



READ BEFORE STARTING ANY PROJECT

Architectural Control Committee Guidelines
Approved at October 03, 2023 Board Meeting

Article VI: Architectur Control Committee

6.04 Approval of Plans by Architectural Control Committee

*No Residential Unit, building, garage, or other structure, including swimming pools, animal runs and storage units shall be commenced, erected, placed or altered on any Lot until the construction plans and specifications, and a plan showing the nature, shape, height, materials and colors, together with detailed plans showing the proposed location of the same on the particular building site, have been submitted to and approved in writing by the Architectural Control Committee. **All plans and specifications for approval by the Architectural Control Committee must be submitted at least fifteen (15) days prior to the proposed construction starting date.***

The Architectural Control Committee has further clarified the approval process:

- FENCE – **Needs approval** if a new design. No approval is needed if replacement of same design or repair of fence.
- PAINT – **Needs approval.** **All painting must be approved**, including repainting same color. See additional guidelines attached to ACC Approval Form.
- ROOFING – Roofing (composite shingles) must be in neutral colors of black, grey, brown, tan or combinations thereof. **No bright-colored shingles are allowed. Approval is recommended** but not required.

ANY/ALL METAL ROOFING MUST BE APPROVED IN ADVANCE. No bright colors allowed.

- SATELLITE DISHES – Every effort should be made to mount antenna/dish so it is not visible from the front or side of house.
- SECONDARY STRUCTURE(S) – **Need approval** if noticeable from street side of residence.
- SIDING – **Approval needed if changing “design.”** Repair/replacement does not if using same material.
- SOLAR PANELS – **Need approval.** See additional guidelines attached to ACC Approval Form.
- ANY ACTION that changes the appearance of a lot on the street side (e.g., parking pads, driveway extensions, rock edging, fencing of any type, including decorative fencing) **must be approved.**

If you aren't sure if you need approval, please contact the ACC at Cherryridgehoa.acc@gmail.com before you start your project. Thank you.

If a project is not pre-approved as listed above the owner is subject to fines and/or a redo of the project. The following Resolution was approved by the Board in 2023.

#20
Architectural Control Committee (ACC) violations (examples: approval not obtained for projects, project/outcome not as described on application; other issues that may arise), will be enforced using the established Cherry Ridge Enforcement Procedure. The Architectural Control Committee has the authority to require the owner to remedy the project at the owner's expense.
Approved by Board 10/03/23

#22
(Change) length of time to resolve owner violation(s) of Cherry Ridge Owners' Association (CROA) Covenants, Conditions and Restrictions (CC&Rs), to maximum of 20 days. Notification/enforcement would be as follows.
Approved by Board 10/03/23

Extension of the established time to address (a) violation may be considered on an individual basis.

The Cherry Ridge Enforcement Procedure is as follows:

- Friendly Reminder/Courtesy letter sent to owner
Owner has 20 days to resolve violation
 - Second Notice
Sent 10 days after initial courtesy notice as reminder
 - Intent to Fine Notice
Sent 21 days after initial courtesy notice with intent to fine

Fine structure per the following categories imposed on the 21st day after the initial letter is post-marked.

Months 1-4 of violation - \$250.00 each month

Months 5-6 - \$500.00 each month

Months 7-12 - \$600 each month or unpaid fees sent to collections

Declaration of Protective Covenants and Restrictions Affecting
Cherry Ridge Development
Enforcement Procedures
Board Approved October 3, 2023

Updated 10/03/23
Distributed to owners 11/23

CHERRY RIDGE OWNERS' ASSOCIATION
(CROA)
ARCHITECTURAL CONTROL COMMITTEE REQUEST FORM

DO NOT MAIL TO POST OFFICE BOX. EMAIL COMPLETED REQUEST TO
CHERRYRIDGEHOA.ACC@GMAIL.COM
OR HAND-DELIVER YOUR REQUEST TO AN ACC MEMBER
MAILING YOUR FORMS WILL DELAY APPROVAL

DATE: _____

ITEM REQUEST (Check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Fence | <input type="checkbox"/> Secondary Structure |
| <input type="checkbox"/> Paint/Repaint SEE ADDITIONAL | <input type="checkbox"/> Siding |
| GUIDELINES ATTACHED | <input type="checkbox"/> Solar Panels SEE ADDITIONAL |
| <input type="checkbox"/> Roofing | GUIDELINES ATTACHED |
| | <input type="checkbox"/> Other (describe) _____ |

We recommend you check with the City of Troutdale before submitting this form if you are making any structural changes, including, but not limited to, sheds, patio covers, arbors, fences, retaining walls or decks. The city has strict guidelines on what is allowed.

