

Trutina Homeowners Association Architectural Regulations

I. OBJECTIVE AND AUTHORITY OF ARCHITECTURAL REVIEW COMMITTEE

A. DEVELOPMENT OBJECTIVES

The following Rules are designed to establish and preserve the visual impression of Trutina as a distinctive and desirable place in which to live.

Landscaping, building form, materials and colors all contribute to an overall community image that is readily identifiable as a high quality development. By following the Rules, residents will protect and enhance each property owner's investment in his or her home site. The Rules provide standards of quality and design.

Design review by the Architectural Review Committee is not intended to enforce unreasonable or excessively expensive controls. It is meant to coordinate the design and construction of residential dwellings to achieve a pattern of continuous quality and identity.

The Rules have purposely not been made a part of the Covenants, Conditions, and Restrictions in order to allow for additions, modifications, and deletions as circumstances change and as the community develops and matures.

B. APPLICABLE PROVISIONS OF DECLARATION OF COVENANTS

The Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Trutina (Covenants) require that no structure, improvement, landscaping or alteration shall be commenced, erected, painted or maintained within the project without the written approval of the Architectural Review Committee. This requires that plans be submitted to the committee for review. This review will normally take only a few days but may take as long as 45 days under the Covenants. The Architectural Review Committee is appointed and controlled by the Developer.

II. ARCHITECTURAL RULES AND GUIDELINES

A. DESIGN AND SITE CONSIDERATIONS

1. Utilities: Electric power and natural gas are available at Trutina from Avista. Sewer and Water lines are managed and maintained by Liberty Lake Sewer and Water District. The respective utility purveyor controls the location of utilities.
2. City of Liberty Lake: The City of Liberty Lake require that a building permit be obtained prior to beginning construction of any improvement or making any additions or changes to an existing structure.
3. Setbacks: As a part of the River District SAP the Trutina project allows deviations from the standard yard setback standards of the City of Liberty Lake Zoning and Development Code. These specific standard can be reviewed on the City of Liberty Lake's webpage.

B. ARCHITECTURAL RULES

1. Accessory Buildings: Only buildings to be used as temporary construction shelter may be erected on a lot prior to construction of the main residence building. Structures such as but not limited to doghouses, tool sheds, and playhouses, which are intended for permanent or semi-permanent use, are not specifically prohibited. However, all such structures are required to first get Architectural Review Committee approval.
2. Antennae: Exposed roof TV and/or radio antennae and Satellite dishes are prohibited, unless specifically approved by the Architectural Review Committee. Satellite dishes smaller than 18" are approved. Satellite dishes shall be mounted in an inconspicuous location.
3. Building Height: Building height limitations may be imposed by the Architectural Review Committee in order to preserve views from neighboring homes and to minimize the impact of structures on arterial streetscape areas of the property. Buildings on corner lots shall have a one-story elevation adjacent to the flanking street unless otherwise approved by the Architectural Review Committee.
4. Chimneys: All exterior chimneys must be of a material and of such a color as to blend in aesthetically with the residence and will be subject to approval by the Architectural Review Committee.
5. Clotheslines: Exterior clotheslines must be located in screened service yards and out of view from the neighboring property.
6. Driveways: Driveway access onto the roads will be limited to one per lot, unless otherwise approved by the Architectural Review Committee.
7. Excavation: All excavation must be done to create a minimum disturbance on the site. All dirt and debris as a result of excavation must be leveled and/or removed from the site.
8. Exterior Lighting: All exterior lighting plans must be submitted with construction approval or alteration approval submittals. Exterior lighting, which can be seen from the roads or neighboring lots, must be indirect. Colored light sources shall be prohibited. Decorative and/or landscape lighting may have limitations placed upon them if they affect adjacent properties.
9. Exterior Walls and Trims: The following materials are approved for use in exterior walls and trims,
 - A. Cement based fiber siding.
 - B. Brick or stone (medium to dark even earth-tone colors)
 - C. All other materials need Architectural Review Committee approval

Exterior color and material treatment used on the building walls shall be continuous and consistent on all elevations of the residence in order to achieve a uniform and complete architectural design.

Exterior colors must harmonize with the surrounding landscape and all colors are subject to approval by the Architectural Review Committee.

