

Westside Heights
Home Owner's Association
Cle Elum, Washington
Property Development Checklist

Date _____

Property Owner _____

Property Address _____

Builder Name _____

Builder Address _____

Phone # _____

Cell # _____

Email _____

Lot # _____

Estimated Start Date _____

Phone # _____

Mobile # _____

Email _____

CONVENANTS, CONDITIONS & RESTRICTIONS SUMMARY

ARTICLE 2

RESIDENCE AND USE RESTRICTIONS

Checklist for Architects, Home Designers, Builders, and Contractors

_____ Minimum dwelling size will be 1,500 square feet (not including basement, garage, patio, breezeways and detached rooms). (Article 2.1.a)

No mobile or manufactured homes are allowed. (Article 2.1.c)

_____ Roofs, following governmental standards, shall be: metal, tile, slate, or fire-retardant, dimensional shake shingles, composition (Elk Prestique Plus 30-year or comparable) shingles and comparable. Untreated cedar shakes or shingles are not permitted. At least 80% of roof, minimum roof pitch is 6/12. (Article 2.1.b)

_____ Construction shall consist of new materials, except for décor items such as used brick, weathered planking and similar items. Siding will be cement fiber board, logs or cedar. Accent material must be a minimum of 20% of exterior visible from private roads serving the Property. Where accent material abuts corners, accent must wrap around corner for minimum of 24" inches. (Article 2.1.c)

_____ Trim around windows and doors must be minimum of 3 ½" of trim. (Article 2.1.c)

_____ Outbuildings (detached garages) must complement the main dwelling in material, color and design and must be placed in an unobtrusive location within the primary building site, and must be set back or even with the front of the house. (Exhibit D, Supplemental CC&R Article 2.1.f, along with legal opinion dated September 24, 2018.)

_____ Exterior colors shall be moderate hues and/or earth tones and shall be approved by the ACC. (CC&R and Exhibit D, Supplemental CC&R Article 2.1.g)

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BUILDING DESCRIPTION

Square Footage:

Basement / Lower Level Floor	_____
Ground Floor	_____
Upper Floor	_____
Entire Structure/Dwelling (Total)	_____

Exterior of Dwelling

(CC&R and Exhibit D Supplemental CC&R Article 2.1.a-g)

1. Type of Siding _____
Color of Siding _____
Siding Manufacturer _____
Color of Trim _____
Trim Manufacturer _____
2. Roof _____
Type of Roof _____
Roof Manufacturer _____
Color of Roof _____
Pitch _____

Please indicate on your plan where the 20% rock, brick, stone or EIFS are to be located.

Outbuilding – A

(Exhibit D, Supplemental CC&R Article 2.1.f, along with legal opinion dated September 24, 2018)

1. Location (relative to road & house) _____
2. Type of Siding _____
Color of Siding _____
Siding Manufacturer _____
Color of Trim _____
Trim Manufacturer _____
3. Type of Roof _____
Roof Manufacturer _____
Color of Roof _____
Pitch _____

Please indicate on your plan where the 20% rock, brick, stone or EIFS are to be located.

Outbuilding – B

1. Location (relative to road & house) _____
2. Type of Siding _____
Color of Siding _____
Siding Manufacturer _____
Color of Trim _____
Trim Manufacturer _____
3. Type of Roof _____
Roof Manufacturer _____
Color of Roof _____
Pitch _____

Please indicate on your plan where the 20% rock, brick, stone or EIFS are to be located.

BUILDING DRAWINGS

Submit the following drawings with the application.
Submit the following drawings for each building under consideration.

Site Plan - Drawn to scale. Include property lines, location of primary building site, location of residence, location of outbuilding(s), location of community road, and location of lot road.

Indicate proposed building(s) and future buildings.

Indicate buildings to be considered by committee with estimated start date _____

Building Floor Plan - Drawn to scale. Include walls, doors, windows, roof overhangs, decks, and patios. Provide overall dimensions and square footage. Provide floor plan for each floor level.

Roof Plan - Drawn to scale. Include roof slope, roof ridge, valleys, dormers, and other prominent features.

Building Elevation - Drawn to scale. Provide drawings of all sides. Include doors, windows, siding material type and direction, roof eaves, roof ridges and valleys, roof dormer and other prominent features. Provide overall dimensions from lowest elevation and highest elevation to uppermost roof ridge or other prominent feature.

Rendering - Provide color rendering with any chips or material samples.

Also, please attach chips/samples for all of the above. Please indicate any alterations to your plans that you will be making. If possible, please draw these changes on your plans.

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ARCHITECTURAL CONTROL COMMITTEE RESPONSE

Site Plan / Building Site**	Approved	Not Approved (Reasons Attached)
Building Plan	Approved	Not Approved (Reasons Attached)
Building Plan Elements	Approved	Not Approved (Reasons Attached)
• Materials		
• Color		

****Please Note: This approval is for your architectural plan but does not constitute approval of location of building site.**

Prior to commencement of construction, please stake your building envelope at the building site. A member of the ACC will provide approval/disapproval of building location within Five (5) days of notice that the site is staked. (CC&R Article 2.1, 2.3, Exhibit E, Main Face Diagram)

Architectural Control Committee Members

_____	Date
_____	Date
_____	Date