
THOMPSON HIGHLANDS DESIGN GUIDELINES

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THOMPSON HIGHLANDS DESIGN GUIDELINES

These Thompson Highlands Design Guidelines ("Guidelines") are promulgated effective this 1st day of September, 1992 pursuant to the Declaration of Covenants, Conditions and Restrictions ("CC&R's") for Thompson Highlands.

I. INTRODUCTION

Homeowners, builders and designers should view these Guidelines as aids that will protect the special qualities of Thompson Highlands rather than roadblocks to creative design. The Guidelines are not meant to limit the imagination or personal needs of the individual homeowner. Individual design is encouraged.

Except as otherwise specified herein, all terms used in these Guidelines shall have the same meaning as is set forth in the CC&R's.

- * The ACC has the following design goals:

1.01 Quality: To achieve a high-quality community image, both the overall building appearance and its details should convey a sense of solid, permanent construction. The ACC will not accept facade treatments that are associated with impermanent, hastily-built, or obviously inexpensive construction materials or techniques.

1.02 Scale and Proportion of Dwellings: The finished streetscape shall not create the impression of oversized houses pushing too hard against the street. Vertical and horizontal offsets are encouraged in preference to houses with long, tall or unbroken walls and roofs butting against the minimum setbacks.

1.03 Consistency: The ACC seeks to achieve a high level of design consistency in the homes and other improvements in Thompson Highlands. The ACC will consider the construction quality of all elevations of each home.

1.04 Procedures: Prior to commencement of any construction or improvement, the builder or homeowner must submit application to the ACC for review. No construction shall begin until applicant has received approval from the ACC. To insure improvements are completed as approved, the ACC will inspect the property within 30 days after completion and issue a letter of acceptance or rejection.

II. GENERAL ARCHITECTURAL GUIDELINES

2.01 Horizontal and Vertical Offsets: It is usually more effective in achieving the effect of a substantial edifice to have fewer, but larger, horizontal and vertical offsets rather than a series of small jogs.

2.02 Scale: It is important that the homes not be overscaled. In this respect, entrances should not be overscaled in relation to the house itself. Continuous ridge lines should not exceed approximately half the frontage width.

2.03 Roof Forms and Materials: Wood shakes and shingles, slate and concrete tiles shall be approved roof materials. The ACC may approve other roofing materials when appropriate. Roofing material and color should be compatible with others in the neighborhood, as well as siding and trim colors. (Heavy composition shingles, with a minimum 30 year warranty shall be considered on a case by case basis.)

2.04 Openings and Projections: Large blank walls should be avoided. Blank walls visible from adjacent streets or open spaces should be broken up by means of well-placed windows, doors, bay windows, cantilevers and/or well-placed, large-sized landscaping installed before completion of the home.

Muntin bar patterns should be consistent on adjacent elevations which are visible from any street or common area.

2.05 Material Changes: To avoid a tacked-on, low-quality, thin veneer look, material changes should be made at an inside corner or at a major wall opening. Unless in conflict with design, all homes are to have a minimum of 20% brick coverage on front elevation. Brick must terminate vertically at a horizontal surface and should return to an inside corner. Minimum wrap at outside corners is 16".

2.06 Garages: When possible, the main living areas of the house shall dominate the garage. The visual impression should be that of a house with a gracious entry, not of a garage and a driveway. Particular attention must be given to large, blank areas above garage doors.

2.07 Solar Considerations: Solar collectors and associated hardware shall be an integral part of the design of the building, and shall not have a "tacked-on" appearance. Placement of the collectors should consider the impact of glare on neighboring outdoor living spaces and should not be visible from the street.

Collector types shall be submitted for review by the ACC in the early stages of the planning of the dwelling to verify acceptability. Collectors shall be arranged in a compact configuration and shall have the appearance of a uniform plane with a neatly finished edge.

2.08 Minimum Square Footage: The minimum square footage shall be 2200 sq. ft. for a single level and 2400 sq. ft. for a two-story. On lots with constricted building pads, the ACC will consider exception to the minimum.

