

ARBOR RIDGE P.U.D. HOMEOWNERS ASSOCIATION
RESOLUTION NO. 2026-01
ARCHITECTURAL REVIEW EXEMPTION GUIDELINES

WHEREAS, Article VII 7.1 of the Bylaws and Declaration of Covenants, Conditions, and Restrictions (CC&Rs) of the Arbor Ridge Homeowners Association ("Association") grants authority to the Board of Directors ("Board") and the Architectural Control Committee ("Committee") to establish, modify, and enforce architectural control guidelines for the community; and

WHEREAS, the Board is given the power to adopt rules and enforce compliance with the Bylaws, Declaration, and CCRs, in accordance with ORS 94.630.

WHEREAS, the Board desires to streamline administrative procedures, minimize the regulatory burden on homeowners for routine property upkeep, and allow the Committee to focus its oversight on major structural and aesthetic modifications; and

WHEREAS, the Board finds it is in the best interest of the Association to formally establish a list of "Like-for-Like" maintenance tasks and minor improvements that are exempt from the formal architectural review submission and approval process;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors hereby adopts the following rules, regulations, and exemptions regarding architectural review submissions:

I. EXPEDITED / EXEMPTED MINOR MAINTENANCE, REPAIRS AND IMPROVEMENTS

The following maintenance actions, repairs, and minor improvements do not require the submission of an Architectural Review Application Form ("Application") or explicit Committee approval, subject to the specific limitations detailed below:

A. "Like-for-Like" Maintenance and Repairs

1. Roofing Repairs & Replacement

Complete roof replacements and minor shingle repairs are exempt from formal Application submission, subject to the following:

a) Approved Material & Color

Roofs must utilize composite shingles only, and the color must either match the existing roof or be selected from the [Pre-Approved Roofing List].

b) When Application is Required

A formal Application and Committee approval are required prior to altering the structural style/profile of the roof, or if proposing a non-composite material or unapproved color.

2. Gutters & Downspouts

Complete gutters/downspouts replacements are exempt from formal Application submission, provided the material and color are the same as or similar to that of the original gutters/downspouts.

3. Siding, Trim, Paint Touch-Ups

Minor structural repairs or repainting of localized areas, provided the paint color and material are an exact match to the existing, previously approved color palette. Complete color change to a home's siding or trim will require submission of a formal Application for Committee review/approval.

4. Windows / Exterior Doors

Replacement of broken window glass, screens, or damaged exterior doors, provided the replacement units are identical in style, framing profile, and color to the original installation.

5. Sidewalk, Driveway, Apron Repair

Routine maintenance, pressure washing, crack sealing, and localized repairs to existing concrete surfaces are exempt, provided the materials and finishes match the original appearance. The replacement or structural pouring of sections of a driveway, sidewalk, or apron is also exempt, provided it perfectly replicates the original footprint, grade, and standard concrete broom finish. Any changes in width, material, or alterations to the layout will not be allowed.

II. FRONT YARD MAINTENANCE

A. Seasonal Floral Refreshes

Regular maintenance and planting of annual or perennial flowers within existing, established front yard garden beds.

B. Mulch and Ground Cover

Replenish existing garden beds with standard bark dust, organic mulch, or river rock within established borders.

C. Front Yard Existing Plantings

Routine maintenance, pruning, and health-related replacements of existing trees, shrubs, and established front yard plants are exempt, provided the replacement is the same or a highly similar species and maintains the original scale and aesthetic of the landscaping design. Complete removal of established beds, or replacing plants with significantly different or larger species, will require submission of a formal Application for Committee review/approval.

D. Removal and Addition of Street Trees:

Removal of a street tree will require submission of a formal Application for Committee review/approval. Replacement tree(s) must be selected from the Washington County Approved Street Trees list.

III. REAR YARD LANDSCAPING / LOW PROFILE FEATURES

A. Seasonal Floral Refreshes

Regular maintenance and planting of annual or perennial flowers within existing, established garden beds.

B. Mulch and Ground Cover

Replenishing existing garden beds with standard bark dust, organic mulch, or river rock within established borders.

C. Enclosed Backyard Plantings

Installation of standard lawns, shrubs, perennial flowers, and ground cover within a fully fenced backyard.

D. Existing Hardscape and Structures

Routine maintenance, sealing, or minor repairs to existing patios, walkways, decks, and outdoor structures are exempt, provided the materials, color, and design remain unchanged. Any modification to the original size, footprint, color, or design will require submission of a formal Application for Committee review/approval.

E. Minor Garden Structures

Installation of raised vegetable garden beds, small trellises, or arbors in a rear yard, provided no element exceeds six (6) feet in height, the height of the fence, or is visible from common areas or public street view.

IV. MINOR HARDWARE

A. Low-Voltage Pathway Lighting

Ground-level solar or low-voltage pathway lighting may be installed along driveways or walkways, provided each fixture is no more than eighteen (18) inches tall and is directed downward to minimize glare onto neighboring properties.

B. Minor Utilities / Security

Installation of standard smart video doorbells, surveillance cameras, flush-mounted exterior electrical outlets, or EV charging ports, provided any exposed exterior conduit is painted to match the adjacent siding or trim.

C. Lighting Fixtures

Replacement of existing permanently mounted exterior fixtures (such as porch or garage lights) is exempt, provided the new fixtures are compatible with the home's architectural style and original color palette. Installation of new lighting fixture locations, floodlights, or high-intensity security lighting requires submission of a formal Application for Committee review/approval.

D. Home Accent/Architectural Lighting

Permanent low-voltage accent, soffit, or architectural lighting is permitted, provided it uses soft, warm white illumination during non-holiday periods. Color-changing lighting systems may be installed; however, dynamic colors, themes, and other non-warm white displays may only be used during recognized holiday periods.

V. CONDITIONS AND COMPLIANCE UNDERTAKING

A. Strict Adherence to Existing Arbor Ridge HOA Standards

Exemption from the submission process does not grant exemption from community standards. All exempt projects must strictly adhere to the established CC&Rs and Rules and Regulations of the Association. For example, using a banned material or an unapproved paint color under the guise of maintenance remains an enforceable violation. All other exterior modifications would still require submission of the Architectural Review form.

VI. LIABILITY FOR DAMAGES

Homeowners are solely responsible for the cost of repairing any damage to common areas, neighboring properties, or shared utility easements that occur as a result of an exempt project.

VII. BOARD AUTHORITY

The Board reserves the right to review any project at any stage. If the Board or the Committee determines that a project does not qualify for an exemption under this Resolution, the homeowner may be required to stop work and submit an Architectural Review form before proceeding.

VIII. EFFECTIVE DATE

This Resolution shall become effective immediately upon adoption by the Board of Directors and shall be distributed to all homeowners within thirty (30) days of adoption.

BOARD CERTIFICATION

The undersigned, being the President or Secretary of the Arbor Ridge Homeowners Association, certifies that the foregoing Resolution No. 2026-01 was adopted by the Board of Directors at a duly called and noticed meeting held on this _____ day of _____, 2026.

ATTEST:

<<on file>> _____

President

Date

<<on file>> _____

Secretary

Date