

ARCHITECTURAL CONTROL COMMITTEE (ACC) GUIDELINES

Candlewood Ridge (CR) / Carriage Wood HOA, P.O. Box 58397, Renton, WA 98058-1397

(Approved September 13, 1988, Amended September 14, 1994, Amended April 23, 2021)

Please note – if doing work that will be visible from the street, or neighbor’s yard, including work in side yard of houses on corner lots, an approved ACR form is required before starting work.

Before planning your improvement projects, you should be aware of the basic guidelines the Architectural Control Committee (ACC) uses in considering submitted requests for approval. The ACC compiled this list of restrictions and basic guidelines for the most frequently requested projects in order to simplify the planning of your home improvement project plans. *The ACC will evaluate other projects or items not included in this listing, on their own merits, on a case-by-case basis.* For other projects, variations or exceptions to these guidelines, questions, or submitting improvement requests, write to the HOA address above.

The ACC is allowed up to thirty (30) days for the approval process, beginning from the date the ARCHITECTURE CONTROL REQUEST (ACR) FORM is received by the HOA, so allow for this approval time when submitting your project requests to the ACC for approval. (See HOA Web Site for an ACR FORM.) Emergency situations can be handled in an expedited fashion.

IMPROVEMENTS:

- FENCES: Maximum height: 6’
Construction: vertical board-on-board
Materials: cedar or preserved wood
Must be no closer to the front street than the front of the house
- DECKS: Materials: cedar or preserved wood
Setback: at least 5’ from property lines (King County requirement)
- SATELITE DISHES: Must not be placed on the front of the house or on a post in the yard.
Must be approved before installation and removed if not in use (if a second one is being installed)
- RETAINING WALLS: Materials: stone or cement
Maximum height: 3’
- SHEDS: Maximum standard dimensions: 100 square foot footprint with a limit of 10’ high as measured from the ground or 10’x10’x10’ (exceptions are possible based on lot size and location)
Color: compatible with home
Siding material: compatible with home
Roofing material: compatible with home
- ROOFS: Materials: Cedar shakes or shingles that are at least 360 pounds per square and have at least a 40-year warranty
Color: comparable to and compatible with cedar shake roofs
- PAINT COLORS: Main body of building: muted earth tones (paint or stain)
Accent: contrasting colors limited to doors and trim (paint or stain)
Mailbox Stands: muted earth tones (paint or stain) and should be locking cluster type
(exceptions to locking cluster are possible)

All paint and stain colors must be approved even if painting the same color that is currently there.

OTHER ITEMS:

- BOATS: Stored or parked: behind a 6’ fence to minimize visual impact from the street
- TRAILERS: Stored or parked: behind a 6’ fence to minimize visual impact from the street
- RECREATIONAL VEHICLES (RV’s): Stored or parked: behind a 6’ fence to minimize visual impact from the street
Cannot be stored in driveway or on street for more than 24 hours
- DRIVEWAYS: Must be on same side of house as garage with the possible exception of a ‘U’ shaped driveway with a planting area in the middle being approved on a case-by-case basis
Must be paved (concrete or asphalt), brick or concrete blocks or clean gravel with no weeds
Parking on grass is not allowed

A second driveway on the side of the house opposite the garage may be allowed on a case-by-case basis but only to allow access to the back yard for storage of an RV or other equipment and no parking will be allowed in that case (in fact a requirement to that effect will be required when the house is sold)

PORTABLE CAR PORTS: Must be behind 6' fence in side or back yard

Submit APPROVAL FORMS for project approval before work begins on exterior projects, including painting, roof cleaning, landscaping, etc. Approval is required for (1) exterior paint or stain colors, even if repainting your house or other structures the same color; (2) roof replacement, repair, or treatment with tinted stains (color compatible with above guidelines or roofs); (3) landscaping projects including walks, rockeries, plantings, mounds, patios, pools, etc.; (4) building projects including additions, fences, decks, sheds, playsets, gazebos, play courts, parking pads, mailbox stands, basketball hoops, T.V. antennas, satellite dishes, etc.

Some projects, particularly desks over a certain height, require King County building permits. Check with the County on applicable laws, regulations, zoning and permit requirements.