

NorthShore Homeowners Association  
Architectural Control Committee

**Section 3.0 Supplemental Standards for New Home Construction.**

**NORTSHORE COUNTRY CLUB ESTATES  
DIVISION IV-A, IV-B, IV-C**

Residential Color Standards  
(Olympic Overcoat or approved equal)

Body Colors

Light Leather  
Maple Wood  
Straw  
Pecan  
Soft Suede  
Silver Birch  
Falcon Gray  
Shadow Gray  
Blue Dawn

Trim Colors

Oyster  
Linen White  
Seashell  
Wicker Tan  
Candle Glow

Other colors will be considered provided the color schemes are in general harmony with neighboring properties and the colors represented here. Bright stand-alone colors are not acceptable.

**NORTHSHORE COUNTRY CLUB ESTATES  
DIVISION IV-A, IV-B, IV-C**

Please find attached our site and Building Plans Summary for NorthShore Country Club Estates. We require that you complete the form and return it to our P.O. Box along with your house plans including site plan and landscaping plan. The Architectural Control Committee (ACC) will review your plans to insure compliance with the Conditions Covenants and Restrictions (CC&R's) and other adopted guidelines. As stated in the CC&R's, before any site work or construction begins on any lot, building plans are required to be reviewed and approved by the ACC. You may mail your completed forms and building plans to:

NorthShore Homeowners' Association  
Attn: Architectural Control Committee  
P.O. Box 24090  
Federal Way, WA 98093-1090

Upon receipt of the required information, the ACC will complete its review and return the submitted information along with their comments within 30 days.

To assist you in completing the Site and Building Plans Summary form, the following information and minimum requirements have been attached:

1. Architectural Control Committee's Review Requirements
2. Architectural Control Committee Guidelines for Divisions IV-A, B & C
3. Standard Fence Design
4. Pilaster Detail
5. Construction Policies

**NORTHSHORE COUNTRY CLUB ESTATES  
DIVISION IV-A, IV-B, IV-C**

Site and Building Plan Summary

Date: \_\_\_\_\_ Lot #: \_\_\_\_\_ Division: \_\_\_\_\_

Owner/Builder: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

1. Type of building:

Rambler \_\_\_\_\_ Daylight \_\_\_\_\_ Two Story \_\_\_\_\_

2. Square Footage of Building:

First (main) Floor \_\_\_\_\_ sq. ft.

Second Floor \_\_\_\_\_ sq. ft.

Lower/Other Level \_\_\_\_\_ sq. ft.

Total \_\_\_\_\_ sq. ft.

Unfinished Areas \_\_\_\_\_ sq. ft.

3. Ground Coverage:

Main floor + garage \_\_\_\_\_ sq. ft.

4. Siding Materials:

Front Elevation \_\_\_\_\_

Side/Rear Elevations \_\_\_\_\_

Other \_\_\_\_\_

5. Exterior Colors (include paint chips)

Primary \_\_\_\_\_

Trim \_\_\_\_\_

Accent \_\_\_\_\_ (include brick if applicable)



TO BE COMPLETED BY THE ACC

The ACC has reviewed your plans for lot \_\_\_\_\_ of Division \_\_\_\_\_ and have taken the following action:

\_\_\_\_\_ Plans approved as submitted

\_\_\_\_\_ Plans are approved as submitted with the exception of exterior colors. The colors must be submitted for approval by the ACC prior to application.

\_\_\_\_\_ The submitted plans have been reviewed, but not approved. The plans will be approved when you acknowledge the change(s) or condition(s) cited below and incorporate the changes into the submitted plans. Please sign below and return to the ACC for its approval.

ACC Changes or Conditions

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\_\_\_\_\_ ACC Representative

\_\_\_\_\_ Date

\_\_\_\_\_ The above changes/conditions are incorporated in the submitted plans.

\_\_\_\_\_ Plans are disapproved. See attached letter.



