

KLAHANIE

KLAHANIE ASSOCIATION

Architectural Controls Guidelines, Criteria and Procedures

Revised Date: May 2024



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PREFACE

Why did you purchase your home in Klahanie? There are many answers to this question, as many as there are Klahanie homeowners. Almost all people will have one answer in common: they like the look and feel of Klahanie.

The Klahanie Association, of which every homeowner is a member, was established to preserve and enhance the resources of Klahanie. The Association is charged with preserving open space and ensuring the preservation of the residence and landscaping design qualities, uniformity and compatibility which makes Klahanie a desirable community in which to live.

The Covenants, Conditions & Restrictions (CC&R's) are a part of every deed to property within Klahanie (each property owner should receive a copy at closing) and grant the Association the legal authority, "to review and approve or disapprove the details and written plans and specifications showing the nature, kind, shape, height, material, colors, and location of proposed Living Units, buildings, fences, walls, or other structures, exterior additions to or changes or alterations therein, clearing or excavation of Lots or cutting of trees within Klahanie." This authority is vested by the Association in the Architectural Controls Committee (ACC).

The ACC is a committee of three (3) to seven (7) volunteer members (Klahanie homeowners) who are appointed by the Association Board of Directors and is charged with the architectural review function of the Association. A minimum of one (1) but no more than two (2) Klahanie Board of Directors will sit on the ACC as liaisons between the Board and the ACC and will be voting members of the ACC. The meetings will be held generally on the first Wednesday of each month.

The Board of Directors, through a motion of the Board, will designate at least one Klahanie staff member, to have the authority to approve projects covered in the following guidelines provided the Architectural Controls Application (ACA) is complete, the project meets all criteria set out in this guideline for the project and all supporting documentation required is submitted with the ACA. The authorized Klahanie staff member(s) works with the ACC to arrange meetings with homeowners whose applications do not meet the architectural controls guidelines and require further consideration and/or a homeowner wishes to dispute the denial of the project by the authorized Klahanie staff member(s). Any application to go before the ACC must be received by the Klahanie office no later than 5pm one week before the scheduled ACC meeting, which is generally the first Wednesday of each month.

The ACA form may be updated at any time by a motion to approve the update at any regular ACC meeting. The current ACA form can be found at www.klahanie.com.

The specifications and guidelines contained in this handbook address those exterior modifications which homeowners most commonly wish to perform. If an issue not covered by these rules arises, then the homeowner must obtain approval from the ACC and follow the Application Procedure described in Section 6.0.



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1.0 INTRODUCTION

This manual has been designed to aid you in determining what exterior modifications require ACC approval and how to apply.

1.1. Categories of Exterior Modifications

Proposed exterior modification will fall into one (1) of the following two (2) categories:

1.1.1. Application Required

All exterior modifications which are not explicitly listed as “(Application not required)” require approval prior to starting any work. The exterior modifications covered in this manual are not intended to be all encompassing.

1.1.2. Application Not Required

A number of common exterior modifications are pre-approved and do not require submittal of an ACA as long as the construction follows explicitly the specifications provided in this manual and all City of Sammamish guidelines. If the proposed construction DOES NOT follow the specifications, an ACA must be submitted and approval is required prior to starting any work. These guidelines are explicitly listed as “(Application not required).”

FAILURE TO SUBMIT AN APPLICATION AND RECEIVE APPROVAL FROM KLAHANIE, WHEN REQUIRED, MAY RESULT IN A FINE. PLEASE *SEE* SECTIONS 3.0., 5.0., 6.0., 7.0., AND 8.0. OF THESE GUIDELINES FOR FURTHER INFORMATION ON THE APPLICATION PROCESS.

1.2. How to Use This Manual

To use this manual effectively, first find your proposed exterior modification(s) by searching the table of contents for your project.

If your proposed work is classified as “Application required” and the project deviates from the specifications, you must submit an application by following the procedures in Sec. 6.0 “APPLICATION PROCEDURE.”

If your proposed modification is classified as “Application required,” or is not specifically covered in this manual, *see* Sec. 6.0 “[APPLICATION PROCEDURE](#)” for details. If the proposed work is covered in this manual, show how your work will follow the guidelines provided.

If there are ANY changes to the Architectural Controls approved plans or the plans approved by the City of Sammamish contain changes that were not originally approved by the ACC, the new plans will have to be REAPPROVED by the ACC at their next scheduled meeting before a Klahanie permit is released. No work shall begin until a Klahanie work permit is issued.



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No proposed modifications requiring ACC approval or approval by the City of Sammamish should be initiated until the approval process is completed and written notification has been received. Applications submitted after a project is started are not valid and could result in removal and restoration at the owner's expense as well as applicable fines.

WARNING: IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO DETERMINE IF APPROVAL BY THE CITY OF SAMMAMISH IS REQUIRED. VERIFY WITH THE CITY OF SAMMAMISH WHETHER A PERMIT IS REQUIRED, ESPECIALLY IF THE SCOPE OF WORK INCLUDES ANY ELECTRICAL, MECHANICAL, OR STRUCTURAL MODIFICATION. APPROVAL BY THE CITY OF SAMMAMISH DOES NOT RELIEVE THE PROPERTY OWNER OF THE RESPONSIBILITY TO OBTAIN ACC APPROVAL NOR DOES ACC APPROVAL RELIEVE THE PROPERTY OWNER OF RESPONSIBILITY TO OBTAIN THE CITY OF SAMMAMISH'S APPROVAL

Many properties in Klahanie contain a Native Growth Protection Area (NGPA) in the backyard. NGPA's are restricted by the City of Sammamish on what can be done in these areas such as buildings, planting, or the removal of vegetation. The City of Sammamish has placed the responsibility of compliance on the Association. Homeowners applying to the ACC for a project in a backyard area **MUST** provide the ACC with a plat map of their backyard indicating a NGPA in relation to the requested project application and approval from the City of Sammamish for the project if a NGPA is indicated on the property plat map. A plat map was provided to each homeowner, along with other title documents, at the time they purchased their home.

