

THE PINECREST VILLAGE HOA ARCHITECTURAL CONTROLS: GUIDANCE, RULES, AND REGULATIONS

The following guidance, rules, and regulations have been adopted by the Pinecrest Village Homeowners Association Board of Directors (BOD) and will be used by the BOD when evaluating, approving, or disapproving submitted plans.

All plans for construction of any building, fence, wall, exterior addition to or change or alteration of any building, or any other structure, or change or addition of any new landscaping within the boundaries of The Village must be submitted to and approved by the BOD prior to the initiation of construction. Plans must be submitted with sufficient time for review, comment, and revision, as necessary. The BOD will make every effort to review submissions in a timely manner.

1. Plans should include:
 - a. Front and side elevation diagrams (at least one copy)
 - b. Name of Builder
2. Plans/specifications must meet current applicable Walla Walla County building codes.
3. The elevation of buildings on the south side of Village Way will not exceed 16 feet above the building foundation (with the exception of Lots 50 and 53).
4. The main floor plan will have a minimum of 1,400 square feet.
5. Construction/New or Remodel
 - a. Exterior remodeling of an existing unit shall be done to harmonize with the design of the surrounding structures and their topographic location.
 - b. New and remodeled construction must be completed within 180 days (Walla Walla permit term) unless delayed due to extenuating circumstances for the homeowner to get an extension. The time frame begins the day of permit.
 - c. Owners are responsible for ensuring the contractor keeps the job site clean and tidy. Excessive trash or debris (used lumber, large piles of dirt/gravel or garbage) must be removed on a timely basis. Job site construction trucks (dump, tractor, trash, earth moving) must be moved regularly.
 - d. Owners are responsible for seeing the contractors clean up debris when the job is complete. Dumpsters and portable toilets may only be left in a driveway or on the street for the duration of the job. Construction equipment allowed on a lot only during a project.
6. Mobile homes will not be permitted.
7. Exterior paint will be of subdued colors.

8. Landscaping

- a. Trees or bushes will not be planted on Owner's lot which will at present, or ultimately, obscure any other Owner's view of the Country Club area.
 - b. All lots shall be landscaped in a manner that is harmonious and compatible with the overall landscaping requirements. Landscape maintenance is the responsibility of the homeowner.
9. Fences/Walls
- a. No fences shall be allowed in any front yards.
 - b. No fences or walls shall be allowed in any yard areas that abut the WW Country Club.
 - c. Safety/netting fences next to the Country Club property are permitted.
 - d. Any proposed fences/walls/privacy screens will be considered on a case by case basis and must be approved by the Board of Directors and comply with City Building Codes. Submit all proposals to the BOD including design specifications - material, height, length, location and purpose.
 - e. Fences constructed abutting any part of the common areas must not exceed 36" in height for side and rear yards. These fences must maintain the aesthetic quality of the community and require the approval of the BOD.

If there are changes requested by the BOD, those will need to be incorporated into the plans. Revised plans should be re-submitted for approval, if requested by the BOD. Once the BOD approves the plans, construction can commence only after the homeowner has obtained a building permit, a copy of which should be submitted to the BOD to become proof of the record.

Adopted by Pinecrest Village HOA Board of Directors per Article X, Section 2 of The Village Restated Declarations on 08/11/2021