III. APPLICATION AND APPROVAL PROCEDURES

3.01

Construction Application and Approvals:

3.01.1 Purpose: Before any Improvement may be constructed on any lot in Thompson Highlands, the Owner must obtain final written approval from the ACC. Construction applications shall be made in duplicate pursuant to the "Architectural Control Committee Application" (which shall be completed in full) and shall include, without limitation, two copies of each of the following:

3.01.1.1 Site Plan: A complete site plan at a scale of no less than 1/8" equals 1'-0" with the information required for the Preliminary Application. A detailed grading plan shall be submitted with contours at 2 foot intervals. Contours shall extend off-site far enough to show compatibility with adjacent properties.

3.01.1.2 Building Elevations: All exterior elevations shall be shown at a minimum scale of 1/8" equals 1'-0", including the relationship of the building's finished floor elevation to the proposed finished grade of the lot on each elevation, including all decks and patios.

3.01.1.3 Floor Plans: Floor plans for the proposed Improvement shall be submitted at a scale of no less than 1/8" equals 1'-0".

3.01.1.4 Roof Plan: A roof plan at a minimum scale of 1/8" equals 1'-0" shall be submitted. This may be illustrated on the site plan.

3.01.1.5 Exterior Colors Including Masonry: Samples of all exterior colors shall be submitted on the standard ACC form.

3.01.1.6 Fee: The fee paid at closing shall be submitted in the amount established by the ACC.

3.01.2 Site Review: Submittal of the application is authority for the ACC to make on-site observations of the lot and Improvements during construction to determine reasonable compliance with the approved submittal.

3.01.3 Notification of Action: The Owner shall be

notified in writing of the action of the ACC within 30 days of submission of all information requested.

3.01.4 Expiration Date of Approval: The construction approval shall automatically be deemed revoked 180 days after issuance unless construction of the Improvement has commenced or the Owner has applied for and received an extension of time from the ACC.

3.01.5 Rehearing: The ACC will hear one additional presentation from the Owner or builder if requested following its first formal review to insure that there has been no misunderstanding of the application. After the second review, the ACC's approval or rejection of the application shall be considered final. Additional reviews shall not be made unless substantial changes in the application have been made. The ACC may require an additional fee for any review after the second.

3.02 Landscape and Pending Application and Approval: Builders and homeowners are responsible for landscaping their property as part of construction. Complete landscape plan showing plant materials (including botanical name, common name, size and location), areas to be irrigated and proposed fencing shall be submitted to ACC. The entire landscape plan should be submitted at once, regardless of any installation phasing. It is the responsibility of the owner when landscaping his property to follow the plan as approved by the ACC. If a landscape plan has not been approved, or changes are to be made, a plan must be submitted and approved prior to commencement of landscape work.

The landscaping of front and side yards, and all street frontage to the building line on corner lots, must be completed within 90 days of completion of the house. The side yard extends from the front yard to the rear corner of the house. Rear yard landscaping must be completed within 180 days of completion of the house. In case of continuing inclement weather, Owners may apply to ACC for extension of this time requirement.

The total yard area (except driveways and entry paving) is to be landscaped. All landscaping shall be maintained in a healthy and neat appearance at all times. The 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 landscaping:

3.02.1 Design Intent: Thompson Highlands' unique natural landscape of rolling topography, Douglas fir forest, stream corridors, open meadows and views provide a special character to the community. New plantings within Thompson Highlands should match and enhance this existing natural and scenic quality. Planting designs shall reflect existing informal groves of trees and be planted in informal masses. The

designs should enhance solar efficiency.

3.02.2 Adjacent Properties: Consideration should be given to adjacent properties both in placement of plant material and species selection. Adjacent homeowner's views should not be blocked and plant materials should harmonize with the adjacent material.

3.02.3 Grading: Suggested slope in lawn areas should be at least 1% and not exceed 33% (3:1). Ground cover areas should have a minimum of 5% slope. Grading must provide drainage away from the buildings. Coordination between lots is encouraged to improve drainage objectives. See Drainage in Section IV, Design and Construction Guidelines.

