

CHELAN RIDGE ARCHITECTURAL CONTROL COMMITTEE  
**RULES, REGULATIONS AND PROCEDURES**  
SEPTEMBER 2020

*The following rules, regulations and procedures shall be applicable to construction, maintenance and improvements of the property subject to the Chelan Ridge Declaration of Restrictive Covenants:*

1. No fence, wall or other structure shall be commenced, erected or maintained upon the properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, color, materials and location of the same have been submitted to and approved in writing by the Committee.
2. All roofing material shall be approved by the committee. In addition, all exterior roofing material shall either be treated with an approved fire-retardant material or made of a noncombustible material.
3. All driveways and parking bays shall be constructed of concrete or asphalt paving, including chip seal, unless approval for use of other material is granted by the Committee.- A minimum, fully enclosed two-car garage for vehicle storage shall be required for each building lot.
4. All radio, aerials, antennas, and high output exterior lighting are prohibited without express written approval of the Association or the Committee. Items cannot be a separate structure and must be attached to the house. Yard landscaping lights should be low voltage and low illumination wattage. All outdoor lighting should direct the light source downward, limiting light pollution.
5. No outdoor overhead wire or service drop for the distribution of electric energy, fiber or cable for telecommunication purposes nor any pole, tower or other structure supporting said outdoor overhead wires shall be erected, placed or maintained within the properties. All purchasers of lots within the properties, their heirs, successors, and assigns shall use underground service wires to connect their premises and the structures built thereon to the underground electric or telephone utility facilities.
6. Propane tanks, solar devices, chimney flues, hot tub pumps and similar exposed mechanical equipment shall be aesthetically concealed from view on all sides and shall be shielded in such a manner to minimize noise and safety impacts. Exterior heat pump equipment shall be placed to conceal from view and reduce noise impact.

7. No home with the same structural facade shall be repeated on the same street without written permission of the Architectural Control Committee.

8. The Committee, in reviewing plans, shall consider the proposals impact on views. Building height limitations may be imposed by the ACC to preserve views and minimize the adverse impact of structures.

9. All one-story, single-family residences shall have at least 1500 square feet of living space. All two-story, single-family residences shall have at least 2000 square feet of living space. Only one, single-family home per lot is permitted.

10. All construction must be in accordance with applicable Chelan County fire rules and regulations including but not limited to: 1) All trees should be pruned of limbs within ten feet of the ground; 2) Trees within 100 feet of the primary residence should be thinned so that the crowns do not touch each other. 3) All chimneys shall be equipped with an approved spark arrestor and all tree branches within fifteen feet of the chimney shall be removed.

11. Exterior color schemes and material treatment for all new structures and for remodeling of existing structures shall be submitted to the ACC for approval.

12. No building or structure shall be moved onto any land embraced in said subdivision from any land outside of said subdivision without written approval from the ACC. All construction debris shall be put in containers daily to be removed from premises.

13. Except with the approval of the Architectural Control Committee, land owners at no time shall keep or permit to be kept on their premises any large trailer, boat, jet ski or snowmobile, commercial truck, RV or motor home unless housed within a garage or suitably screened from view from street and be approved by the ACC committee. Temporary portable living structures (RV/Trailers) are permitted during home construction period of 18-months with appropriate permitting and in compliance with local codes/regulations.

14. If all or any portion of any improvement or building on a lot is damaged or destroyed by fire or other casualty, it shall be the duty of the owner to repair or reconstruct in a manner which will restore them substantially to their appearance and condition immediately prior to the casualty, or restore the lot to its original state with the ACC approval. Repair or reconstruction should be completed within eighteen months of foundation excavation unless an extension is granted by the ACC.

15. Construction of new homes shall be completed within eighteen months to the extent that the exterior of the building shall be complete as per the approved plans. Further interior construction work shall not be evident from the exterior. Building and landscape materials shall be stored in the garage or otherwise concealed until ready for use/installation. Exterior signs are not permitted. Within the 18- month period, work to complete the landscaping plan will have been initiated and will continue with measurable progress, as approved by the ACC. Paving of driveways and parking areas shall be completed within 18-months. The 18-month timeline begins when foundation excavation is started.

16. Lot owners whose access is by a common drive shall share the cost of paving, as specified by the deed/short plat, or a mutual plan approved by the Board of Directors. The common drive portion of the pavement shall be considered a driveway to the first foundation started and shall be paved according to the time rules governing that construction. Common drives shall be constructed to withstand future traffic by heavy construction vehicles unless construction on the affected lots begins during the same 18-month period. Upkeep of common drives is to be shared by the lot owners sharing the common drives.

17. Trees with trunks that are less than six inches in diameter, when measured six feet from the ground, may be removed by the lot owner without permission. All other tree removal must be approved by the ACC.

18. An Architectural Review Application form with all requests must be filled out and approved before any lot changes can be made. *(This form can be found on the Chelan Ridge website @ [www.chelanridge.org/building](http://www.chelanridge.org/building) - "Application for new home, remodel, tree removal, other").*