A plat map can be obtained at King County: <https://gismaps.kingcounty.gov/parcelviewer2/>.

Once at this site follow the directions below to download your plat map:

1. Click on "Parcel Viewer" under the "King County GIS Center" tab on the left side of page.
2. Click on "Start Parcel Viewer"
3. Enter address in the search bar on the top left side of the page and then click on "Search"
4. Click on "Property Report" and copy "Parcel Number"
5. Under the top menu bar, hover cursor over "Departments" and click on "Assessor"
6. On the left side of the page, click on "Look Up Property Info" and then click on "eMap"
7. Enter copied parcel number without hyphen into search bar for "Parcel" and click on "Submit"
8. Under "QSTR Map" will be displayed any matches. Click on the matching link, which will direct you to a King County Department of Assessments parcel map that may be downloaded or printed as a PDF.

1.3. URL Link Disclaimer

URL Links may update overtime without notice. All links provided in this document are subject to reference only and should be verified by the homeowner.

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1.4 Materials to be Submitted

To be considered for review of exterior modifications, the following supplemental documents are required to be submitted:

1. Completed Architectural Controls Application
2. Site Plan showing location, dimensions, setbacks, and the relationship to adjoining houses.
3. Current photos and/or drawings showing the existing conditions and locations as well as proposed changes.
4. Brochure or product link of all materials showing measurements, designs, and color.
5. Additional documents may be required upon request.

2.0 DEFINITIONS

- 2.1. AC. The Architectural Controls, part of the governing documents for the Klahanie Association.
- 2.2. ACA. The Architectural Controls Application is the document form used by each homeowner that must be completed and submitted which outlines the exterior scope of work requesting approval.
- 2.3. ACC. The Architectural Control Committee of the Klahanie Association, designated by the Board of Directors.
- 2.4. ACC approval. Approval by the Architectural Control Committee (ACC) or an authorized Klahanie staff member designated by the Board of Directors.
- 2.5. Act of God. A natural event not preventable by any human agency or entity, such as flooding, storms, winds, or lightning; forces of nature that no one has control over and therefore cannot be held accountable.
- 2.6. Association. The Klahanie Association, its agents and employees.
- 2.7. Board. The Board of Directors of the Klahanie Association.
- 2.8. CC&Rs. Refers to the Covenant, Conditions & Restrictions governing document for the Klahanie Association.
- 2.9. Non-compliant completed projects. Projects completed that do not have the signature of an authorized Klahanie staff member, or the ACC giving ACC approval, or which deviate from the submitted, approved plan. Complaints may also arise due to misuse, problems not originally considered, property infringement, quality of work, lack of approval/permits by the appropriate governmental entity, tree removal, etc.
- 2.10. Non-compliant projects in progress. Projects in progress that do not have the signature of an authorized Klahanie staff member or the ACC giving ACC approval or which deviate from the

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submitted, approved plan; or which raise a neighborhood concern due to problems not originally considered, such as property infringement, quality of work, etc.

- 2.11. R&Rs. The Community Rules & Regulations, part of the governing documents for the Klahanie Association.
- 2.12. Street/ROW. Refers to the paved street, right-of-way, and/or easement granted or reserved on land for transportation purposes, public travel and utilities; this may be for a street, sidewalk public footpath, bicycle trail, or access to/at utility lines and related facilities.

3.0 GUIDELINES FOR PROPERTY IMPROVEMENTS

The exterior modifications covered in this list are not intended to be all encompassing. If your project does not fall into any of these categories, you must submit an ACA for your project and it will be reviewed by the ACC at their next scheduled meeting.

To simplify owner use of these Guidelines, we frequently use the words “shall” and “must” below in describing what is expected from an owner applying for ACC approval. To be clear, though, the ACC retains that authority conferred upon it by the CC&Rs. Exercising that authority in reviewing a specific application, the ACC may further the purposes that a restriction in the Covenants is intended to serve, by approving a proposed action, that use of the word “shall” or “must” in a guideline below appear to prohibit. The spirit of this is to allow the ACC to review and make decisions outside the specific scope of this document.

Please note that there is an overall height restriction of eighteen (18) feet and minimum five (5) feet setback from common property lines on all added structures, including but not limited to sheds, playhouses, patio coverings, and air conditioning units.

The Association shall in no way be limited from prohibiting the construction, development or use of additional housing units or accessory dwelling units on Lots within the Plat of Klahanie which may be otherwise permitted or required by applicable Washington law including, but not limited to, RCW 36.70A.

3.1. Attic Ventilators OR any other Roof Penetration (Application not required)

Installation of attic ventilators with roof penetrations do not require the submission of an ACA. Such roof penetrations shall be as small as functionally possible, shall be located on the rear of the house whenever practical, and shall not extend above the top of the roof line whenever practical. Additional roof penetrations, such as, but not limited to, skylights, solar tubes, solar fans, new furnace vents, new hot water tank vents, chimneys and metal flues do not require the submission of an ACA but shall not extend above the top of the roof line whenever practical.

3.2. Central Air Conditioning and Inverter Heat Pump Units *See also* Sec. 3.37. “Window Mounted Air Conditioning Units”

The central air conditioning or heat pump units shall be located only in the rear or side yards, and shall not be visible from the street. In addition, central air conditioning units should be located to minimize the visual and noise effect (maximum 55 dB's daytime/45 dB's nighttime) on adjacent properties when measured from the middle of unit to the property line. Cooling units with sound power levels that exceed 55 decibels are permitted by following the sound charts provided in additional section. Mitigation measures are permitted to lower decibel levels. Please *see* Sec. Appendix C “[Air Conditioning Additional Information](#)” for more information regarding acceptable sound levels and options to reduce noise.

