

Architectural Review Guidelines

The Homeowner's Association (HOA) is required to perform an Architectural Review to approve new construction plans as well as improvement projects in Cascade View Estates (CVE). The purpose of the review is to assure that all projects adhere to the Covenants, Conditions and Restrictions (C C & Rs) for Cascade View Estates.

New Home Construction: Detailed home building plans are to be submitted for approval prior to construction. Plans are reviewed for construction materials, building set-backs, elevation, roofing materials, exterior paint colors and landscaping design. If judged to be satisfactory, the homeowner will receive a letter of approval from the HOA. In addition to City of Redmond requirements, all CVE lots have a construction easement of 7 ½ feet on all borders.

Improvement Projects: Projects that require approval include (but may not be limited to) fencing, outbuilding construction and placement, home repainting colors, major landscaping changes and home and decking modifications that alter the home footprint. Projects shall be submitted using the Project Submittal Form found on in the documents section of the CVE website, along with drawings and/ or sketches as necessary.

While most requirements for homeowner modification projects are included in the CC&Rs, the following clarifications to specific paragraphs are offered. Also, please be aware that it is the homeowner's responsibility to assure that all City of Redmond requirements are met:

Para 4.3. Approval Required: Prior to submitting requests to for placement of any storage shed or other outbuilding on any lot, homeowners should verify that all City of Redmond restrictions regarding building size, height and setbacks are met. Failure to do so could result in additional homeowner expense should remedial action be required after completion. All stick-built structures should match the home exterior color and roofing materials. Prefabricated structures may be approved if the construction, color and roofing are judged to be compatible with the home's appearance.

Para 4.6. Nuisances: In addition to the items listed herein, home and outbuilding exterior painting shall be maintained in good condition.

Para 4.10. Antennas: Homeowners are allowed by law to place a television antenna or satellite dish on their property in a location that will provide an optimum signal. In doing so, however, every effort should be made to place such devices in the most unobtrusive location possible.

Para 4.13. Parking: It is recognized that this paragraph cannot be met in its entirety. Acceptable RV and other vehicle screening shall include 6-ft wood or vinyl fencing to screen the front and side of the vehicle. Other fencing options may be considered on an individual basis. The front screening fence should not be located forward of the adjacent section of the home. Exception: Any homeowner requesting to extend beyond the above limit will need Board of Director approval prior to start of construction.

Approved by CVE BOD & ARC July 14, 2011,
Revised April 2013, June 2013