

South Cove HOA Architectural Policy & Guideline

July 2024

Please read this policy and the South Cove CC&R carefully beginning any architectural or landscape alteration to your South Cove home. Specific material lists can be found on SCHOA website

The following ARC policies and guidelines are approved by the South Cove HOA Board for use by the ARC committee when approving or denying any architectural change, modification, or updates to the exterior portion of any South Cove HOA home. These policies are congruent with those stated in the South Cove HOA CC&R posted on the SCHOA website and in response to the results of the Member survey conducted in June 2023.

The purpose of the architectural design review is to keep the South Cove community attractive for the enjoyment of residents and for the protection of property and property values. As stated in Article IV of the South Cove CC&R the Architectural Review Committee (ARC) and the HOA Board is authorized to establish rules, standards, and procedures may be amended by the ARC and HOA Board as it deems necessary or appropriate for the orderly development of the subdivision and requires homeowners to obtain written approval from the ARC for any buildings, additions, or exterior improvements to their property.

The ARC reserves the authority to review, approve, and deny applications according to these guidelines and the SCHOA CC&R even at the homeowner's expense if contracts have been signed, deposits paid, and/or purchases made before approval. Out of courtesy to your volunteer HOA Board and ARC members, all requests require a minimum of 48 hours for approval.

Home Modifications That Require ARC approval

The following is a sample list of exterior modifications that require ARC approval before construction can commence. Modifications include, but are not limited to:

- Any exterior alteration, rebuild, and/or addition to a home.
- Exterior painting or new siding of the house, garage, or other exterior structures.
- New or replacement roofing.
- New windows, front doors, or garage doors.
- Major landscaping alterations
- Fences, decks, and porches that are visible from the street or The Commons.
- Sheds, jungle gyms, and trampolines that are visible from the street or The Commons.
- Trellises and gazebos that are visible to the street or The Commons.
- Changes or alterations to driveways and walkways.
- Screening for the storage of RVs, trailers, or boats.
- External AC condensers and heat pumps.
- Satellite dishes.

Homeowner Responsibility

Before commencing work on any architectural modification to the exterior portion of any South Cove HOA home are made, the Homeowner is responsible to:

1. Submit an ARC Review Request Form (available on the South Cove Website) along with any material lists, drawings, photos, or blueprints.
2. Confirm property boundary lines, if applicable, with their abutting neighbors.

3. Confirm with the City of Issaquah that their project complies with city municipal codes, regulations, and ordinances - particularly the Building Code and the Land Use Code. Permit resources include:
 - [The Permit Center](#): 1775 12th Ave NW | 425-837-3100 to schedule an appointment.
 - [City of Issaquah](http://www.ci.issaquah.wa.us/): <http://www.ci.issaquah.wa.us/>
 - [My Building Permit](http://www.mybuildingpermit.com): <http://www.mybuildingpermit.com>
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Architectural Policies (April 1, 2024)

I. LANDSCAPING AND YARD MAINTENANCE

1. Landscape Alterations

- a. Any and all major landscape changes to the front of the house must receive ARC approval and include:
 - i. Major changes to the landscape design or layout
 - ii. Fences, deck, or porch that is visible to the street or The Commons
 - iii. Sheds, jungle gyms, and trampolines that are visible to the street or The Commons.
 - iv. Trellises and gazebos that are visible to the street or The Commons.
 - v. Driveways and walkways that are visible to the street.

2. General Yard Upkeep and Aesthetics:

- a. All home lawns that are visible from the street or The Commons must be manicured and maintained with the use of natural grass or xeriscape landscaping.
- b. Homeowners are responsible for maintaining regular lawn care to keep the community neat and well-kept. Maintenance includes mowing the lawn, trimming bushes, weeding flower beds, removing dead or diseased trees that pose hazards and/or intrusions into neighboring properties, and keeping sidewalks adjacent to the property clear of debris and overgrowth that hinder pedestrian use.
- c. Homeowners should ensure that their front yards are tidy and free from clutter. Trash cans and other unsightly items must be stored out of view on the side of the home. Homeowners have the freedom to decorate their yards, such as seasonal flags, garden ornaments, or bird feeders, so long as they do not obstruct walkways, create safety hazards, or fall outside the general aesthetics of the neighborhood.