When visible from the street, the unit must be screened with the following; permanent landscaping with plants, or; screening with an approved fence design (*see* Sec. 3.10. “[Fences and Gates](#)”); or a permanent structural screen matching the house siding.

A site plan showing location, dimensions, setbacks, and the relationship to adjacent houses, and a product specifications or product data sheet showing the decibel level rating for the proposed unit and screening design, must accompany the application. A product brochure will only often mention the lowest noise level of the line with term “as low as.” Generally, air conditioners and heat pumps will publish a product data sheet, or have a product line with multiple sizes or options, with differing sound level ratings for each model. Please *see* Sec. Appendix C “[Air Conditioning Additional Information](#)” for references to acceptable product data sheets.

A permit from the City of Sammamish may also be required to install central air-conditioning units. Alternate designs not listed as approved require an ACA and need to be reviewed by the ACC for approval.

3.3. Decks

All new or modified decks require submittal of an ACA and prior approval by the ACC. Note that regulations for the City of Sammamish can apply to these projects.

The deck should be located primarily in the rear yard. Other locations will be considered due to homeowner’s lot considerations, but prior approval must be granted by the ACC. Any deck that measures 30” above grade may require a building permit pre-approval from the City of Sammamish.

3.4. Driveways *See also* Sec. 3.36. “Walkways and Pathways.”

An ACA is required for all driveway projects; including repairing, installation, replacement, or refinishing. Driveways can only be extended toward garage side yards. No driveway shall be installed along the front property line nor in the backyard. Driveways are not to be installed for the parking of any vehicles or recreational items that are prohibited elsewhere in the governing documents.

Only hard, stabilized gray surfaces will be considered including the following:

- Exposed Aggregate
- Concrete (Brushed, Stamped, and Top Cast finishes are permitted)
- Paver Stone

Other materials may be considered upon review of the ACC.

Special care must be exercised if changes alter drainage patterns. Runoff must be contained and disposed of within the boundaries of your own property.

3.5. Exterior House Painting

An ACA is required for all exterior painting for houses, fences, decks, trim and accent features.

All ACAs must indicate the color chosen for each component of the painting, including but not limited to: the body, trim, shutters, accent features, front door, and garage door (as applicable). The garage door (if applicable) must match either the body or trim color that is being chosen from the current approved color palette. The only time the front door and/or garage door can be white is if the trim on the house is painted white. Existing shutters can be either the existing trim or front door color and must be indicated on the application form. Front Door colors, Trim colors, and Brick colors CANNOT be used as body colors on the house. You may choose any of the Body colors for a body, door (front or garage door), or trim color.

There can only be a maximum of four (4) paint colors for the exterior of the house (body, trim, front door, and accent color). Brick and masonry do not count as one of the four colors unless indicated to be painted (brick only). In this instance, brick would be considered an accent color. *See* Sec. 3.8.1. “Stone or Brick on the Exterior of the House.” Brick may not be white washed, but is permitted to be painted only in approved white. Brick must be prepared appropriately before applying paint using brick or masonry primer/sealer.

All ACAs requesting four (4) colors MUST be approved by the ACC, WITHOUT EXCEPTION, at their regular meetings.

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Homeowners who wish to paint the exterior of their homes must submit their request using the ACA and indicate which colors they are choosing from the current approved color palette. The proposed color selections need to be on the current-approved palette. The ACA must include color name and number of all paint colors to be used. Any color exception is subject to review and approval by the ACC. An appointed staff member will have limited authority to approve proposed color selections if the requested color(s) are within tone and hue from the current-approved palette. A comparison chart will be recorded from appointed staff member if color exception is approved.

Color boards and color chips are available for review in the Association Office. A list of approved colors may also be found at the end of this document in [Appendix E](#).

Exemption from maximum four (4) paint colors for the exterior of the house, *see* Sec 3.13.1. "Matching Gutter and Fascia With Roof."

3.6. Exterior Lighting (Application not required)

An ACA will not be required for the replacement of any existing exterior light fixtures provided lighting shall not be directed outside the homeowner's property lines or intentionally directed towards any adjacent homeowners' windows.

For any new exterior lighting locations, verify with the City of Sammamish whether an inspection and necessary documents are required for approval. An ACA will be required for any new exterior lights. Additional exterior light fixtures shall not be directed outside the homeowner's property lines or intentionally directed towards any adjacent homeowners' windows.

3.7. Exterior Home Accent Upgrades

3.7.1. Stone or Brick on the exterior of the house

The use of real or faux stone or brick on the front of the house will be permitted based on the present design of the house.

Real or faux stone not permitted to be painted. Brick may be painted with color specifically approved for brick. *See Sec. 3.6. "[Exterior House Painting](#)."*

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3.7.2 Shake Shingle Siding used as an accent feature

Cement board or real cedar shingles may be permitted for an accent on an area of the home of the front of the home such as the second level or a gable area.

A diagram showing where you would like to place the product, a sample of the product and the color that the product will be painted must accompany the application. Shake shingles may be painted an accent, body, or trim color.

3.7.3 Board and Batten Siding used as an accent feature

Cement board or real cedar panels may be permitted for an accent on an area of the front of the home, such as the second level or a gable area. All cedar products must be sealed using a clear sealant or painted a color consistent with colors utilized on the home. Board and batten accent siding must be painted an accent, body, or trim color.

