Oakridge Homeowners Association -Architectural Control Committee
Home Improvement Application

PER THE CC & R'S, ARTICLE 5, HOMEOWNERS MUST SUBMIT ALL PLANS FOR HOME IMPROVEMENT AND SHALL NOT COMMENCE CONSTRUCTION UNTIL SUCH PLANS ARE APPROVED BY THE ACC.

Date: _____ **Lot Number:** _____

Homeowner: _____ **Street Address:** _____
Phone Number: _____ **Email Address:** _____

Type of Project: (check and/or complete **all** that apply)

Attach page/plans showing all details such as location on property and in relation to neighboring properties, style, dimensions, color, elevation, etc. as applicable.

☐ **LANDSCAPE:** ☐ **Front and/or side** ☐ **Back** ☐ **New** ☐ **Update**

☐ **FENCE:** **Material:** **Finish:** **Height of Fence/Gate:** / **Style:**

☐ **SHED:** **Material:** **Finish:** **Dimensions (L/W/H):** / / **Color:**

☐ **HOME IMPROVEMENT** ☐ **Deck** ☐ **Play Structure** ☐ **Structural Improvement**

☐ **Patio Cover/Awning** ☐ **Retaining Wall** ☐ **Yard Lighting** ☐ **Other**

☐ **Exterior House Painting (Please submit actual colors/samples/swatches)**

Additional Information:

Homeowner's Response Request time for this request (normal time to review is 30 days):
Note: The ACC suggests you complete this project within 90 days. Once the CC & R time has lapsed, this approval will be rescinded.

CC & R rules and ACC guidelines most commonly used:

Fences: No more than 6 feet in height
Made of wood or masonry products in earth tones (all stains other than clear, need to be approved)
A finished side of the fence must face toward the street, common areas and adjoining properties
No fence shall extend forward of the farthest setback of an adjoining home
Must be at least 5 feet back from the sidewalk
Height transition between adjoining properties shall maintain natural transition
Shall be finished on top with a cap or of a style not requiring a cap

Sheds: If visible to adjoining properties or common areas and/or taller than 6 ft:
- Must be finished to match the siding & roof of house
- Must be set back from property line by 5 feet and not visible from the street

No more than 10 feet in height from ground level to the highest point of roof
No larger than a 10 x 12 footprint

Landscaping:
NOTE: Side yards are considered the same as front yards for corner lots
Must have grass turf in front yard. Must extend into side yard if corner lot
Must maintain Washington County required street trees – generally 2 per lot
Cannot change grade of lot in front, back or side
No front yard hedges or fences

Other Structures: Any additional structure must be pre-approved by the ACC. Among those commonly requested:
Play structures – No more than 12 ft in height and of an approved plan to fit the character of the lot and surrounding lots
Patio covers/Awnings – must not detract from look of home & must be finished to compliment house
Satellite Dish-must be at least 5ft back from farthest setback at the front of house and on the side of house. Dish not on house must be out of view from neighbors, common areas, and neighbors.