

THE MEADOWS  
PLANNED UNIT DEVELOPMENT  
ARCHITECTURAL REVIEW COMMITTEE RULES

As Adopted by the  
Meadows Architectural Review Committee

August 1, 2022

TABLE OF CONTENTS

I. OBJECTIVE AND AUTHORITY OF ARCHITECTURAL REVIEW COMMITTEE.....	1
A. Development Objectives.....	1
B. Applicable Provisions of Declaration of Covenants.....	1
II. ARCHITECTURAL RULES AND GUIDELINES.....	2-6
A. Design Considerations.....	2
B. Architectural Rules.....	2-6
C. Landscaping Policies.....	5
1. Front yards.....	5
2. Rear yards.....	5-6
3. Side yards.....	6
III. SEVERABILITY.....	7
IV. NONWAIVER.....	7
V. ADOPTION OF ARCHITECTURAL REVIEW COMMITTEE RULES.....	7

## I. OBJECTIVE AND AUTHORITY OF ARCHITECTURAL REVIEW COMMITTEE

### A. DEVELOPEMNT OBJECTIVES

The following Rules are designed to establish and preserve the visual impression of The Meadows 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 homesite. 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 Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for the Meadowwood Homeowners Association 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.

Note: Architectural approval is not required when modifications are being made with the same product and color.

## II. ARCHITECTURAL RULES AND GUIDELINES

### A. DESIGN AND SITE CONSIDERATIONS

1. City of Liberty Lake Requirements: The City requires that a building permit be obtained prior to beginning construction of any improvement or making any additions or changes to an existing structure.
2. Setbacks: Building setbacks are governed by the City of Liberty Lake Development Code.

### 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 dog houses, tool sheds, shops, etc., which are not pertinent to the dwelling structure, but are intended for permanent or semi-permanent use, are not specifically prohibited. The structures are, however, subject to Architectural Review Committee approval.
2. Antennae: Exposed roof TV and/or radio antennae and satellite receivers require architectural approval.
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.
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 Meadowwood roads is limited to one per lot, unless otherwise approved by the Architectural Review Committee.
7. Excavation: All excavation must be done so as 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 are also subject to ARC approval.

9. Exterior Walls and Trims: The following materials are approved for the use in exterior walls and trims:
- a. Wood composite
  - b. Aluminum, steel, fiber cement or vinyl siding products in an application approved by the Architectural Review Committee.
  - c. Stucco may be permitted as the primary or accent siding material. Colors shall be subject to approval.
  - d. Brick
  - e. 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.
  - f. All colors are subject to approval by the Architectural Review Committee.
10. Utility Panels: In general, all utility meter panels shall not be visible to the public and should be installed according to guidelines available from utility companies.
11. Fencing: Fences are limited at Meadowwood and must have specific design approval from the Architectural Review Committee. A fence is defined as a structural barrier which separates one space from another to define property boundaries or which is constructed for ornamental purposes regardless of height. Fences may be limited where adjacent to common areas and on sloping lots.
- a. No fencing may be installed, painted or modified unless approved in writing by the Architectural Review Committee. Fencing plans should be submitted for approval together with the landscaping plans for the lot.
  - b. Fencing along the Molter and Country Vista frontage will be of a style, design and color as specified by the Architectural Review Committee.
  - c. Fencing along the Country Vista and Molter frontage of a lot may be required to set back up to ten (10) feet from the property line in order to provide an adequate landscape buffer along the roadway and bike path.
  - d. Fencing located along flanking street frontages on corner lots shall not be located on the property line. Such fences shall be required to setback from the property line up to ten (10) feet in order to provide an adequate landscape buffer to the street and sidewalk (Typically 5ft).
  - e. Fences must set back five (5) feet from the front of the house (not including front cover patio or deck), unless otherwise approved by the Architectural Review Committee.
  - f. Front yard fences will be limited to ornamental fences no higher than 42". Unless otherwise approved by the Architectural Review Committee, front yard fences will be set back a minimum of five (5) feet from the back of sidewalk to allow for plantings between the sidewalk and the fence.
  - g. Lots adjacent to common areas may be required to use a specific fencing material to be consistent with other lots adjacent to similar common areas in order to create a consistent look and feel for the common area.
  - h. Fences adjacent to an alley must have a minimum setback of 4 feet from the edge of the paved alley to allow for snow removal and maintenance.

12. Garages: The garage shall connect to the main house by a roof or screen or be part of the house structure.
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 public view.
16. Mail Boxes and Newspaper Receptacles: Individual mail boxes and newspaper receptacles are prohibited. Group mail boxes will be provided at central locations
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. Roofs: Roofing materials and colors shall be submitted for architectural approval. Architectural approval is not required when replaced with a similar product and color.
19. 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.

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 no 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 at least 10 feet from the nearest roadway and be approximately parallel to the centerline of the roadway. Subcontractor and materialmen signs are prohibited.

No other signs shall be permitted except as specified in this section, unless otherwise approved by the Architectural Review Committee.

20. 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. Water and sewer hookups must be inspected by the appropriate inspectors. All excavation for site utility hookups must be restored to its natural condition.
21. Solar Heat Systems: Any solar heat system must be reviewed on an individual basis and requires the approval of the Architectural Review Committee.
22. Solar Panels: Any solar panel system must be reviewed on an individual basis and requires the approval of the committee.

C. LANDSCAPING POLICIES

1. 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. 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. The following standards shall be followed when designing and installing the front yard landscaping.
  - a. Ground Plane: All landscape areas shall be irrigated by an underground sprinkler system. The area shall have a mixture of grass, planted areas and hardscaping. Artificial turf may be an acceptable replacement for grass areas.
  - b. Street Trees: Street Trees must be installed and maintained at the homeowner's expense. If removed an approved replacement must be installed, unless otherwise approved by the Architectural Control Committee.

Trees required per this Policy shall be a minimum of two-inch caliper measured at 24 inches above ground plane. Trees shall be properly staked to prevent wind damage or breakage. Any tree planted that does not survive shall be replaced within 150 days

2. Rear Yards
  - a. Ground plane rear yard: All areas shall be landscaped and irrigated by an underground irrigation system.
  - b. Grading: Grading shall conform to the natural ground terrain as much as possible.
  - c. Service yard and detached out structures: Service yard or out structures, such as garden sheds, shall be screened from the street and/or neighbors. These structures require a minimum of 3 ft set back from the property line and shall not exceed 10 ft in height to the highest point.

d. Landscaping between an alley and a fence needs to be maintained and kept clear of all weeds.

e. Landscaping: The same landscaping requirements described for front yards shall apply.

3. Side Yards

a. Landscaping: Landscaping will have the same requirements as typical rear yards. Landscaping requirements for side yards facing streets shall be the same as front yard requirements.

b. Solar encroachment: Any planting that interferes with the existing use of solar energy on an adjacent property is prohibited.



I. 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.

II. NONWAIVER

Consent by the Architectural Review Committee to any matter proposed to or within its jurisdiction, or failure by the Architectural Review Committee or the Meadows Owners' 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.

III. ADOPTION

These Rules are adopted by the Architectural Review Committee this 1<sup>st</sup> day of August, 2022

By: 

By: 

By: 