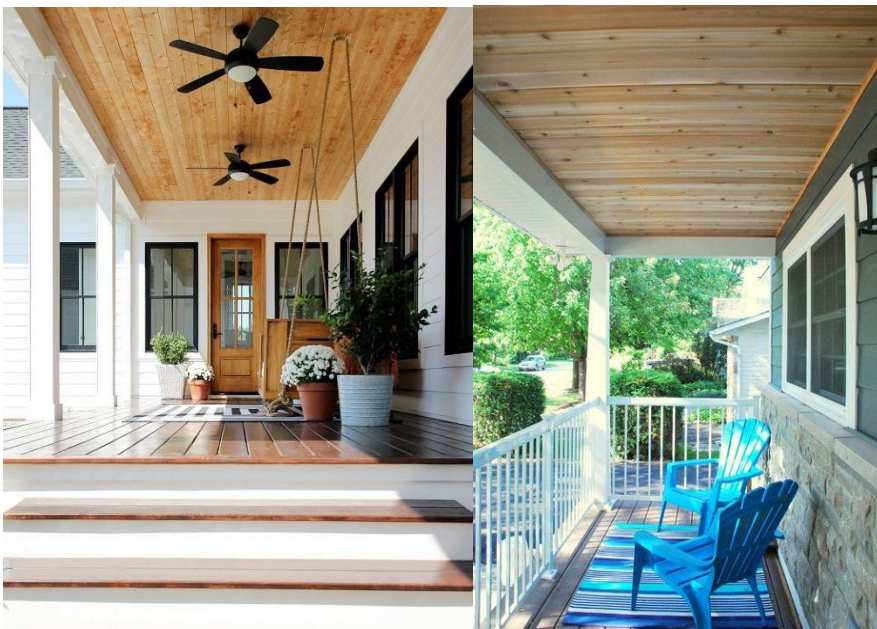


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A diagram showing where you would like to place the product, a sample of the product and the color that the product will be painted must accompany the application.

3.7.4 Tongue and Groove Siding used as an accent feature on covered areas

Full cedar can only be permitted for use as tongue and groove siding on covered areas of your home. Accent feature must be sealed using a clear sealant or painted a color consistent with colors utilized on the home.



3.7.5 Porch Columns and Pillars

Upgrades to porch columns and pillars are permitted. Only materials to be considered are wood, stone, brick, or fiberglass. Wood product may be left natural, stained cedar, or painted the body or trim color. Alternative materials are subject to review by the ACC.

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3.8. Fences and Gates

ALSO SEE [APPENDIX D](#) AT THE END OF THIS DOCUMENT FOR PICTURES AND DETAILS OF THE DIFFERENT FENCE DESIGNS.

All new and replacement fences in Klahanie require the submission of an ACA. Front yard fences are strictly prohibited. Wood is the only approved fence material in Klahanie.

A privacy fence will dramatically alter the appearance of your property and adjacent properties. For this reason, the ACC recommends that you discuss your fencing plans with your neighbors prior to the submission of an ACA.

If you plan to attach your fence to an existing fence on a neighboring property or if your fence will at any point be on your property line or cross the property line onto an adjacent property, it is HIGHLY recommended that you obtain written approval from the affected neighbor(s) prior to any submission of an ACA.

The Association is not involved with any matters associated with property lines. Homeowners are responsible for determining the exact location of their property line and making sure that any fence constructed is within that property line prior to construction.

New fences may be left natural, sealed with a CLEAR (no color added) wood protectorate, stained with Waterproofing Sealant Penetrating Oil Formula in CEDAR NATURAL TONE (no other shade or color is permitted) or stained to consistently match the Boulevard fence color (referenced as Sherwin Williams Woodscapes Exterior Solid Wood Stain 6149, Relaxed Khaki). Fences which run along Klahanie Boulevard, Klahanie Drive or streets running off these main streets must be stained to consistently match the Boulevard fence color (referenced as with Sherwin Williams Woodscapes Exterior Solid Wood Stain 6149 (Relaxed Khaki). Non-conforming colors of existing fences must be changed to match the Boulevard fence color when changing the existing house color.

Fences along Klahanie Boulevard and Klahanie Drive are constructed inside the homeowners' property lines and are the property of those homeowners. The fences must be maintained by the homeowner and kept stained to consistently match with the approved Boulevard fence color (referenced as Sherwin Williams Woodscapes Exterior Solid Wood Stain 6149, Relaxed Khaki) and cannot be modified in any way (height or style). These fence designs will be labeled as Standard in Appendix D to indicate these are the standard and only fences permitted along Klahanie Boulevard and Klahanie Drive.

3.8.1. Fencing Specifications

In all cases, the side of the fence which is more finished than the opposite side must be constructed with the finished side facing out (toward neighboring properties or any section visible from the street) and the framing side facing the interior of the homeowner's property. This is commonly referred to as a "Good Neighbor Fence."

Chain link and other wire fences are not allowed except for the purposes of pet enclosures (which require prior ACC approval). *See* Sec. 3.21. "[Pet Runs and Enclosures](#)."

Width of continuous solid fencing panels shall be eight (8) feet center to center of posts. If the length of the fence requires one smaller panel to be constructed as the length of the fence line does not divide equally into eight (8) foot sections, one smaller panel will be permitted but this must be indicated on the ACA form.

Fence heights shall be six (6) feet as measured at all points along the fence line from ground level. Sections of fences utilized for privacy screening in front of a window facing an adjacent house may be a maximum of eight (8) feet high for a maximum distance of thirty-two (32) feet or four (4) panels, whichever is less. Any variance request for a fence height in excess of six (6) feet must include a permit from the City of Sammamish as part of the ACA. Fences are permitted to use vertical board widths between 4" and 6" with optional spacing of one-fourth (1/4") inch between slats.

