

Legacy Ridge Chelan  
ACC Guidelines and Process

**These guidelines supersede the original guidelines recorded on 3/14/2017 under recording number 2454265, County of Chelan, State of Washington.**

The Architectural Control Committee of Legacy Ridge is purposed to promote and ensure the harmony, community aesthetics, beauty and property values of Legacy Ridge Chelan.

1. No building shall be erected, placed or altered on any Lot until the building plans, specifications and plot plans are submitted by the owner to the committee and found to be in accordance with the guidelines and procedures set forth by the committee. This document applies to new construction as well as any modifications or alterations to the exterior of an existing home.
2. ACC submittal package shall include:
  - a. A site plan in a scale of 1" = 10'. Site plan to include the location of patios, driveway, walkways, decks and accessory structures.
  - b. Front, rear and side elevations of the proposed building. Exterior cladding elements must be detailed on the elevation and ridge heights shown.
  - c. Exterior paint selections.
  - d. ACC review fee is \$250.00. Fee must be submitted with submittal package. Checks should be made payable to: Select Homes, Inc.
  - e. The ACC will provide approval or disapproval within 2 weeks of receipt of submittal package.
  - f. ACC submittal package may be in electronic form (pdf for example).
  - g. The address of the Legacy Ridge Chelan HOA is 8304 212<sup>th</sup> St SW, Edmonds, WA 98020. If by email please use: [doug@selecthomeswa.com](mailto:doug@selecthomeswa.com).
3. General guidelines:
  - a. Main dwelling to be a minimum of 1,800 sf of finished living space if a single story. 2000 sf minimum if a two story.
  - b. Maximum garage door opening to be 16' x 10'. A larger door maybe considered by the committee depending on over-all aesthetics of the structure.
  - c. Exterior colors to be earth tones /neutral colors, excluding white.
  - d. Exterior cladding shall exclude T-111, vinyl or similar products. Cladding to be attractive and in keeping with the style of the proposed structure.
  - e. Roofing material to be architectural composition in black or dark brown. Alternative material can include metal provided it is non-reflective and earth tone colored. Flammable roofing materials of any kind are not allowed.
  - f. Roof pitch shall be consistent with the style of the proposed structure.
  - g. Building heights and setbacks shall be in accordance with City of Chelan building code.

- h. Any auxiliary structures proposed shall be complimentary to the main dwelling as it relates to exterior elements. Auxiliary structures must be shorter in height than the main dwelling structure.
  - i. ACC approvals are good for 12 months. If construction has not started within 12 months of approval the owner is required to start the process over including the payment of an additional \$250.00 review fee. Actual construction is limited to 12 months for exterior of home and all landscaping elements.
- 4. No pre-manufactured home, mobile home, modular home, trailer or relocated house shall be allowed to be placed on or erected on any lot even if said structure is temporary.