3.02.4 Trees: Removal of any trees over 6" in caliper at 6' in height outside the building envelope and driveway access is subject to approval by the ACC. Street trees, if required, will be installed by HMP. Consideration of the eventual height of trees shall be exercised for protection of existing views and solar access.

3.03 Alteration Applications and Approvals:

3.03.1 Alterations Applications: Before an improvement in Thompson Highlands may be altered, modified, painted, stained or otherwise refinished, whether by excavation, fill, alteration of existing drainage, or the planting, cutting or removal of existing vegetation, shrubs or trees, or any other exterior alteration or modification, such alteration or modification must be approved by the ACC. Alteration applications shall be made in duplicate pursuant to the "Architectural Control Committee Application" (which shall be completed in full) and shall include, without limitation, two copies of each of the following:

3.03.1.1 Site Plan: A complete site plan at a scale of no less than 1/8" equals 1'-0" with the information required for the Preliminary Application. A detailed grading plan shall be submitted with contours at 2 foot intervals. Contours shall extend off-site far enough to show compatibility with adjacent properties.

3.03.1.2 Building Elevations: All exterior elevations shall be shown at a minimum scale of 1/8" equals 1'-0", including the relationship of the building's finished floor elevation to the proposed finished grade of the lot on each elevation, including all

decks and patios. Requirements of the Preliminary Application process also apply.

3.03.1.3 Floor Plans: Floor plans for the proposed Improvement shall be submitted at a scale of no less than 1/8" equals 1'-0".

3.03.1.4 Roof Plan: A roof plan at a minimum scale of 1/8" equals 1'-0" shall be submitted. This may be illustrated on the site plan.

3.03.1.5. Repainting/Restaining, Addition of Masonry: Samples of all exterior colors shall be submitted on the standard ACC form.

3.03.1.6 Application: The application shall be submitted with the required fee in the amount set by the ACC. Submittal of the application shall be authorized to the ACC to make on-site inspections of the lot where the proposed alteration is to be completed and on-site observation of Improvements during construction to determine reasonable compliance with the approved submittal.

3.03.2 Alteration Approvals: The Owner shall be notified in writing of the action of the ACC within 30 days of submission of all information requested.

3.03.3 Expiration Date of Approval: The alteration approval shall automatically be deemed revoked 180 days after issuance unless work has commenced or the Owner has applied for and received an extension of time from the ACC.

3.04 Accuracy: It is imperative that the drawings submitted to the ACC be drawn exactly as the Improvement is to be built. Inconsistency and inaccuracy shall be cause for rejection of an application by the ACC.

3.05 Revisions:

3.05.1 Revisions required by the ACC must be drawn and re-submitted before the ACC can issue a formal approval unless the nature of the revision is such that the ACC can accurately describe it in a letter of conditional approval.

3.05.2 While it is the intent of the ACC that all Improvements be constructed exactly per approved plans, the Committee realizes that occasionally a revision must be made "in the Field" in response to certain existing conditions which may have been unforeseen at

the time of approval. Any alteration to or deviation from approved plans must be submitted to the ACC for approval prior to commencement of construction of the element to be altered.

IV. DESIGN AND CONSTRUCTION GUIDELINES

The following is a list of certain designs and construction guidelines which may assist an Owner/Applicant; provided, however, that the following guidelines shall in no respect modify the CC&R's.

4.01 Accessory Buildings: Structures such as dog houses, tool sheds, etc., which are not appurtenant to the dwelling structure, but are intended for permanent or semipermanent use, are subject to ACC approval.

4.02 Antennae: No exterior radio, television, or telecommunication towers, antennae, satelite dishes, or other exterior transmission or receiving devices shall not be allowed without the prior approval of the ACC.

4.03 Building Height: A 35-foot high ridgeline (or as determined by zoning ordinance) is the maximum allowable height for any structure.

4.04 Building Operations and Site Compliance: Each Lot Owner, builder, and/or developer who is engaged in construction at Thompson Highlands must comply with the following:

4.04.1 No animals will be allowed on the job site unattended during the course of construction.

4.04.2 Portable toilets must be made available at the job site for workers.

4.04.3 All building materials must be kept completely on the construction site.

4.04.4 The Lot Owner, builder or developer must assume complete responsibility for the actions of their workers, as well as those of their subcontractors, in connection with construction work on any Lot.