3. Use of Artificial Turf for Landscaping

- a. The use of Artificial Turf, as defined by any impervious material or synthetic grass, is not allowed for use in any area of the home that is visible from the street or The Commons. Homeowners may install artificial turf in their back or side yards are subject to the following conditions:
 - i. Artificial turf coverage use **requires** approval from the City of Issaquah to ensure regulations as stated in Issaquah Municipal Code (IMC) 18.404 – Article III. For more detail visit CPDCurrentPlanning@issaquahwa.gov

- ii. Artificial turf material should meet reasonable quality standards and require approval by the ARC before installation.
- iii. All artificial turf color must resemble in color and appearance to that of natural grass and be maintained by the Homeowners when it becomes aged, torn, or faded.

4. Use of Xeriscaping for Landscape

- a. The use of Xeriscaping, as defined as using natural materials and plants other than grass that do not require excessive water to minimize or eliminate the need for irrigation, and/or provide naturally friendly pollinators may be used in any area of the home. All xeriscaping landscapes require ARC approval before installation and must be maintained in such a way as to keep the community neat and well-kept and must not block visibility from the driveways or usage of the sidewalk by pedestrians. Xeriscaping material includes:
 - i. Drought-tolerant plants which are native or adapted plants that thrive in our region's climate.
 - ii. Mulch and gravel to cover soil and reduce evaporation.
 - iii. Rock gardens as decoration and boulders for visual interest.

5. Fencing

- a. Any new or alterations to fencing that is visual to the street or The Commons must receive ARC approval. Privacy fencing is not allowed along the property lines of The Commons.
- b. Fencing panels can be slated vertically or horizontally and must be stained or painted white or with natural earth-tone colors. No black, bold, or vibrant colors.
- c. Any alterations or new fencing that borders a property line must be discussed with any affected neighbor and property border lines must be confirmed before work can commence.
- d. Natural materials are preferred, however artificial materials may be considered with ARC approval so long as they blend with existing fences. All fence design should be congruent with current style.

II. ROOFING

- 1. Homeowners must obtain ARC approval before installing any new or replacement roofing material to a home or porch. Acceptable products and colors are listed in the ARC Roofing Materials List on the SCHOA website.
- 2. To maintain consistent and high-quality roofing in the neighborhood with affordable long-life expectancy (minimum 30+ years warranty) the following roofing materials can be used:
 - a. Cedar Shakes are defined as wooden shingles made from cedar wood.
 - e. Composite Shingles are defined as compositions, asphalt, or fiberglass shingles.
 - f. Metal Roofing is defined by materials such as steel, aluminum, or copper. Metal Roofs can be used on all the home roof surfaces and/or the porch coverings. The metal roof design must remain consistent with the over aesthetic and appearance of the community.
 - g. Colors for all roofing options are limited to neutral colors such as gray, brown, or black to look similar to cedar shake.

3. All roofing materials must comply with local building codes and Homeowners must maintain regular maintenance and replacement of all roof types that become discolored, aged, torn, or degraded.

III. BUILDING AND SIDING ALLOWANCES

1. Any changes or modifications to the exterior of the home require ARC approval and include but are not limited to structural alterations, rebuilds, roofing, paint color, siding, windows, fences, front doors, porches, sheds, garage doors, driveways/walkways, and trellis/gazebos.
2. Any significant changes to the exterior of a home must comply with standards listed in the SCHOA CC&R, all ARC-approved material lists, and all City of Issaquah building codes.
3. Styles, designs, and appearances that depart from the traditional South Cove style must remain consistent and harmonious with the overall neighborhood aesthetics and appearance.
4. Homeowners are required to maintain regular paint touch-ups, roof inspections, and window cleaning to contribute to the overall appearance.
5. Homeowners can follow the guidance listed below, when working with their contractor to choose exterior siding materials and colors. All ARC requests will be handled on a case by case basis
 - a. Natural wood or HardiePlank siding with horizontal planks, shingles, board and batten is allowed.
 - b. Vertical siding may be used as an accent but not entire walls.
 - c. Siding laid at an angle is not allowed.
 - d. Rock or brick siding accents may be used to enhance the overall wood look of the home.
 - e. Vinyl siding, log, or stucco is not allowed.
 - f. Siding colors must be "neutral earth tones" such as: white, creams, tans, browns, grays, blues.
 - g. Trim colors must be white, cream, tan, brown, grays.
 - h. Door colors must be "neutral earth tones" or slightly more vibrant hues such as: red, navy, light blue, black, etc.

