

**Discovery Point Homeowners Association  
Architectural Committee**

**Procedures and Guidelines for Homeowners**

The Architectural Committee is entrusted with maintaining the uniformity of appearance in our neighborhood, assuring that all construction uses quality materials and design that is consistent with that in Discovery Point. It is in the best interest of each homeowner that such uniformity be maintained.

This guideline will assist homeowners in determining what needs to be approved by the Architectural Committee, and the procedures used to obtain this approval.

**What is required to be approved?**

Our CC&R's define what is required to be approved prior to construction. The following items are referenced in the CC&R's, and, where applicable, the CC&R paragraph number is referenced.

**All "structures"** are required to have written approval prior to construction (sec. 3.3).

A "structure" is defined as: any building, fence, wall, driveway, walkway, patio, deck, swimming pool, or the like (sec. 1.1.16).

**Fences** must be constructed in a good manner, made of suitable materials, and be artistic in design. The fence must not detract from the appearance of any adjacent structures. Any fence between your home and the street must not be over three feet tall. The standard approved fence design is diagrammed in addendum #A of the CC&R's (sec. 3.6.13).

**Accessory structures** include storage sheds, carports, outbuildings and the like. They must be located on the side and/or rear yard area. The CC&R's further state that the structure needs to be screened from view from all other lots (sec. 3.6.20).

**Exterior colors** are required to be approved. This includes not only all exterior parts of your house, but also decks, fences, and accessory structures (sec. 3.15). Generally, colors shall be muted earth tones, grays, beiges and similar shades.

**What criteria does the Architectural Committee use to approve/disapprove submissions?**

The CC&R's outline the criteria used to approve submitted plans. Factors such as construction materials, colors, and the impact on the view of other lots are considered. Uniformity of appearance and blending in with the neighborhood are the most essential criteria. The complete criteria is covered in Article 3 of our CC&R's.

You may not begin construction until your plans are approved. Approval of your plans by the Architectural Committee does not constitute any warranty that such plans are of sound engineering design, or that they comply with all governmental laws and codes, including setbacks

and Pierce County building permits (sec. 3.3). You, as Homeowner, are responsible to comply with all local regulations.

**How do I submit my proposed construction?**

All submissions will have to use the “Project Approval ” form. Fill out the form in its entirety. Draw up a diagram of your proposed construction, and attach color samples if you are painting.. It is important that your diagram depicts the location on your lot where the structure will be. Additionally, it should show the dimensions of your proposed structure, including height where appropriate. Submit these items to one of the members of the Architectural Committee. Please make sure that the committee member has received your submission, this will reduce any delays encountered if the member is out of town. We will notify you of your approval within 10 days.

**What if my submission is not approved?**

If your plans are not approved, please talk with the Architectural Committee and find out why it was not approved. The problem could simply be with the type of material or color, and a simple change may allow approval. Remember that the most important element is that your submission is harmonious with Discovery Point. A formal appeals process is available. You may present your case to the Board of Directors at the next regularly scheduled board meeting. The board will review your application and notify you of a decision within 10 days.

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