**NORTHSHORE COUNTRY CLUB ESTATES  
DIVISIONS IV-A, IV-B, IV-C**

ACC Review Requirements

The following drawings and information are the minimum required for review. Any missing drawings or information not submitted will postpone the review until the minimum submittal has been received. Two sets of drawings are required, one will be retained by the ACC and the other will be returned to the owner/builder. A set of CC&R's and the ACC Guidelines are available on the NorthShore website ([www.northshorehoa.com](http://www.northshorehoa.com)).

Submittal for Review:

1. Site and Building Plans Summary

A summary form of the proposed construction and two sets of building plans.

2. Site Plan

The site plan is to include the following:

- Subdivision name and division number
- Lot number
- Lot configuration and dimensions
- Show any easements on the lot
- Show any rockeries, retaining wall proposed
- House and driveway placement on the lot
- Driveway material (concrete exposed aggregate only)
- Fence locations - fences are to meet NorthShore's standards
- Conceptual drainage plan showing surface how water will drain
- Existing and finished elevations of lot and building corners

3. Conceptual Landscaping Plan (front & rear yard)

- Show existing trees

*ACC Review Requirements continued . . .*

4. Building Plans

The following items are to be included on the plans and/or the summary

- Elevations
- Roof materials (cedar shakes, shingles, tile)
- Siding materials
- Ground coverage - first floor, excluding the garage
- Total square footage of house
- Submit exterior color sample
- Note location of trim (highlight plans with marker)
- Fireplace exterior

## NORTHSHORE COUNTRY CLUB ESTATES DIVISIONS IV-A, IV-B, IV-C

### Construction Policies

The following construction policies are for all projects and are designed to help maintain a quality environment for homeowners, builders and subcontractors alike. It is your responsibility to inform your employees and subcontractors of these rules and to enforce the same.

- Be ware that any changes to the property or exterior of the homes after approval by the ACC requires resubmittal. Any changes to landscaping, decks, exterior elevations (including color) masonry veneer or material specifications require written notification and approval.
- Portable toilets are required on all construction sites as per state regulations (WAS 296-155-140, Washington Industrial Safety and health Act). Sharing of facilities between sites in close proximity is acceptable.
- Animals are not allowed on job sites.
- Construction activity should to be limited to the hours between 7:00 AM and 7:00 PM weekdays and 9:00 AM and 6:00 PM on weekends
- Street cleaning: The street in front of the construction site must be kept clean of dirt and debris. Any dirt, soil, or other material must be swept and a neat appearance maintained.
- Signs: Construction signs must be neat and professionally manufactured.
- Trash removal: It is the responsibility of the builder to keep the construction site free of construction scrap and litter.
- Erosion control measures must be instituted and maintained until backyard landscaping is installed.



## NORTHSHORE COUNTRY CLUB ESTATES DIVISIONS IV-A

### ACC Guidelines

In order to establish and maintain the existing character of NorthShore. The Architectural Control Committee ("ACC") will review all plans based on these architectural guidelines. The submitted plans and summary sheets are to include the required submitted materials and the following design elements.

1. Concrete driveway.
2. Cedar shake or shingle roof.
3. Standard fence design. See attached.
4. Wood windows or other high quality approved vinyl.
5. Front yard landscaping.
6. Roof pitch between 8/12 and 12/12.
7. Wood siding or equivalent, no plywood siding.
8. Continuation of existing plantings in sidewalk planter is required.
9. Brick trim/facing is encouraged and should wrap around.
10. Exterior colors will be reviewed and approved by the ACC. Colors should generally be neutral and earthtones. Pr-approved colors are attached.
11. Compatibility of building to topography. Lot grading conformance too natural contours.
12. Incorporation of existing trees in all lot improvements.
13. Architecture and landscaping screening of out buildings and equipment (such as storage sheds, kennels, play houses, etc.).
14. Other CC&R requirements.
15. Subject to applicable zoning and building codes.

The ACC may consider variations to the guidelines and requirements, as permitted by the CC&R's based on unusual circumstances or special conditions.

## NORTHSHORE COUNTRY CLUB ESTATES DIVISIONS IV-B

### ACC Guidelines

In order to establish and maintain the existing character of NorthShore. The Architectural Control Committee ("ACC") will review all plans based on these architectural guidelines. The submitted plans and summary sheets are to include the required submitted materials and the following design elements.

