## Warewood Terrace

## Homeowners Association

## Architectural Review Committee

For your convenience, portions of the Declaration of Covenants, Conditions, and Restrictions for the Warewood Terrace PUD have been provided for you below. Please refer to the full document supplied to you by your Agent or Escrow Officer at the time of your Closing and subsequent ownership.

**ARTICLE 6 – ARCHITECUTRAL REVIEW COMMITTEE**

**6.3 Approval Required Before Construction.** No residence, building, fence, wall or other permanent structure shall be erected, altered, or placed on any Lot, until building plans, name of builder, specifications and plot plans showing the location of structure on the Lot have been submitted to and approved, in writing, by the Architectural Review Committee as to quality of workmanship and materials, architectural design, harmony of external design with existing structures, compatibility with surrounding vegetation, location with respect to topography and finished excavation, and location so as not to interfere with reasonable enjoyment of any other Lot. The Architectural Review Committee shall have the authority to approve all builders and to create an “approved builder list” for the purpose of ensuring high quality construction within the Property. In reviewing proposed construction of fences and walls, the Architectural Review Committee shall consider whether the proposed fence or wall is aesthetically pleasing on both sides of the structure and whether it is to be constructed in a good and workmanlike manner according to any industry standards and building codes as they may exist at the time that construction approval is requested. The Architectural Review Committee may charge the Owner a review and approval fee as deemed appropriate by the Architectural Review Committee in its sole and arbitrary discretion but in any event not to exceed $15,000. The color of any building, fence, wall or other permanent structure shall not be changed unless approved by the Architectural Review Committee.

**6.4 Implied Approval.** Upon failure by the Architectural Review Committee or its designated representative to approve or disapprove plans ad specifications for any structures or change in color of any existing structure within sixty days after the same have been properly presented, approval thereof will be deemed to have been made, providing the proposed construction complies with all the provisions of this Declaration.

**6.5 Submission of Plans.** When a Lot owner wishes to begin construction, the owner shall provide building specifications to the Architectural Review Committee on a form provided by the committee which will provide the committee with the necessary information for review of the construction. Such information shall include building floor plan and elevations, specifications of certain materials to be used, precautions to be taken during the building process and a complete site plan. The Architectural Review Committee shall have the power to require a string layout and indications of the date of final completion. The string layout shall outline the exterior perimeter of the house and shall locate the entry, driveway, parking and carport or garage. Similar submittal with complete applicable information shall be required for later additions, remodeling and planting or removing of vegetation. One set of plans and submittal documents must be delivered to at least one member of then existing Architectural Review Committee.

**ARTICLE 4 – LOTS AND HOMES**

**4.1 Use.** No Lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any Lot other than one detached single-family dwelling and a private garage. The private garage may not have entrances for more than three vehicles, including recreational vehicles, facing the street. No chain link fencing is allowed. Outbuildings, which are strictly incident to a Home, shall be permitted.

**4.2 Setback.** All Homes or other buildings shall be erected in compliance with setback requirements as prescribed by governing building departments.

**4.3 Square Footage.** The minimum square footage for any Home, excluding garages, decks and porches, shall be 1,800 square feet. The ground floor of any Home shall not be less than 1000 square feet. Homes shall not exceed two stories in height from street grade without approval of the Architectural Review Committee. Homes on Lots 1 through 8 shall not exceed one story in height from street grade. Basements and what are known as “daylight basements” shall not be counted as a story for purposes of this paragraph.

**4.4 Completion Time.** All Homes shall be completed as to exterior appearance within one year from the time construction is commenced. No Home shall be occupied for any purpose until such time as such building shall have been completed as to exterior appearance.

**Personalized Gate Code**

The Warewood Terrace gate is maintained by Quality Fence in Roseburg.

To obtain your own personal gate code, please call Leslie at Quality Fence. There is a $35 fee per gate code for Quality Fence to enter your code in the system.

You may also request additional gate code(s) for a $35 fee. For example, if you need a temporary code to provide your builder/sub-contractors, you could provide them with a separate code that would then expire when the work is done.

## Construction Submission Form

## Warewood Terrace – Architectural Review Committee

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

lot owner first & last name(s) date of application

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

property address lot #

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

mailing address city state zip

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

cell phone home/business phone email address

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

name of builder general contractor license # phone

**project type:** □ single-family dwelling □ garage/carport □ outbuilding □ remodel □ addition

□ fence/gate/wall □ exterior paint □ other\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**provide (with dimensions included on each):**

□ building floor plan □ front elevation □ rear elevation □ side elevations

□ complete site plan (including location of structure(s), garage, & walkway/driveway on lot)

□ paint chip and/or picture

□ proposed start date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ completion date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**structure specifications:**

number of stories (from street level): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ daylight basement: yes / no

square footage: ground level/1st story (street level): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ sq. ft.

2nd story (if applicable): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ sq. ft.

daylight basement (if applicable): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ sq. ft.

total: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ sq. ft.

overall height (street/ground-level to highest roof point): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ feet

**materials:**

exterior: siding: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ paint/stain color: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

roof: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ driveway surface: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

interior: countertop: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ flooring: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

return completed form & all attachments to hoa president, brett whitaker: [brettwhit@msn.com](mailto:brettwhit@msn.com)

home owner signature \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ date \_\_\_\_\_\_\_\_\_\_\_\_

builder signature \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ date \_\_\_\_\_\_\_\_\_\_\_\_

**for warewood terrace architectural review committee use ONLY**

□ approve **or** □ decline □ fulfills sq. ft. minimums □ fulfills story/level maximums

□ appropriate precautions to be taken during the building process □ require string layout

□ quality of workmanship, materials, & architectural design, according to industry standards & building codes

□ location so as not to interfere with reasonable enjoyment of any other lot

□ harmony of external design with existing structures □ compatible with surrounding vegetation

□ if fence or wall: is aesthetically pleasing on both sides of the structure □ conforms to existing ccr’s

□ location with respect to topography and finished excavation

justification for decision: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

special instructions to owner/builder: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_