably clean during the construction period.

**Inspection:** Any agent, officer or member of the Board or A.C.C. may at any reasonable pre-determined hour or hours, upon 24 hours notice during construction or exterior remodeling, enter and inspect any of the Property to determine if there has been compliance with the provisions hereof. Said agents, officers or members shall not thereby be deemed guilty of any manner of trespass for such entry or inspection, and there is hereby created an easement over, upon, and across the Property for the purpose of making and carrying out said inspection.

**Setbacks:** No part of any building shall be located on any lot nearer than 20 feet from the front lot line or 5 feet from any side or back perimeter line without prior written approval of the Board or Architectural Committee.

**Painting:** Painting of any residence should be completed within one month, weather permitting. The colors approved for Summerfield are those that are muted colors, earth tones, natural tones, grays, beiges and similar shades that will blend with the neighborhood and natural surroundings. All paint colors need to be approved by the Board /Architectural Committee prior to painting. If circumstances prevent completion within the timelines set forth, an estimated completion date should be submitted to the Board.

**Fences:** All fences shall be constructed of wood only and will not exceed six feet in height on the side perimeters and three and one-half (3-1/2) feet in height on the front perimeter. Consideration of conformity to neighboring/adjacent fences is strongly recommended for aesthetic purposes.

**Exterior Lighting:** Exterior lighting, (excluding low voltage yard lights, house lights originally installed by builder, or lights specific to the display of the national flag) i.e. spot lights etc., should either be motion sensitive or on a timing device that turns lights off by 12 midnight on a nightly basis for consideration of all neighbors in close proximity.

**Noise:** Volume must be kept low between 10:00 p.m. and 8:00 a.m. Sunday -Thursday. Weekend quiet hours will be between 12:00 a.m. (midnight) and 8:00 a.m. (Fri/Sat, Sat/Sun & Holidays).