Please refer to [Appendix D](#) for the different examples of the approved fence designs. Alternate designs not listed as approved require an ACA and need to be reviewed by the ACC for approval.

GATES: Gates must follow the same design and color as the approved fence design. There are two (2) approved designs for the top of gates; straight or arched (with the arch curvature being minimal and the arch top matching the fence height). Any requested deviation in design must be referenced in the ACA.

3.8.2. Greenbelt Fencing Specifications

Hog Wire style fencing are only allowed for homes which back to greenbelts or other natural woodland settings. The approved designs are only allowed on the backside of the property and shall not continue to the sides of the property. As with other fencing, the approved design may be left natural or sealed with a clear (no color added) wood protectorate, stained with Waterproofing Sealant Penetrating Oil Formula in CEDAR NATURAL TONE (no other shade or color is permitted) (referenced as Sherwin Williams Woodscapes Exterior Solid Wood Stain 6149, Relaxed Khaki).

3.8.3. Privacy Screen Specifications

Privacy screens are defined as a sight-obscuring fence, erected adjacent to or around a selected use or area (such as a patio, deck, hot tub, and air conditioning unit), designed to screen the area behind it from observation by persons outside its perimeter. Material must be made of wood with vertical or horizontal orientation. Any variance request for a fence height in excess of six (6) feet must include a permit from the City of Sammamish as part of the ACA. Alternate designs not listed as approved will require review by the ACC for their approval.

3.9. Front Door Replacement OR any Exterior Door Additions

An ACA will not be required for the replacement of any existing front door provided the style and design are consistent with what is presently in place and the exterior color shall remain the same.

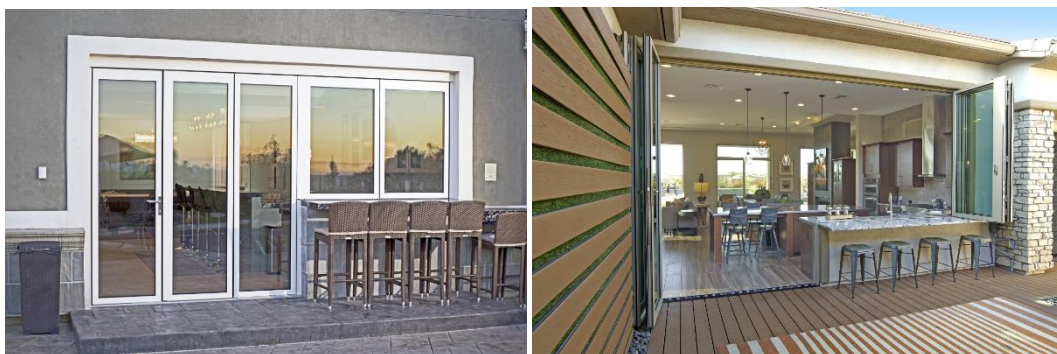
An ACA will be required for all front door replacements, including material changes to the size, design, and/or side light modification. Front doors are subject to ACC for approval.

3.9.1. Accordion Door

New or existing openings may be modified to accommodate an accordion door system commonly known as folding patio door. The accordion style door and window allows for larger exterior openings and provide continuous indoor-outdoor continuity. Frame to match color of other windows in the house for uniformity in design. Location and size of system, along with privacy and sight lines to adjacent lots, to be reviewed by ACC on a case-by-case basis.

Structural feasibility must be verified by a structural engineer, and homeowner must pursue permits and other necessary documents through the City of Sammamish.

See "DOCUMENTATION REQUIREMENTS WITH THE CITY OF SAMMAMISH AND THE ACC" under Sec. 3.16. ["House Additions and Attachments."](#)



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3.10. Furnaces and Water Heaters (Application not required)

Interior furnace and water heater replacement does not require the submission of an ACA. Any and all exterior ventilation pipes shall be limited in size and be as small as functionally possible, shall be located on the rear of the house whenever practical, and shall not extend above the top of the roof line whenever practical. New exterior ventilation pipes shall be painted to match the exterior of the home.

3.11. Garage Door Replacement

An ACA is required for replacement of all existing and installation of new garage doors. Garage door designs include traditional raised panel, contemporary or carriage house styles and material options include steel, integrated aluminum and glass and wood. Any material selection must restrict visibility of the interior of the garage door when in a closed position.

All garage doors, with exception to glass materials, must be painted as set forth and referenced above. *See* Sec. 3.6. [“Exterior House Painting.”](#)

3.11.1 Double-Wide Garage Door Enlargement

Two single-wide garage doors may be replaced by one double-wide garage door, if on the same exterior wall. In addition to the required materials to be submitted for garage door replacements, the larger door requires a diagram of the existing and proposed garage doors, including dimensions.

Structural feasibility must be verified by a structural engineer, and homeowner must pursue permits and other necessary documents through the City of Sammamish. *See* “DOCUMENTATION REQUIREMENTS WITH THE CITY OF SAMMAMISH AND THE ACC” under Sec. 3.16. [“House Additions and Attachments.”](#)



3.12. Greenhouses

Green houses will be considered only for the purpose of cultivating plants. Use as a storage shed, or other use unrelated to plant cultivation is not allowed.

Greenhouses shall be located in the rear yard only. In taking action on the application, the ACC will take into account and consider information it receives concerning possible impacts that the proposal may have on views, natural lighting or ventilation of adjacent properties. If the greenhouse creates an adverse visual effect from the street or adjacent properties, a fence or landscaping may be required to screen the greenhouse.

The greenhouse shall be composed of materials that generally conform to the quality of prefabricated greenhouses intended for installation on a homeowner's lot. The materials shall be rust proof, and clear panels shall be non-yellowing. The maximum height of the structure shall not exceed nine (9) feet.