4.04.5 The construction area shall be kept free of litter and debris.

4.05 Chimneys: All chimneys must be designed to blend in aesthetically with the residence. Chimney caps shall be approved by the ACC. No wood chases will be allowed on front elevation.

4.06 Concrete Exposure: Exposed concrete of foundations, porches, stairs and landings shall not exceed a 24" step.

4.07 Decks: The deck shall appear as if it were an extension of both the home and landscape. If the distance from the underside of the deck joists or beams to finish grade exceeds 24", ACC requires either:

- wood, masonry, or significant plant material to eliminate unsightly views of the underside of the deck and/or
- an organized, regularly spaced, and visually well planned structural system.

All openwork such as lattice or other semi-solid screening materials must be "stopped-in" with detailing appropriate to the size of the panels or materials used, and painted or stained to match house. Face nailing or butt joints for lattice panels will not be approved.

4.08 Drainage: All runoff must be handled by adequately sloping all roofs and outdoor areas to positively direct water away from buildings. Connect all roof drains to an approved storm drainage system.

If a detrimental change in the natural pattern of drainage on the uphill lot has occurred, the uphill Property Owner is responsible for interception and piping or directing surface water to natural drainage areas or the storm drainage system.

The downhill Property Owner is responsible for providing proper drainage for water flow which occurs in accordance with natural drainage patterns which existed prior to construction.

4.09 Driveways: Driveway cuts onto streets shall be limited to one per Lot, unless otherwise approved by the ACC. All driveways shall be exposed aggregate, or as approved by the ACC.

4.10 Excavation: All excavation must be done so as to create a minimum disturbance on the site and surrounding properties. All dirt (not otherwise used on a lot under the same ownership) and debris as a result of excavation must be removed. No excavation may be done without prior written approval of the ACC.

4.11 Exterior Appearance:

4.11.1 Exterior color and material used on the building walls shall be continuous and consistent on all elevations of a residence in order to achieve a uniform and complete architectural design and to avoid a "veneer" look. Brick or other masonry materials should return to inside corners; minimum "wrap" is 16" and be terminated by cantilever framing above.

4.11.2 Exterior colors of residences and other

Improvements must harmonize within themselves and be harmonious with their surroundings. All reflective metal, such as chimney stacks, flashings, exhaust vents and pipes must be painted to match or blend with surrounding materials.

4.11.3 In general, all utility meter panels and service feeds shall be screened so that they are not visible from the street.

4.12 Exterior Lighting: Exterior lighting shall be designed and adequately shielded to cut off the spread of light and to eliminate glare onto adjacent properties, streets or sidewalks. Completely shielded light sources are preferred.

Flood lights and spot lights are not permitted to be mounted on poles or in trees.

Standard residential decorative post lamps are not prohibited outright but must be approved by the ACC. Colored lights, non-permanent decorative lights or light sources shall be prohibited, except during the Christmas season. Special consideration will be given to landscape lighting.

4.13 Exterior Walls and Trim: Wood, wood products, local stone and brick are preferred for exterior walls and trims.

4.14 Fascias and Rafter Tails: Fascias should be constructed of nominal 2" thick material. Rafter tails shall be covered with an 8" fascia board.

4.15 Fencing: The ACC may restrict the type and/or finish of fences. Applications to the ACC for fencing approval shall include the height, location, color and design of the proposed fence, a sample of the proposed building materials, a paint or stain chip if appropriate, and any such other information as the ACC may request. Fencing shall not exceed six feet in height and is restricted to rear and side yards. Fence lines should parallel contours wherever possible, sloping to follow grade, and blend with the terrain. Top and bottom of fences running perpendicular to the grade should be sloped to follow grade and should not drop more than 24" between panels, with a maximum 6" clearance from grade.

4.16 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.

4.17 Heating and Cooling Systems: All interior or exterior heating or cooling systems must be screened from the view of neighboring property, streets and the common areas, and must be located to minimize noise to adjoining properties.

