

Claremont Townhome Association Supplemental Architectural Standards

At the October 14, 2019 Monthly Board Meeting, the Claremont Townhome Association (CTA) Board of Directors unanimously approved the ARC's Supplemental Architectural Standards. The standards are used in conjunction with the Claremont Civic Association (CCA) "2019 Architectural & Community Standards". CTA continues to maintain a preference for its community's exterior appearance to remain as close to the original, as-built, architectural design and appearance.

CTA's Architectural Review Committee has consistently maintained and followed these townhome-specific standards, and has now documented them for better clarity and understanding. The ARC will periodically review the townhome specific supplemental standards and update accordingly.

CTA continues the process to reference the CCA architectural standards / guidelines particularly when said standards are adaptable and acceptable in maintaining the townhome community's original, esthetic appearance. A copy of the CCA architectural standards can be obtained at the Clubhouse Administrative Office.

The intent of the CTA supplemental standards is to identify specific things that apply to the townhomes that are not necessarily included in the CCA standards, which are principally documented for the single-dwelling home community. The CTA standards identifies those entities that are "townhome" standards and as such, are not part of and/or the same as CCA's "home" standards.

CTA's "townhome" CC&R's, adopted 2/17/05, specifically states (Pg. 11, Section 5.4) that "... the ARC may, at its sole discretion, withhold consent to any proposed Improvement if the ARC finds the proposed Improvement would be inappropriate for the particular Lot or incompatible with the design standards that the ARC intends for the Townhome Property".

In all cases, changes that are being considered by owners, to townhome exteriors and/or patios & decks, require ARC review and therefore, require owner submission of an ARC request form.

Documented Supplemental Standards as of: November 27, 2019

CTA Supplemental Architectural Standards

1. Townhome exterior entry doors must be “white” in color only.
 - Solid doors and/or doors with colorless glass inserts are permissible.
2. No nails, screws, etc. can penetrate the exterior Hardi-Plank siding; penetration can negate / void manufactures warranties, not only for the specific townhome unit in violation but also the entire building.
 - Self-adhesive style hooks, such as “Command Hooks”, are permissible.
3. Hot Tub size, materials, etc. must be approved prior to installation; hot tubs must only be placed on owner’s patio or deck (deck installation may require addition support).
 - Hot tub water disposal must comply with the “Oregon Department of Environmental Quality” procedures.
4. No permanently attached or permanent freestanding coverings are allowed on townhome patios or decks.
 - Only “retractable awnings” are permitted for attachment to the building exterior.
 - Only “window shades” are permitted for attachment to the building exterior.

Mounting blocks may be required for awning and window shade installation.

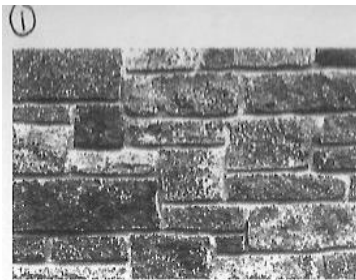
If no mounting blocks exist on a unit, owner must contact CTA’s siding contractor, ‘Lifetime Exteriors’.

Lifetime Exteriors and the awning / window shade contractor must review the planned installation.

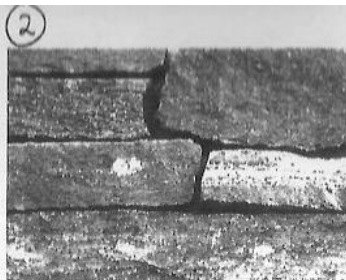
If mounting blocks are required, Lifetime Exteriors is the only approved contactor to perform the work, at the owner’s expense.

5. Exterior hose bibs must conform to the approved standard (as documented in CTA Hose Bib Resolution, dated 4/9/18).
 - A “frost-free” hose bib must be installed on the back faucet.
 - A “non-frost-free” hose bib must be installed on the front faucet.
6. Exterior window replacement / installation must conform to the existing window style and type.
 - Owner must initially contact Lifetime Exteriors before any work is performed.
 - Lifetime Exteriors will assist in determining if compromised window is covered under their water intrusion / siding replacement warranty or if it’s an owner responsible repair.
 - If repair is determined to be an owner responsibility, Lifetime Exteriors will work directly with the selected window contractor to ensure replacement installation conforms with the Weather Resistant Barrier (WRB) warranty requirements.

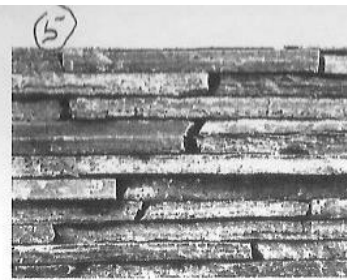
7. Exterior garage doors must conform to the existing style and type.
8. All unit courtyard entry fencing must conform to the approved townhome design of wood and/or black metal.
9. No privacy structured fencing is permissible at patio, lawn, or common / landscaped areas.
10. Safety hand rails for a driveway or entry way is permissible, conforming to those currently installed in the community.
11. All weather coverings and/or tarps for exterior furniture and accessories must be neutral in color.
12. Any pergola replacement or new installation must conform with the currently installed style and design.
 - A wood or vinyl constructed pergola is permissible.
 - All pergolas must be “white” in color.
13. Retaining walls must conform with the ARC permitted design and style as noted in the approved application for ARC dated August 19, 2016. A retaining wall and/or seat-wall must be constructed with any of the five (5) approved stone veneer selections shown.



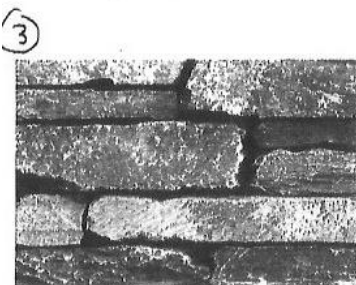
① Silver Springs Ledge stone



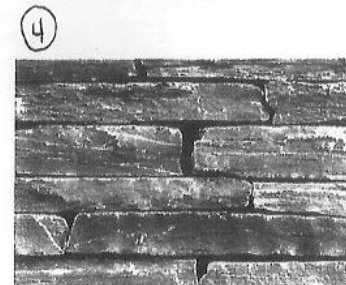
② Granite Ledge stone



⑤ Contemporary 1" Silver Ledge stone



③ Ocean Mist Thin Veneer



④ Black Pearl Micro Ledge stone

14. Overnight parking on the street is always prohibited for any vehicle type (car, truck, trailer, camper, boat, other recreational vehicles, etc.). Clubhouse Dr. is too narrow, which results in various safety concerns.

- **Daytime parking on the street is permissible.** Residents and their guests / visitors should always avoid parking on both sides of the narrow street. Particularly, parking directly across from a vehicle already parked on the opposite side of the street, making it virtually impossible to drive through.
- A. As a new resident, you may park vehicles in your driveway overnight for up to 2-weeks while getting unpacked and settled.
 - B. Guests / visitors may overnight park in your driveway for up to 7-nights.
 - Your own vehicles or those being stored for a family member must be parked in your garage overnight (per CCA CC&R's).
 - C. You may request a temporary exception if unusual circumstances require overnight parking of a vehicle in your driveway for an extended period. Requests must be submitted to CTA's Architectural Review Committee.
 - D. Overnight parking in the Clubhouse parking lot may be permissible. You should contact / notify the Clubhouse Office. Use of the parking lot is at the vehicle owner's risk.
 - E. The Association owners are ultimately responsible for monitoring their personal guest / visitor overnight parking. Violations will result in fines.