IV. COOLING AND HEATING PUMPS / GENERATORS

1. Homeowners must obtain ARC approval before installing or modifying any heating and cooling pumps or generators that are visible or not visible from the street or The Commons. The homeowner must submit detailed plans including location, screening, and color choices to the ARC and discuss installation with any neighbor who may be affected by the unit's placement prior to installation.
2. All heating and cooling pumps and generators must be installed in locations that minimize visibility from the street, such as the side yard or behind approved fencing, and in locations to minimize noise disturbance with neighboring homes. All units must comply with the standards of Issaquah City Ordinances and the following South Cove CC&R setback requirements.
 - a. A 6-foot setback from the property line and not visible from the street or The Commons.

- b. A max steady noise allowance at the property boundary line between 7 am and 10 pm must be below 55dBA.
 - c. A max steady noise allowance at the property boundary line between 10 pm and 7 am must be below 45dBA
3. Homeowners must provide proper insulation, vibration-dampening pads or mounts, and regular mechanical maintenance of the unit to ensure it is not causing a noise disruption or vibrations with neighboring homes and must maintain its appearance and any screening or coverings so it remains aesthetically pleasing with the overall appeal of our community.
4. **Screening:**
- a. If a unit must be visible from the street or The Commons, homeowners must provide and maintain appropriate ARC approved screening that blend with the home's design and color so as not to draw attention to the unit. All screening materials must complement the overall design of the home and be regularly maintained or replaced by the Homeowner when it becomes worn, dead, or dilapidated in any way. All screening options must be submitted with detailed plans including location, design, material, and color choices via the ARC Request Form. Acceptable screening includes:
 - i. Wood or composite material that resembles wood and is either painted the same color as the other fencing on the property or the color of the house.
 - ii. Shrubs, bushes, or trees to create a visual barrier that is at a minimum of 6 inches apart and no less than 3 inches above the top of the unit.
 - iii. Decorative screening or pump covers painted the same color as the house.

V. SOLAR PANELS

1. By law, solar panel installation cannot be regulated by the South Cove HOA. All solar panel installation is governed by the City of Issaquah Solar Panels Governing Document RCW [64.38.055](#) as stated below. The South Cove Board and ARC only ask that when deciding on size and location, you please make every effort to install the panels so they are as aesthetically appealing as possible.

[Governing Document RCW 64.38.055](#)

(1) The governing documents may not prohibit the installation of a solar energy panel by an owner or resident on the owner's or resident's property as long as the solar energy panel:

- (a) Meets applicable health and safety standards and requirements imposed by state and local permitting authorities
- (b) If used to heat water, it is certified by the solar rating certification corporation or another nationally recognized certification agency. Certification must be for the solar energy panel and for installation; and
- (c) If used to produce electricity, meets all applicable safety and performance standards established by the National Electric Code, the Institute of Electrical and Electronics Engineers, accredited testing laboratories, such as underwriters' laboratories, and, where applicable, rules of the utilities and transportation commission regarding safety and reliability.

(2) The governing documents may:

- (a) Prohibit the visibility of any part of a roof-mounted solar energy panel above the roofline;
- (b) Permit the attachment of a solar energy panel to the slope of a roof facing a street only if:
 - (i) The solar energy panel conforms to the slope of the roof; and
 - (ii) The top edge of the solar energy panel is parallel to the roof ridge; or
- (c) Require:
 - (i) A solar energy panel frame, a support bracket, or any visible piping or wiring to be painted to coordinate with the roofing material;
 - (ii) An owner or resident to shield a ground-mounted solar energy panel if shielding the panel does not prohibit economic installation of the solar energy panel or degrade the operational performance quality of the solar energy panel by more than ten percent; or
 - (iii) Owners or residents who install solar energy panels to indemnify or reimburse the association or its members for loss or damage caused by the installation, maintenance, or use of a solar energy panel.
- (3) The governing documents may include other reasonable rules regarding the placement and manner of a solar energy panel.
- (4) For purposes of this section, "solar energy panel" means a panel device or system or combination of panel devices or systems that rely on direct sunlight as an energy source, including a panel device or system or combination of panel devices or systems that collect sunlight for use in:
 - (a) The heating or cooling of a structure or building;
 - (b) The heating or pumping of water;
 - (c) Industrial, commercial, or agricultural processes; or
 - (d) The generation of electricity.
- (5) This section does not apply to common areas as defined in RCW 64.38.010.
- (6) This section applies retroactively to a governing document in effect on July 26, 2009. A provision in a governing document in effect on July 26, 2009, that is inconsistent with this section is void and unenforceable.

End of South Cove Architectural Policy