Please include a copy of your permit if one is required.

In addition, please refer to your Protective CC&Rs (Covenants, Conditions and Restrictions) for guidelines and restrictions. They are available at Cherryridgehoa.org

NAME: _____

LOT NUMBER _____ STREET ADDRESS _____

EMAIL ADDRESS _____ PHONE NUMBER _____

Steps for submitting request form:

1. Obtain a Request Form from CROA website (www.cherryridgehoa.org/forms), ACC Committee Member or Board member.
2. Fill out information requested; Be thorough so your request can be processed in a timely manner and write clearly.
3. Email request form to Cherryridgehoa.acc@gmail.com. ***Email is the preferred and fastest way to get response. If you do not have email, please contact an ACC member to deliver form.***
4. It takes two (2) signatures from the ACC members to approve/deny a request.
5. You will be contacted with the approval/denial by an ACC member.

THE ACC HAS 10-DAYS TO REVIEW THE REQUEST AND APPROVE/DENY.
THE 10-DAY PERIOD STARTS WHEN ACC MEMBER ACKNOWLEDGES RECEIPT OF FORM.

One copy of this form will be provided to the homeowner for his/her files. A copy will be retained in ACC data base. Copy be maintained for record keeping and placed in a permanent file.

Homeowner Request Information: Please provide additional information as requested for painting and solar panels, drawings or plans, and any other applicable information to expedite your request.

I certify this request is a true representation of the work to be done.

Homeowner Signature

Date

FOR ACC USE ONLY

APPROVED _____ **ACC Member** _____ **ACC Member** _____ **Date** _____

DENIED _____ **ACC Member** _____ **ACC Member** _____ **Date** _____

APPROVED WITH MODIFICATIONS See below

ACC Member _____ **Date** _____

ACC Member _____ **Date** _____

Modifications requested by ACC:

In the event of requested modifications, I (Homeowner) acknowledge receipt of this Request Form with modifications request made by the Architectural Control Committee (ACC) on behalf of the Association and its members.

Homeowner Signature for modification

Date

Homeowners may appeal a decision of the ACC by requesting a meeting with ACC members and Board. Please contact the Board President or Secretary to set up meeting.

Architectural Control Committee member contact information

Brien Bliatout 503-799-9095
btbliatout@gmail.com

Jace Cookson 360-509-1120
Jace.ra.cookson@gmail.com

Angelo Caminiti 503-984-6404
a.caminiti@comcast.net

Mike Sconfienza 503-863-6901
msconz@yahoo.com

Article 5, Exterior Paint 5.17
Additional Guidelines
Effective June 1, 2022 (06/01/2022)

1. The Architectural Control Committee (ACC) will no longer accept paint chips/small color samples for approval of house painting color(s).
2. Owners have option to
 - a. paint a small portion of the house OR
 - b. Paint a 20 x 30 whiteboard (2 coats, please)with proposed exterior paint and/or trim color
3. Two (2) members of the ACC (Architectural Advisory Committee) must approve the proposed exterior color. If two members are not available, a Board Member may serve as second reviewer.
4. If owner does not receive approval by the ACC for their exterior paint color(s), the owner has the right to an appeal.

Appeal Process

1. Owner meets with ACC members and Board members if requested by either party, to identify why request was rejected.
2. ACC and Board work with owner to reach mutual solution. This may include providing additional painted samples on white board or small area of house.

Board of Director Recommendations, November 2013

- Paint will be in harmony with the neighborhood and the natural surroundings.
- Paint will maintain or improve property values.

Solar Panels
Additional Guidelines
Effective June 1, 2022 (06/01/2022)

HOAs cannot deny installment of Solar Panels. HOAs can, as stated in ORS94.778 (3) below

“A homeowners’ association may adopt and enforce a provision that imposes reasonable size, placement or aesthetic requirements for the installation or use of solar panels describe in subsection (1) of this section. [2017 c.282 § 2 (Copy available upon request)

Cherry Ride Owners’ Association (CROA) has established these guidelines for Solar Panel Installation

1. *New PV panels shall only be installed on rooftops and shall be installed in neat columns and/or rows. Inverters and/or other components associated with such PV systems (with the exception panel support systems) shall not be visible from the public right of way.*
2. *No single/individual panel may be installed on a roof.*