Overall consideration will be given to the individual location, size, and impact of the proposed greenhouse. For owners' maintenance responsibilities, *see* CC&Rs, Sec. 6.14.

3.13. Gutter Replacement and Attachments

Replacing gutters will require a brochure showing the type and design of the new gutters. Attaching gutter screens to current gutter system is permitted. The gutters must be similar in design of the original gutters. The color of the new gutters must also be specified on the application and must match the trim color on the house. Selecting an already finished gutter similar to the trim color, rather than painting it after installation, may reduce the products' weathering.

Please note that if painting the trim on the house, then the gutters will also need to be painted to match the trim color (*see* Sec. 3.6. "[Exterior House Painting](#)"). If after an office inspection the gutters do not exactly match the trim color on the house, it will be the responsibility of the homeowner to match the paint color. Please note that choosing gutters that cannot be painted (or are pre-painted) does not exempt you from having to paint the gutters. If the gutters in question are not to be painted, the homeowner must paint the trim on the house to match and the color must be on the approved color palette.

It is the discretion of the ACC to determine if the gutter color matches the trim color on the house. Alternate designs not listed as approved require an ACA and need to be reviewed by the ACC for approval.

Additional Materials to be submitted:

- Brochure of the gutters showing measurements, design, color, and material

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- If painting gutters to match house trim, include paint color for the gutters; gutter must be painted to exactly match the house trim color, and the paint color number and name must be indicated

3.13.1 Matching Gutter and Fascia With Roof

Gutters and fascia may be exempt from matching trim color if the intent is for them to match the roof and read as one element. If this is the intent, fascia color is excluded from the maximum 4 paint colors for the exterior of the house. See Sec. 3.6. "[Exterior House Painting.](#)"

In addition to the requested materials for gutter replacement application, provide:

- Existing or new roof brochure specifying product and color
- Paint chip for fascia color. Paint color number and name must be indicated.

It is the discretion of the ACC to determine if gutter and fascia match the roof color.



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3.14. House Additions and Attachments

Major features of the house (such as vertical and horizontal lines, projections, trim details, gutters, downspouts, drainage and materials to be used) must be reflected in the design of the addition or attachment. In working with the application, the ACC will consider information it receives concerning possible impacts the proposal may have on views, natural lighting or ventilation of adjacent properties.

Major alterations represent a substantial cost. It is REQUIRED that a preliminary application for conceptual approval be submitted early in the planning process. The preliminary application should include as much information as practical, but must include at least a site plan showing dimensions, elevations (if applicable), relationship to adjacent houses, drainage impact and property lines.

Once conditional approval from the ACC is given on the original submitted plans, the homeowner must then pursue permits and other necessary documents through the City of Sammamish. Once the City of Sammamish issues the necessary documents, a copy of these documents (and a copy of the final plans that the City of Sammamish approved) must be returned to the ACC for approval before the Klahanie work permit is issued.

If there are ANY changes to the ACC-approved plans, or the plans approved by the City of Sammamish contain changes not originally approved by the ACC, the new plans will have to be REAPPROVED by the ACC at their next scheduled meeting before a Klahanie permit is released. No work shall begin until a Klahanie work permit is issued. All work associated with the processes called out in this section must be completed within one hundred twenty (120) days of approval. Extensions may be sought through the Association.

Failure to supply the appropriate documents, final plans approved by the City of Sammamish, and any changes in the plans at any stage of the addition process will result in a fine and will be billed to the homeowner's Klahanie account per the Klahanie Assessment, Payment, and Collection Policy.

The Association reserves the right to deny any proposed construction, development or use of any additional Living Unit(s), housing unit(s), attached or detached housing, or accessory dwelling units on a Lot which the ACC concludes does not conform to the requirements and standards set forth in the Klahanie Governing Documents including, but not limited to, the CC&R's, these Architectural Controls and/or the Rules and Regulations, including all amendments thereto, and shall not be compelled to grant any such Owner request on the basis of language in RCW 36.70A or other state or local law which defers to the Association's authority as set forth in the Klahanie Governing Documents.

Except as to those Lots which already contain a permitted and approved Apartment Building or a Condominium, when considering any proposed House Addition, Attachment or reconstruction of a Living Unit on a Lot, the ACC shall not have authority to approve construction of any structure

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consisting of two or more attached residential Living Units under one roof including but not limited to Apartment Buildings or Condominiums as each is defined in the Klahanie CC&R's.

Additional Materials to be submitted:

- Site plan showing location, dimensions, elevations, relationship to adjacent houses, drainage, and the major features to match the existing house
- Current color photo of the house showing where the addition will be
- House additions and attachments are reviewed by the ACC Committee—no exceptions
- If pre-approval is given, the homeowner must get a permit from the City of Sammamish
- A copy of the City of Sammamish permit must be submitted to the Association office before full approval is given

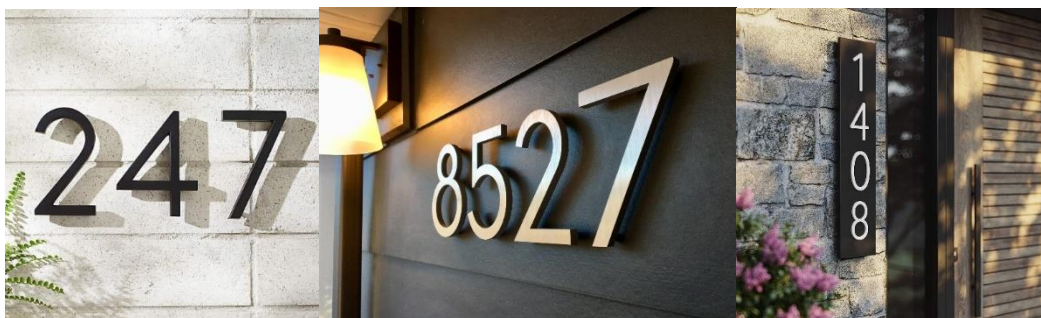
3.14.1 House Numbers (Application not required)

Per the City of Sammamish, house numbers are required.