1. Concrete driveway (exposed aggregate).
2. Cedar shake or shingle roof.
3. Standard fence design. See attached.
4. Wood windows or other high quality approved vinyl.
5. Front yard landscaping.
6. Roof pitch between 8/12 and 12/12.
7. Wood siding or equivalent, no plywood siding.
8. Profusion crabapple street trees are required (min. 2" caliper), 1 per 35' of lot frontage or at least one tree at a minimum if the lot frontage is less than 35 ft.
9. One brick pilaster with light required at each driveway, left side. See attached detail.
10. Brick trim/facing is encouraged and should wrap around.
11. Exterior colors will be reviewed and approved by the ACC. Colors should generally be neutral and earthtones (pre-approved colors are attached).
12. Compatibility of building to topography. Lot grading conformance to natural contours.
13. Incorporation of existing trees in all lot improvements.
14. Architecture and landscaping screening of out buildings and equipment (such as storage sheds, kennels, play houses, etc.).
15. Other CC&R requirements.
16. Subject to applicable zoning and building codes.

The ACC may consider variations to the guidelines and requirements, as permitted by the CC&R's based on unusual circumstances or special conditions.

**NORTHSHORE COUNTRY CLUB ESTATES  
DIVISIONS IV-C PHASE I**

ACC Guidelines

In order to establish and maintain the existing character of NorthShore. The Architectural Control Committee ("ACC") will review all plans based on these architectural guidelines. The submitted plans and summary sheets are to include the required submitted materials and the following design elements.

1. Concrete driveway (exposed aggregate).
2. Cedar shake or shingle roof tile roof material is encouraged.
3. Standard fence design. See attached.
4. Wood windows or other high quality approved vinyl.
5. Front yard landscaping only, with the exception of lots 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 156, 157, 158, 159, 160, 161, and 162 where both front and rear yard landscaping is required.
6. Roof pitch between 8/12 and 12/12.
7. Wood siding or equivalent, no plywood siding.
8. Profusion crabapple street trees are required (min. 2" caliper), 1 per 35' of lot frontage or at least one tree at a minimum if the lot frontage is less than 35 ft.
9. One brick pilaster with light required at each driveway, left side. See attached detail.
10. Brick trim/facing is encouraged and should wrap around.
11. Exterior colors will be reviewed and approved by the ACC. Colors should generally be neutral and earthtones (pre-approved colors are attached).
12. Compatibility of building to topography. Lot grading conformance too natural contours.
13. Incorporation of existing trees in all lot improvements.
14. Architecture and landscaping screening of out buildings and equipment (such as storage sheds, kennels, play houses, etc.).
15. Trim package shall be consistent on all sides of the building.
16. Other CC&R requirements.
17. Subject to applicable zoning and building codes.

The ACC may consider variations to the guidelines and requirements, as permitted by the CC&R's based on unusual circumstances or special conditions.



