

Pacific Meadows (Snohomish) Homeowners Association

Submit via email to Community Manager: mtackett@pcamgmt.com

Submit via US Mail: Pacific Meadows HOA, PO Box 991, Monroe WA 98272

Application for Architectural Control Committee (ACC) Approval

Applications must be received *at least 30 days* in advance of commencement of construction.

Owner/Applicant(s): _____ Phone Number: _____

Lot No. of Improvement: _____ Address: _____

Proposed Construction Start Date: _____ *Proposed Completion Date: _____

Description of Improvement: _____

Description of Building Materials: _____

Depiction of Improvement: (Include additional pages as needed)

Reason why approval should be granted: _____

ACKNOWLEDGEMENT OF PROPERTY OWNERS WHO ARE AFFECTED because they are adjacent and/or have a view of the proposed work:

Note to Property Owners Affected: Your signature does not constitute nor indicate approval/disapproval, but merely indicates an awareness of applicant's intent. If you have any CONCERNS with this application, please notify your ACC (Architectural Control Committee) in writing within seven days of your signature date.

Print Name: _____ Lot #/Address _____

Signature _____ Date _____

Print Name: _____ Lot #/Address _____

Signature _____ Date _____

Print Name: _____ Lot #/Address _____

Signature _____ Date _____

By my signature below, I hereby certify that I have read the Pacific Meadows Snohomish Homeowners Association CC&Rs and the ACC Guidelines (located on the back of this application) and unconditionally agree to be bound by the terms contain therein. I hereby state that, to the best of my knowledge, this proposed improvement meets the requirements and standards specified therein, and fully comply with all city, county, and/or state zoning ordinances, building codes and laws. I further state that all representations made above are truthful and accurate.

Owner/Applicant Signature: _____ Dated: _____

ACC Determination

After review by the ACC, your improvement requested above has been:

_____ **Approved** as applied for above—any modification(s) will require further ACC approval.

_____ **Denied** for the reasons stated: _____

ACC: By: _____ Dated: _____

By: _____ Dated: _____

By: _____ Dated: _____

By: _____ Dated: _____

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ACC Approval Guidelines

- The sole purpose of ACC approval is to insure that all improvements comply with Pacific Meadows Snohomish Homeowners Association CC&Rs and maintain architectural harmony in the community. These guidelines *do not* override any provision contained in the CC&Rs.
- All improvements must meet all city, county, and/or state zoning ordinances, building codes and laws—ACC approval *does not* in any way constitute any exemption from the aforementioned, nor does it constitute any statement of compliance with any building codes, integrity of structure, etc. Owner/Applicant is solely responsible for obtaining all necessary building permits, etc., from the appropriate authorities. Copies of permits and approvals thereto may be requested by the ACC.
- Description of Improvement should include: type of improvement, physical description of improvement (including style, color(s), etc.), manufacturer data/specification/details, location of improvement of property, detailed construction schedule (for major construction only), etc. Please attach additional pages as needed.
- Applications for ACC Approval must be received *at least* 30 days in advance of commencement of construction.
- Owner/Applicant understands and agrees that no work will be done in connection with the construction of the improvement describe above until written approval by the ACC is received by the Owner/Applicant. A copy of the ACC Determination will be given to Owner/Applicant within 30 days of the Application date, and, once approved; construction must be completed within the time frame stated above. *Note: 6 month duration maximum.
- Owner/Applicant understands that should the ACC require additional information, this Application will be deferred until the requested information is provided to the ACC to its satisfaction. Approval will not be unreasonably withheld.
- Owner/Applicant is solely responsible for the timely removal of any and all debris resulting from construction.
- Misrepresentation of any kind on this Application, either oral or written, may void any approval by the ACC.
- Pacific Meadows Snohomish Homeowners, its Board of Directors and ACC are hereby jointly and severally released and indemnified from any and all liability that may arise from the above-stated improvement.
- The homeowner is responsible for all permits, zoning requirements and location of utilities prior to excavation. The Board/ACC reserves the right to revoke approval if the project is not completed in a timely manner or within the time frame specified.

Examples [but not limited to] that **DO NOT** require ACC approval

- Playground equipment placed in the back yard and not visible from street or other Lots
- Patio umbrella
- Trampolines
- Repainting your home/structure with the EXACT same color [part of homeowner maintenance]

Examples of [but not limited to] Items that **DO** require ACC approval

- Landscaping seen from the street
 - See Drawing next page:
 - The hatched area (#8) represents what is considered the front yard pervious surface. 50% of this area is allowed to be landscape in lieu of grass. Submit ACC form and type of material to be used.
 - Shall consist of grass, planted flowers, shrubs and/or dwarf trees
- Fences and Sheds
 - The fence's color shall be a clear lacquer or wood-type color
- Installation of permanent concrete, asphalt or crushed stones for the purpose of patio, sidewalk or driveway foundations or extensions
- Permanent Patio Covers attached to the house
- Street Tree Replacement or Planting
- Flag Poles

