

Application Instructions

For detailed suggestions, refer to the Design Guidelines for the project you are proposing. In addition to this application, you will need to submit the following attachments:

1. Full details of the purpose or reason for your improvement.
2. Site plan with location of improvement drawn to scale. Note distance from property lines. Show relationship of improvement to neighboring homes and/ or open spaces.
3. Drawings and/or illustrations showing design of proposed improvement
4. Scale drawing of exact dimensions of improvements.
5. Color: Note whether color is the same as existing on house, or if you propose to change colors then attach a color sample of the proposed color(s) or stain(s).
6. Grading plan if changes in grade or other conditions affecting drainage are anticipated. City/county approval may be required. (Generally, approval will be denied if the adjoining properties are adversely affected.)
7. Landscape plan if application is for landscaping or if relevant to project
8. Signed written agreement of all adjacent lot owners.

Acknowledgement of Applicant

1. I understand the construction of certain major projects requires I obtain a City of Bellevue building permit. Approval of a project by the ACC does not affect or alter that requirement.
2. I understand any construction activities taken prior to ACC approval are not allowed. I understand that if alterations are made, I may be required to return the property to its former condition at my expense if this application is not approved wholly or in part. I understand I will be required to pay all the legal expenses incurred if legal action becomes necessary.
3. I understand the members of the Architectural Control Committee are permitted to enter on my property to make reasonable inspection of the proposed construction location.
4. It is understood I am aware of the Sky Mountain Homeowners Association Covenants, Conditions and Restrictions, Bylaws, and Design Guidelines.
5. The alteration authority granted by this application will expire if the alteration requested has not started within 6 months and has not been substantially completed within 12 months.
6. I understand any approval is contingent upon construction or alterations being completed in a professional workmanlike manor.
7. I understand the ACC reserves the right to require payment of for any fees charged by professional consultants or agencies used by the ACC to process my application. I will be notified by the ACC in writing of any fees to the processing of the application.

**Application for Exterior Work
Architectural Control Committee
Sky Mountain Homeowners Association**

(PLEASE TYPE OR WRITE IN INK)

Name: _____ Lot.# _____

Address of proposed work: _____

Address of owner, if different: _____

Phone: Home _____ Work or Cell _____

Email: _____

For detailed instructions and attachment criteria, refer to (1) Design Guidelines, (2) Covenants and (3) Instructions on the following pages of this application form. Applications will NOT be reviewed without COMPLETE information and/or plans provided. Please read the instructions carefully to avoid unnecessary delay in processing.

Type of work proposed (Check all that apply):

- Remodel Painting Roofing
 New fence Deck Sheds
 Landscaping Sport Court and/or Basketball Hoop

Other (please explain):

Estimated Start Date: (within 6 months of approval)

Estimated Completion Date: (within 12 months of approval)

PLEASE NOTE THAT APPROVAL IS REQUIRED PRIOR TO STARTING WORK.

ACKNOWLEDGMENT OF PROPERTY OWNERS WHO ARE AFFECTED is required because they are adjacent and/or have a view of the proposed work. Note to affected Property Owners: Your signature does not constitute, nor indicate, approval or disapproval of the proposed work. It only indicates awareness of the applicant's intent. If you have any concerns with this application, please notify the Architectural Control Committee within seven (7) days of your signature date.

Name: _____ Date: _____ Lot# _____

Name: _____ Date: _____ Lot# _____

Name: _____ Date: _____ Lot# _____

Name: _____ Date: _____ Lot# _____

Acknowledgment of Applicant:

I have read the Design Guidelines, Covenants, and Instructions which govern this procedure for undertaking any addition or alteration of my property.

_____ Date: _____

Owner's Signature

FOR ACC USE ONLY:

_____ Approved _____ Disapproved Date _____

Conditions of Approval:

ACC Member(s):

MAIL COMPLETED APPLICATION WITH REQUIRED ATTACHMENTS TO a member of the Architectural Control Committee (ACC). ACC Member names are listed on the Sky Mountain web site Board of Directors page.

Sky Mountain Neighborhood Design Guidelines

The Covenants, Conditions and Restrictions (CC&R's), being part of each homeowner's legal deed to their property, are intended to assist each homeowner with his/her responsibility to maintain their individual property as well as the neighborhood at large as a residential development at high standards.

Views:

Our Sky Mountain neighborhood is a planned view community and, as such, the preservation of each homeowner's views is paramount in protecting and enhancing a property owner's investment as well as to insure our community's overall image. Knowing how tall a tree or how large a bush will grow once it reaches maturity may not only save removal costs at a later date but will help fulfill each homeowner's responsibility to his neighbors to protect views, so "know before you grow".

Exteriors:

The character and image of our neighborhood has long been established. Modifications to buildings and landscaping should be consistent in keeping with the existing overall harmonious community image. Any changes being made to the exterior of a home, including but limited to alterations, repairs, windows, painting or re-painting, roofing or re-roofing, sport courts, front yard landscaping and all street side yards require Architectural Control Committee (ACC) approval at least thirty days prior to beginning work.

Structures:

All buildings and structures on a residential site must be approved. Additions to or the remodeling of the existing dwelling shall not interfere with a neighbor's view. Materials used on exterior building walls should be designed to provide the look of a complete architectural design avoiding a "veneer" or "add-on" appearance.

Sheds:

All garages, carports, storage area, tool cabins, garden houses, etc. must be constructed in such a manner so as to constitute the appearance of one continuous, connected, contiguous and architecturally compatible single structure. Detached sheds are not permitted. Homeowners contemplating a shed should contact the ACC for the proper criteria.

Painting:

Paint colors are to be earth tones and should harmoniously blend with the surrounding homes. Consult the ACC before choosing paint colors. The ACC application is available on the website.

Roofs:

Wood cedar shakes, the original material used on each home, remain as the predominant material being used throughout the neighborhood. In addition to shakes, the CertainTeed brand of "Presidential TL Ultimate" triple layer luxury composite shakes (colors Aged Bark, Platinum, Autumn Blend and Country Gray) have been approved for use. High quality metal, tile or slate roofing products which present an upscale luxurious appearance will also be considered. Please consult the ACC before beginning your roofing project.

Fences:

Rear and side fences are allowed in the setback area. Tie-in fences should be located as close to the rear of the house as possible. Fences shall be well constructed of suitable fencing material and shall be artistic in design and shall not detract from the appearance of the dwelling house located on the adjacent lots or building sites. Wood is the preferred material. Please consult the ACC before beginning your fence project.

Landscaping:

The owner or occupant of each residential site shall maintain their hedges, plants, shrubs, trees, and lawns in a neat and

trim condition at all times. Please refer to your original front yard (and street side yard if applicable) approved landscaping plan and refer to Sections 3 (buildings, ridge-lines), Section 5 (front yard plan), Section 6 (setbacks), and Section 9 (landscaping) for additional details. With all of the different slopes and angles throughout the neighborhood, please be mindful the impact your vegetation may have on the views of your surrounding neighbors.

Setbacks:

The front yard setback will be a minimum of twenty-five (25) feet on all residential sites. Side and rear setbacks are five (5) feet from the boundary. On corner lots the setback on the street side shall be ten (10) feet.

Surface Grade:

The surface grade or elevation on any homeowner lot shall not be substantially altered or changed in any manner without ACC approval.