

MERIDIAN VALLEY MAINTENANCE ASSOCIATION

Kent, Washington

A GUIDE FOR YOUR ARCHITECT OR DESIGNER

Prepared by the Architectural Committee of Meridian Valley Maintenance Association.

As an aid to your architect in planning your home, we have printed below the “Architectural Considerations” and have extracted certain portions of the restrictions which involve planning, approvals and construction. This will give your architect or builder a convenient and correct reference. It is suggested that you also refer to the “Declaration of Restrictions” which govern in all cases.

All buildings, including external remodeling, repainting, landscaping, etc., must first be approved by the Architectural Committee, as specified in the restrictions. A building permit of \$100.00 is payable prior to construction. Application forms for this permit and a builder’s “Construction Guidelines” are available at Meridian Valley Country Club business office.

A. ARCHITECTURAL CONSIDERATIONS:

1. In general, all homes will be single story, except on sites, which lend themselves to daylight basements, split levels, or two stories. Views from all lots will be safeguarded to the extent reasonably possible, and will be controlling as to the type of home to be located on a particular lot.
2. All garages or carports must be attached to homes. Portable or temporary swimming pools will not be allowed. Permanent swimming pools must have fence lines within set back requirements.
3. The use of new materials on all exterior surfaces is required. Used brick is permissible.
4. It is desired that the majority of homes have their exteriors made from materials indigenous to the Northwest, such as: natural wood siding, shakes, shingles, stone and other rough materials. Other materials should be submitted for approval.
5. The use of natural hue wood stains in lieu of paints will be encouraged. Bright paint exteriors other than in trim or in accent panels will be discouraged, and will be approved only in unusual circumstances.
6. The orientation and location of houses on lots is to be reviewed by the Architectural Committee. The intent is to keep all homes as compatible as possible with their natural surroundings and with each other.

PROCEDURE:

- a. Have a site plan drawn to 1/8” or 1/4” scale; or larger than 1”=10’. Show accurately the location of proposed residence perimeter; locate all trees and

show the slope by arrows or topography lines.

- b. Mark elevations at all lot corners and all residence corners as the existing topography lays. Show all set back lines.
- c. All plans shall have floor plans and four elevations depicting accurately the residence to be constructed on the lot number applied for. All elevation drawings shall be extended on one side from the footing to the highest roof ridge and each line shall have an elevation grade, including floor line. An elevation grade of the curb shall also appear on the listing. Be sure to denote your datum for establishing grade point.
- d. Each approved applicant shall be designated a committee member to inspect the construction and assist the applicant during construction. The owner or contractor shall be responsible to notify the committee member before pouring footings.
- e. The committee requires the home site to be staked out on the lot prior to approval. It is recommended the sewer hook-up be determined before home site is staked out.
- f. Plans are to be submitted to:

Meridian Valley Country Club
24830-136th Avenue S.E.
Kent, WA 98042

Attn: Maintenance Association Architectural Committee

7. No minimum square footage, *roof area or cost has been established in the restrictions. Rather than fix arbitrary standards, size will be reviewed by the Architectural Committee. The important thing will be compatibility of the home to its site and to its neighbors. Care is to be taken that the site is not overbuilt or underbuilt.
8. House plans must be provided for the screening of garbage cans, clotheslines and trash areas, such as firewood and compost piles, from view from adjacent property, golf links and roads.
9. Exposed roil roofing and V-Crimp or corrugated metal roofs may not be used on any structure. No asphalt covering shall be used unless a neutral or dark slag or gravel shall be placed over it. Mill finish aluminum windows and door frames will not be allowed.
10. Setbacks are to be at least 20 feet in front and rear yards and 10 feet on side yards, except where a street runs along a side yard the requirement is 20 feet and a 30-foot setback must be observed from the golf course. The Architectural Committee will approve the setback for each lot. (See Item #7 above.)

* Guidelines for Minimum Square Footage (Living Area)

Rambler	1,750	-	3 bedrooms;	1,850	-	4 bedrooms
Split Level	2,100	-	3 bedrooms;	2,200	-	4 bedrooms
Tri—Level	2,100	-	3 bedrooms;	2,200	-	4 bedrooms
Two Story	2,300	-	Total			

11. No fences are allowed except those attached from the house to enclose a patio area, dog run or swimming pool.
12. Homes of the same exterior design will NOT be allowed within five lots of each other.
13. An accurate estimate of the total time required to complete all exterior work for a home or major remodel shall accompany the submittal of the plans.