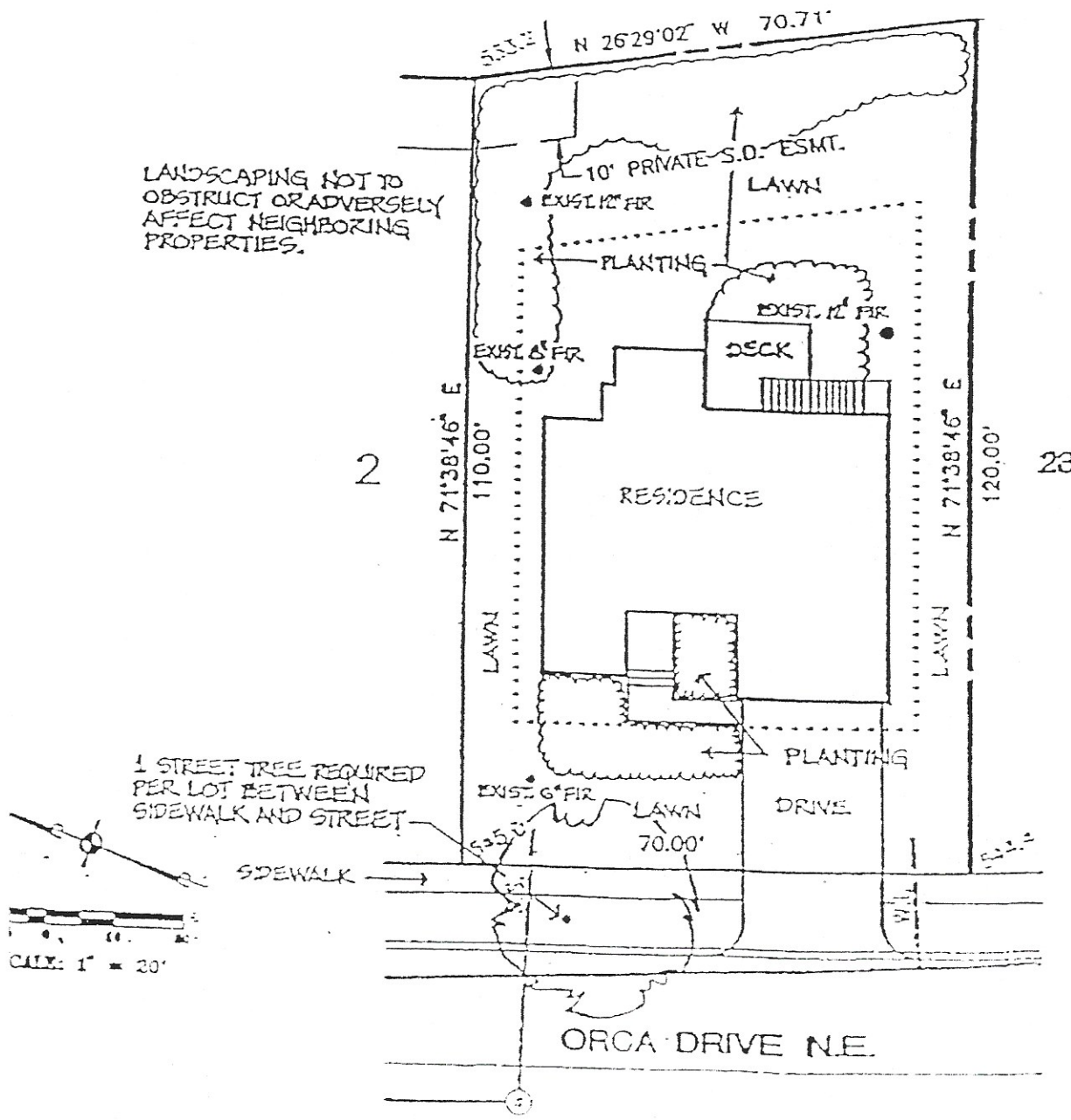
**NORTHSHORE COUNTRY CLUB ESTATES  
DIVISIONS IV-C PHASE II (The Peak)**

ACC Guidelines

In order to establish and maintain the existing character of NorthShore. The Architectural Control Committee ("ACC") will review all plans based on these architectural guidelines. The submitted plans and summary sheets are to include the required submitted materials and the following design elements.