10. Utility Panels: In general, all utility meter panels should be screened from view and should be installed according to guidelines available from utility companies.
11. Fencing: Fences will be limited and must have specific design approval from the Architectural Review Committee, fences may be limited where adjacent to common areas and on sloping lots.
 - A. Only Vinyl and Wrought Iron fencing is acceptable.
 - B. Fencing must be almond in color if vinyl or black if wrought iron.
 - C. Max of 6 feet in height.
 - D. Setbacks for the fences must begin at least 5 feet back from the front of the house on each side.
 - E. All side yard fences must be at least 5 feet behind the sidewalk on corner lots where applicable.
 - F. All fencing maintenance, repairs and replacement is the responsibility of the adjacent property owner.
 - G. **ALL fences require Architectural Review Committee approval prior to construction.**
12. Garages: The garage should connect to the main house by a roof, screen, or be part of the house structure, unless otherwise approved.
13. Grading: All grading shall conform to natural contours of the maximum extent feasible.
14. Gutters and Downspouts: All gutters and downspouts shall be designed as a continuous architectural design feature. Exposed gutters and downspouts shall be colored to blend in with the surface to which they are attached.
15. Heating and Cooling Systems: All interior or exterior heating or cooling systems must be screened from view. Window mounted A/C units are prohibited.
16. Mail Boxes and Newspaper Receptacles: Individual mailboxes and newspaper receptacles are prohibited. Group mailboxes will be provided at central locations by the developer.
17. Parking: NO utility trailer, boat trailer, camper or other trailer, mobile home, commercial vehicle, bus, truck (other than standard size pick-up truck), inoperable automobile, boat, or similar equipment, and no vehicle which is in an extreme state of disrepair, shall be permitted to remain on the street or on any Lot other than temporarily (for the purpose of loading and unloading of passengers or personal property) and in any event longer than 48 hours. Parking of such longer than 48 hours needs prior Architectural Review Committee approval unless placed within an enclosed garage. No noisy off-road, unlicensed motor vehicles shall be maintained or operated upon the Property.
18. Prefabricated Housing: Prefabricated housing shall not be permitted.

19. Roofs: All homes and structures within the project shall use roofing materials as approved by the Architectural Review Committee.

20. Signs: Limitations on the size and placement of residential identification signs may be imposed by the Architectural Review Committee. All signs and their proposed locations must first be approved by the Committee. No lighted signs shall be permitted. All residences shall have a designated street number that is easily viewed from the road.

One sign identifying the contractor during construction, or advertising a home for sale is permitted, provided it is single sided, with a maximum area of 200 square inches and the longest dimension is not greater than 40 inches. The sign is to be on its own post and shall not be placed higher than 60 inches from the prevailing ground plane. The sign must be placed no closer than 10 feet from the nearest roadway and be approximately parallel to the centerline of the roadway. Subcontractor and material-men signs are prohibited. No other signs shall be permitted except as specified in this section, unless otherwise approved by the Architectural Review Committee.

21. Utilities: All connections from trunk lines to individual structures must be underground. Exposed plumbing and electrical lines are not allowed. Materials must conform to the Electrical and Plumbing Codes. The appropriate inspectors must inspect water and sewer hookups. All excavation for site utility hookups must be restored to its natural condition.

22. Solar Heat Systems: Any solar heat system must be reviewed on an individual basis and require the approval of the Architectural Review Committee.

23. LANDSCAPING POLICIES

Front Yards: Front yard is defined as that area between the front property line and the plane of the face of the building, or intercepting side yard fence or wall. The total front yard area (except the driveways and entry paving) is to be landscaped and irrigated with an automatic underground irrigation system within 90 days of occupancy. The front yard landscaping shall be maintained in a healthy and neat appearance at all times. The front yard landscaping shall be designed in conjunction with and in harmony with the architectural design of the residence and lot. A minimum of one tree shall be planted by the project Developer. Such trees shall be planted within the planting strip between the curb and sidewalk and parallel to the street curb. Specific street trees used shall follow the Trutina Master Street Tree program. All street tree maintenance and care is the responsibility of the adjacent property owner, this includes replacement in an event the tree is to die.

Rear Yards: Rear yard landscaping shall be completed within one year of the first Occupancy of the home.

III. SEVERABILITY

If any section, subsection, paragraph, sentence, clause or phrase of these Rules and Regulations is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of these Rules.

IV. NONWAIVER

Consent by the Architectural Review Committee to any matter proposed to it or within its jurisdiction, or failure by the Architectural Review Committee or the Trutina Homeowners Association to enforce any violation of these Rules, shall not be deemed to constitute a precedent or waiver impairing the Committee's right to withhold approval as to any similar matter thereafter proposed or submitted to it for consent or to enforce any subsequent or similar violation of these Rules.

V. PENALTIES

The Trutina Homeowners Association and the Architectural Review Committee shall have the right to impose penalties for the failure to comply with these Architectural standards per the Covenants Conditions and Restrictions and By Law. The Architectural Review Committee shall have the right to record a Notice of Covenant Violation on the title of any lot that fails to comply with the standards imposed by the Architectural Review Committee. In addition, they shall have the right to impose a violation fee of up to \$100 per day for violations.

V. ADOPTION

These rules have been adopted by the Architectural Review Committee this 1 day of September 2022.

BY: 
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BY: 
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BY: 
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