4.18 Mailboxes: Mail distribution, in most cases, will be to centralized mail delivery stations as required by the U.S. Postal Service. Any mailboxes not installed by the U.S. Postal Service are subject to ACC approval.

4.19 Mechanical Projections from Roof: Insofar as possible, plumbing vents should be grouped on that side of the roof which is opposite the street approach to the residence. Gas or other chimney flues or pipes protruding from the roof shall not exceed two feet (2') in height, subject to compliance with applicable building codes. The location and design of these chases shall be shown on the Construction Application.

4.20 Parking: A minimum of two open air parking places and two enclosed parking places shall be required for each single-family Lot. Enclosed parking must be in an approved garage, or an approved area adequately screened from any road and neighboring views.

4.21 Playground Equipment: Playground equipment must be no larger than 7' tall, and is subject to ACC approval, prior to installation.

4.22 Patios and Walkways: Patios and walkways shall be approved by the ACC.

4.23 Privacy Screens: The preferred privacy screen is one which is treated as an architectural extension of the building, both in its design and in its materials, rather than as a separate and unrelated element.

4.24 Recreational Vehicles: No boat, trailer, R.V., van or camper shall be stored on a Lot, except within an enclosed garage or completely screened from view from all other homes, streets and open space.

4.25 Roof and Attic Vents: Roof and attic vents shall be shown on the building elevations. The type, size and proposed design shall be clearly shown. To the greatest extent possible, vents shall be located so as not to be seen from streets.

4.26 Service Yards: When not provided by other structures, each residence shall have a screened service yard, enclosing garbage and trash containers, firewood, bicycles, and other similar items, which must be placed where they will not be seen from the streets or neighboring lots. Service yard, clothes lines, swimming pools and so forth, if desired, are subject to review by the ACC and permitted on a case-by-case basis only.

4.27 Siding Materials: All siding materials must be clearly marked on the plan. Wood, masonry and good quality wood product "lap siding" are acceptable materials.

4.28 Signs: All signs must receive approval from ACC prior

to posting.

4.28.1 During single-family home construction, signs may be posted as follows:

4.28.1.1 Signs shall generally conform to a maximum size of 18" x 24".

4.28.1.2 All signs shall be mounted on the "sign tree".

4.28.1.3 Under no condition can signs be mounted on or nailed to a tree.

4.28.2 Upon completion of a residence, signs may be posted as follows:

4.28.2.1 A sign mounted to the exterior of the building identifying the occupant and the address of the unit, of a maximum size of 12" x 12".

4.28.2.2 In the event the Owner wishes to advertise such Owner's residence for sale or rent, the sign used for this purpose must be approved in advance by the ACC. Only one (1) "For Sale" or "For Rent" sign is allowed.

4.28.2.3 "Open House" and "Model Home" signs are not to be permanently displayed, and must be removed when the home is not being shown. Streamers, flags and other like advertising or attention-attracting devices are expressly prohibited.

4.29 Tree Removal: The form and placement of the building, driveway, decks, patios and other man-made features shall be designed to preserve trees. Proposed removal of any trees over 6" in caliper at 6' in height outside the building envelope and driveway access is subject to approval by the ACC.

4.30 Utilities: All connections from trunk lines to individual structures must be underground. Exposed plumbing and electrical lines are not allowed. Materials must conform to Washington County requirements and standards. Water and sewer hookups must be inspected by the appropriate governmental inspectors. All excavation for site utility hookups must be restored to its previous condition.

4.31 Violations: When a violation is deemed by the ACC to have occurred, the matter shall be transferred from the jurisdiction of the ACC to disposition by the Thompson Highlands Owners' Association.

4.32 Windows: Consistency in type, style, trim and proportion of window areas is a key focus of the ACC. The ACC will discourage applications showing windows of differing styles and types scattered over the various elevations of the building. Vinyl, wood or clad windows are acceptable.

ADOPTION AND APPROVAL

These Thompson Highlands Design Guidelines as effective September 1, 1992 are hereby adopted and approved by the Thompson Highlands Architectural Control Committee.

John M. Jones
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John S. Becht