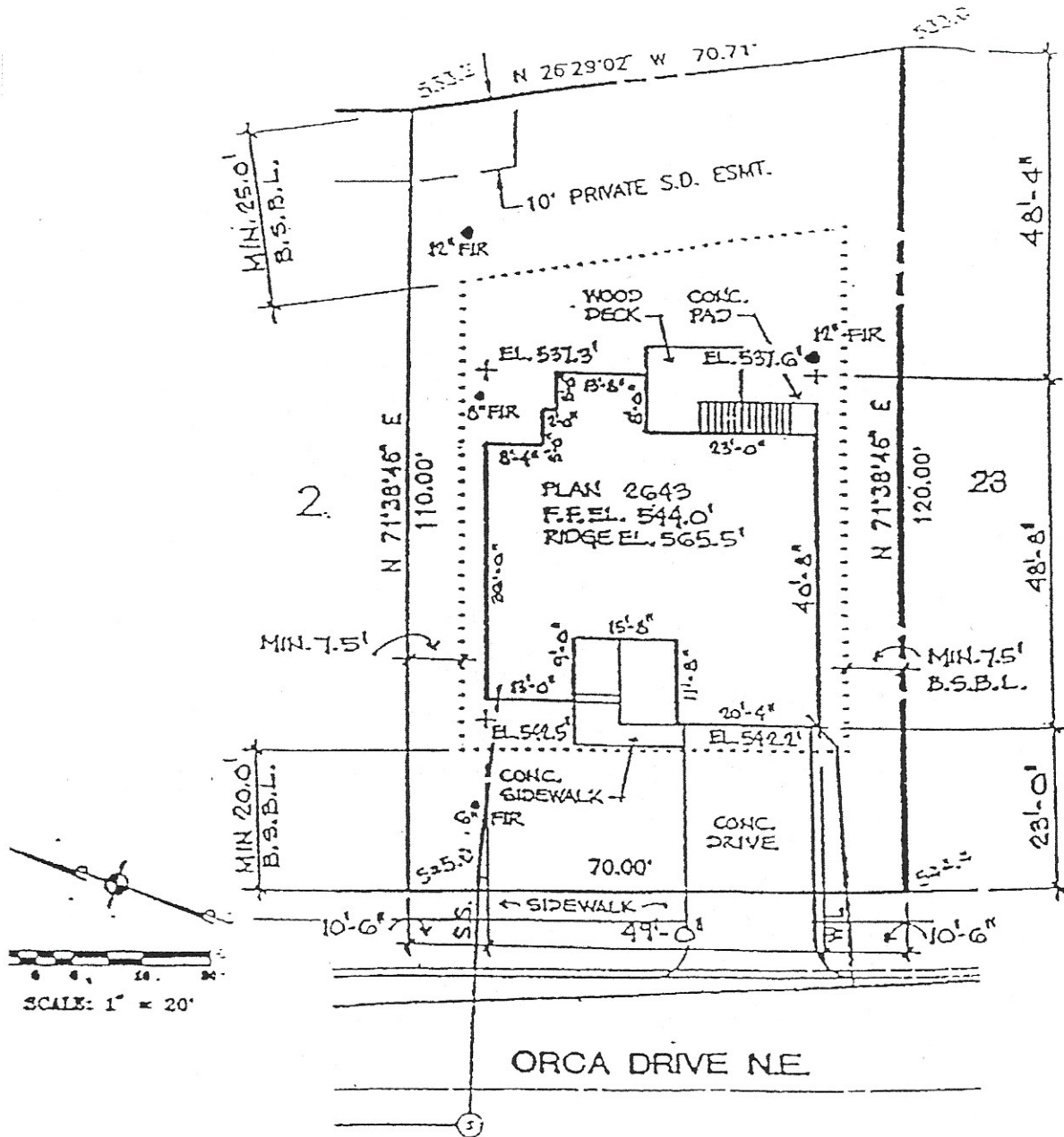
1. Concrete driveway (exposed aggregate).
2. Architectural series asphalt shingles or cedar shakes/shingles.
3. Standard fence design. See attached.
4. Wood windows or other high quality approved vinyl.
5. Front yard landscaping
6. Wood siding or equivalent, no plywood siding.
7. One 2" caliper front yard tree (minimum).
8. Brick trim/facing is encouraged and should wrap around.
9. Exterior colors will be reviewed and approved by the ACC. Colors should generally be neutral and earthtones (pre-approved colors are attached).
10. Compatibility of building to topography. Lot grading conformance to natural contours.
11. Incorporation of existing trees in all lot improvements.
12. Architecture and landscaping screening of out buildings and equipment (such as storage sheds, kennels, play houses, etc.).
13. Other CC&R requirements.
14. Subject to applicable zoning and building codes.

The ACC may consider variations to the guidelines and requirements, as permitted by the CC&R's based on unusual circumstances or special conditions.