An ACA will not be required for the replacement of any existing house numbers provided they follow City of Sammamish regulations, along with the following provisions:

- House numbers to be mounted directly to siding or trim
- Location to be visible and legible from the street or road facing the property
- Made of metal with a black or metallic finish, high contrast from the siding or trim it is attached to
- For additional requirements regarding house numbers, see the guidelines for the City of Sammamish

If house numbers are mounted to a board attached to the house, the board must be a neutral color complementary to the house or match the body or trim of the house. Secondary house numbers may be displayed elsewhere on the property, as long as the primary house numbers are compliant with the above regulations.



3.15. Landscaping

Landscaping can be effectively used to accent driveways, define space, create "soft" privacy screens, and reduce the visual impact of fences, sheds, etc. Since landscaping is a design element, consideration should be given to relationship to the applicant's house and adjacent houses.

Planting and maintenance of trees and shrubs must not obstruct sight lines required along roadways, encroach upon walkways or block walkway lighting. Shade patterns of larger trees and possible physical damage to other properties by encroaching plantings and roots must be considered. In taking action on the application, the ACC will take into account and consider information it receives concerning possible impacts that the proposal may have on views, natural lighting or ventilation of adjacent properties.

Homeowners must select plants which, upon maturity, will be of an appropriate size in height and width in order to comply with the above stated regulations. *See Sec. 4.1. "Drainage"* for additional information. Front yards must contain grass or natural plantings but can also contain ground cover such as stones or rocks as a part of the overall design. A landscape design **MUST** be approved by the ACC **BEFORE** it is installed and will be considered on an individual basis. The type of materials requested, continuity of the design in the neighborhood, weed, dust and erosion control will be considered when approving the application. The use of invasive plants for landscape design must be contained by installing root barriers to prevent root spreading to adjacent properties and will be considered on an individual basis. If the use of any landscaping results in an adverse effect with adjacent properties, the landscaping must be mitigated or removed.

Decorative lawn ornaments or similar items are discouraged in front yards. The use of any such items will require an ACA that the ACC will review to ensure consistency in the neighborhood and will be considered on an individual basis.

Wood, firewood, fire pits, fireplaces, chimineas, and all outdoor cooking facilities (barbecues, smokers, fryers) may not be visible from the street/ROW.

Additional Materials to be submitted:

- Comprehensive design plan, showing but not limited to, all materials to be used, dimensions of materials, colors of all materials being used, and plant/tree/shrub list
- Brochures of any materials such as pavers, stones, rocks etc. Showing dimensions, design, and color
- Current color photo of the house and existing yard showing where the proposed landscaping will be
- Alternate landscaping designs not listed as approved require an ACA and need to be reviewed by the ACC for approval

3.15.1 Vegetable and/or Fruit Gardens in Side Yards

Front yards are NOT permitted to have vegetable and/or fruit gardens. This includes but are not limited to those with raised borders such as wood and metal. Fruit trees are permitted.

Side yards ARE permitted to have vegetable and/or fruit gardens, along with fruit trees. These conditions and controls are as follows:

- Garden beds must be raised. Maximum height shall be two and a half (2.5) feet as measured from ground level.
- Acceptable materials to construct garden bed include unpainted cedar, unpainted galvanized troughs, and rectangular fiberstone or fiberglass planters. CMU blocks, bricks, and other similar stacking block materials are not permitted for raised garden beds.
- Trellises allowed. Maximum height shall be six (6) feet as measured from ground level, for both front and side yards.
- A maximum of 25% of side yard space may be covered by raised garden beds, with a maximum area of one hundred (100) square feet.
- May be located along fence line. For garden beds along a shared fence line, application must include acknowledgement from all property owners who are adjacent or share the fence.
- Planter boxes hung from fences are not permitted in side yards.
- Planters to be properly maintained. Wood members to be replaced if they begin to rot or deteriorate. Metal troughs cleaned of rust.
- Garden beds in side yard must be cleared of vegetation, trellises, debris, hoses, and tools by the first weekend of November each year.

Additional Materials to be submitted:

- Site plan showing proposed location, dimensions, area (in square feet) of the proposed garden bed, and area (in square feet) of the overall side yard space
- Site plan showing proposed location of fruit tree(s). Include type of fruit tree(s) along with dimensions at full maturity.
- If alternate raised garden bed material is desired, submit ACC application including brand, material, size, and photo of product.

Vegetable and/or fruit garden in side yard are subject to ACC review and approval.

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3.15.2. Artificial Turf/Synthetic Grass

It shall be the policy of the ACC to allow the use of artificial turf/synthetic grass products for backyard landscaping applications subject to ACC review and approval as set forth below. A site plan showing proposed location, dimensions, area (in square feet) of the proposed artificial turf/synthetic grass, and area (in square feet) of the overall backyard is required.

