



**River Crossing Homeowners' Association
Architectural Control Committee (ACC)**

PO Box 14485, Mill Creek, WA 98082

rivercrossingacc@hotmail.com

**RIVER CROSSING ARCHITECTURAL CONTROL COMMITTEE
ARCHITECTURAL, AESTHETIC AND OTHER STANDARDS**

Article XIV, Section 2 of the Covenants, Conditions and Restrictions (CC&Rs) of the River Crossing Homeowners' Association charges the Architectural Control Committee (ACC) with the responsibility to review applications for residences, additions, alterations (including significant landscaping), accessory structures (e.g. garden sheds, tool sheds, play houses and playground equipment), fences, walls, recreational facilities (e.g. hot tubs, spas, basketball courts, basketball hoops [both fixed and moveable], tennis courts, swimming pools and bath houses) or other exterior structures to be placed upon properties. No addition or change may be commenced until an application has been submitted to and approved by the Committee.

Section 2 also requires the ACC to determine whether the exterior design and location of an addition or color change harmonizes with the 1) surrounding structures; 2) surrounding natural and built environment; and 3) aesthetic character of the other homes in the neighborhood.

Section 8 provides authority to establish specific architectural and aesthetic standards for evaluating applications. The architectural and aesthetic standards include:

- Same or similar quality new materials
- Continuation of existing architecture
- Similar construction standards through use of a licensed contractor (Projects undertaken solely by the homeowner may require investigation by and consultation with the ACC)
- Size of proposed structures as they relate to architectural consistency and harmony with surrounding structures and other homes.
- Fences must be cedar and if stained, must be done so in natural cedar tone/color.
- Painted surfaces will be maintained by cleaning and/or painting when they have become water stained, peeled or blistered, faded, uneven, blotchy, weathered or have mold/mildew growth.
- Roof will be maintained in a neat, clean, and tidy condition. Roofs may be cedar shakes, or other approved roofing materials. To see approved list of roofing options, go to: [ACC Roofing Materials List](#).

Furthermore, Section 8 charges the ACC to consider adverse impact on nearby property and common areas. Accordingly, the ACC is first and foremost interested in adjacent owner input. Please note that adjacent owners are all those that share common property lines (physical adjacency) and can easily and readily see the proposed change, normally the three houses across the street (visual adjacency).

NEW: Standards related to solar energy panels (approved by the RCHOA Board of Directors 3/23)

Solar energy panels may be installed on a homeowner's property provided the panels meet the following requirements. As with other additions or changes, an application for approval must be submitted to and approved by the ACC before installation commences.

For purposes of this section, "solar energy panel" means a panel device or system or combination of panel devices or systems that relies on direct sunlight as an energy source, including a panel device or system or combination of panel devices or systems that collects sunlight for use in:

- a) The heating or cooling of a structure or building; or
- b) The heating or pumping of water; or
- c) The generation of electricity.

The visibility of any part of a roof-mounted solar energy panel above the roof line is NOT allowed.

The attachment of a solar energy panel to the slope of a roof facing the street is allowed ONLY if:

- a) The solar energy panel conforms to the slope of the roof; and
- b) The top edge of the solar energy panel is parallel to the roof ridge; and
- c) Attaching the solar energy panel to the slope of a roof NOT facing the street degrades the operational performance quality of the panel by more than ten percent.

Further requirements include:

- a) A solar energy panel frame, a support bracket, or any visible piping or wiring must be painted to coordinate with the roofing material.
- b) A homeowner must 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.