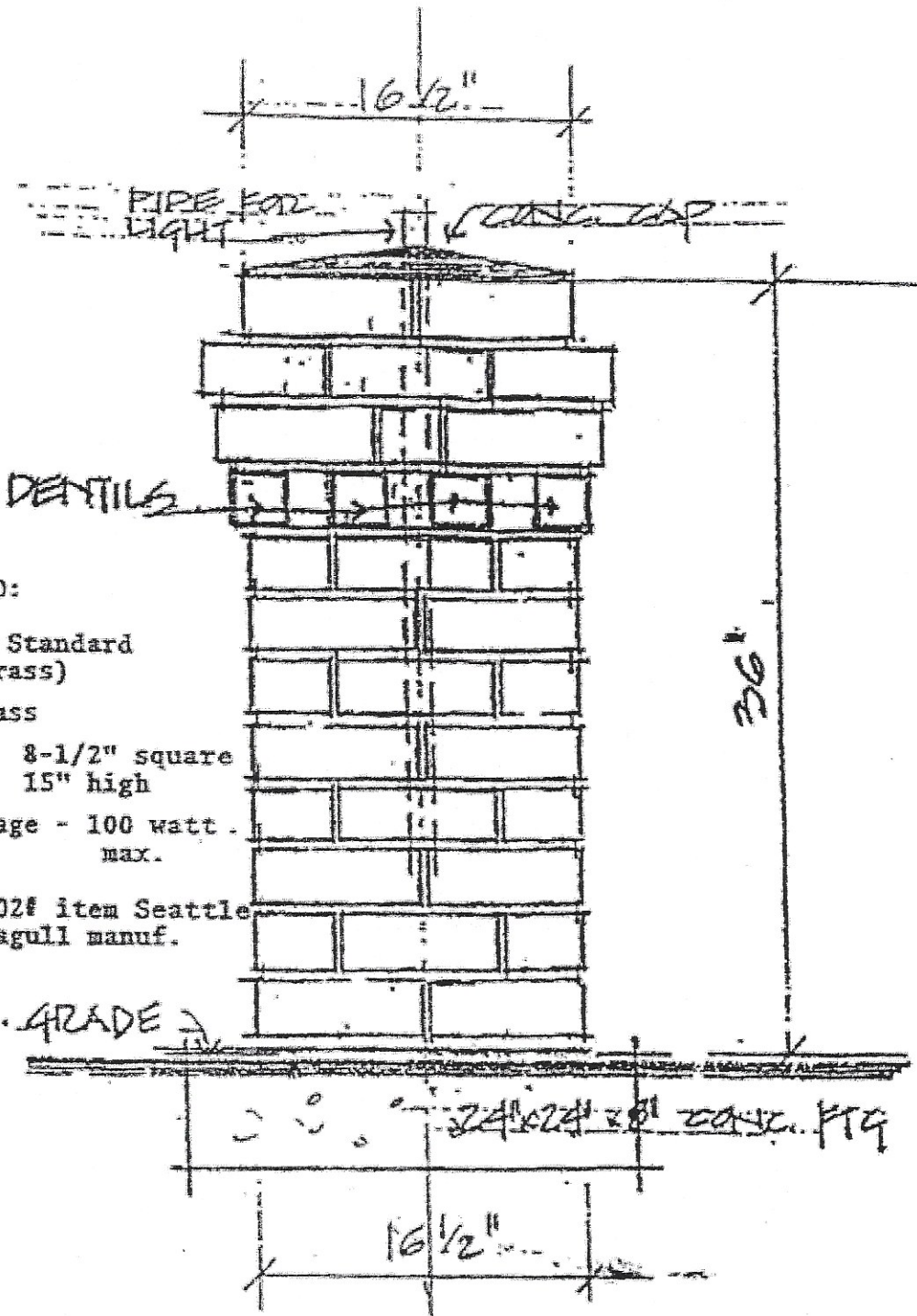
'SAMPLE' PLOT PLAN





**CONCEPTUAL LANDSCAPING PLAN**

'SAMPLE'



(LIGHT STANDARD:

Solid Brass Standard  
(Polished Brass)

Bevelled glass

Dia/Width 8-1/2" square  
15" high

Lamp wattage - 100 watt.  
max.

Similar to 8202# item Seattle  
lighting - Seagull manuf.

BRICK PILASTER WITH LIGHT STD. DETAIL

# NORTH SHORE COUNTRY CLUB ESTATES

## STANDARD FENCE DETAIL