These conditions and controls are as follows:

- When submitting an application for approval, the applicant must submit a sample of the product to be installed, the name of the manufacturer, and all installation details/specifics.
- Turf is permitted to be used in REAR YARDS only.
- Installation must have a drainage system with a minimum of 3-layers that includes, but not limited to, crushed rock base, weed barrier, and infill prior to artificial turf layer. If



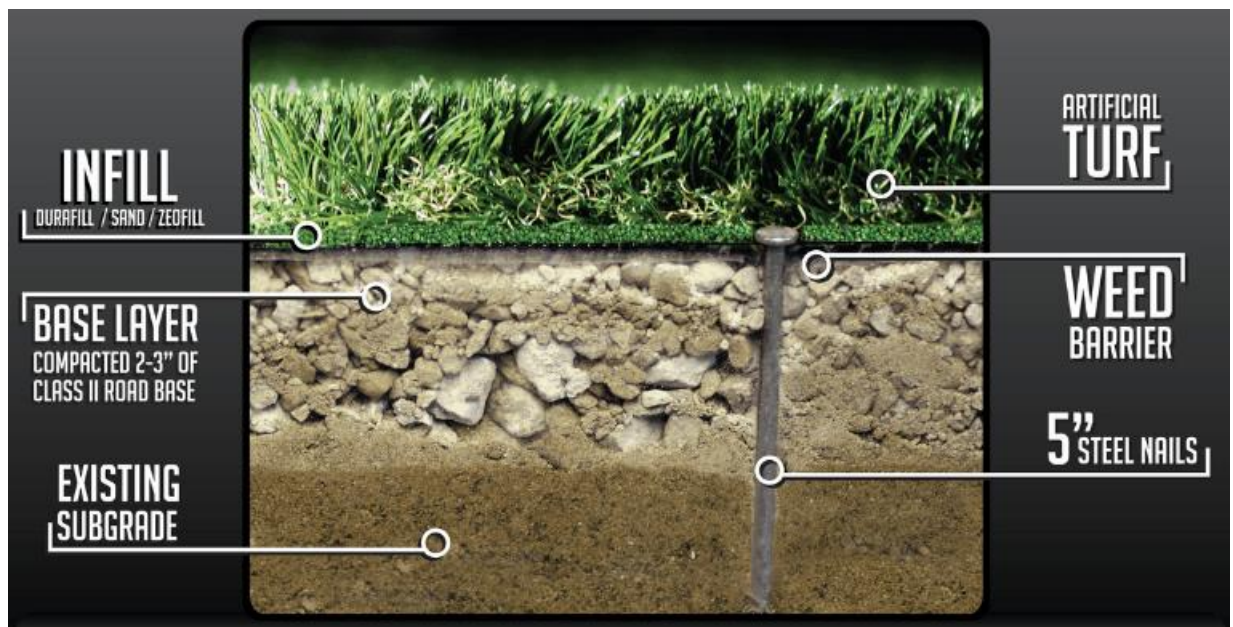
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installation results in an adverse effect that is directly attributable to adjacent properties, the turf installation must be mitigated or removed.

- Acceptable infill materials include sand, silica sand, anti-microbial coated infill, and odor controlled permeable infill. Synthetic material such as crumb rubber infill is NOT permitted.
- All edges of the artificial turf must be bordered by pavers, concrete curbing, treated lumber, or other non-deteriorating material subject to review and approval by the ACC. Edging is required around the border to minimize movement of turf and to keep all layers of drainage system in place.
- Artificial turf shall be required to meet the minimum product specifications outlined in order to receive approval.

Product Specifications:

- Pile Height: Minimum 1.5" grass blade height
- Face Weight: Minimum 60 oz of density
- Blade Type: Minimum 2 blade color or shade
- Warranty: Minimum 15-year product manufacture warranty



3.16. Patios

Materials shall be brick, stone or concrete. Mitigation of any possible adverse effects of drainage changes must be shown on the application. Approval will be denied if adjoining properties are adversely affected by changes in drainage. The homeowner is responsible for any issues regarding drainage. For additional requirements regarding impervious surfaces, see the guidelines for the City of Sammamish.

A maximum of 70% of any single family residential lot can be covered with impervious surface. Surfaces considered impervious are driveways, walkways, patios, decks, house foundation perimeter or any other nonporous surface on the property.

Additional Materials to be submitted:

- Comprehensive design plan, showing but not limited to, all materials to be used, dimensions of materials, colors of all materials being used
- Brochures of any materials such as pavers, stones, rocks etc. Showing dimensions, design, and color
- Current color photo of the house showing where patio will be
- Alternate designs not listed as approved require an ACA and need to be reviewed by the ACC for approval.

3.17. Patio Coverings, Pergolas, Awnings, and Sun Control Devices

Patio coverings will include any structure with a composition or metal roof that covers a patio area. *See* Sec. 3.18. "[Patio](#)s" for patio details. Motorized awnings that attract and detract must be indicated on ACA. Metal roofing materials must be delineated. Alternate designs not listed as approved require an ACA and need to be reviewed by the ACC for approval.

Hot tub and gazebo framing structures must be made of metal or wood. Wood shall be left natural or painted to match the house. *See* Sec. 3.31. "[Spas and Hot Tubs](#)" for additional information.

Such covers will be reviewed on an individual basis with consideration to include but not limited to color, materials, visual impact, consistency with the scale of the house to which they are attached and any adjacent fencing. In taking action on the application, the ACC will take into account and consider information it receives concerning possible impacts that the proposal may have on views, natural lighting, or ventilation of adjacent properties.

For trellises and arbors, *see* Sec. 3.35. "[Trellises and Arbors](#)."

3.18. Pet Houses

Pet houses must be compatible with the homeowner's house in color and material, and must be located where they will be visually unobtrusive and have the least impact on neighbors for visibility, noise, and odor. Generally, this means away from shared property lines.

Pet houses should not be visible from the street/ROW and should be located in the back yard only; should adhere to a five (5) foot setback and not be up against fences or property lines. Alternate designs not listed as approved require an ACA and need to be reviewed by the ACC for approval.

3.19. Pet Runs and Enclosures

Chain link fences for dog runs will only be considered if located inside solid privacy fencing, softened by supplemental landscaping, and well screened.

Enclosures to confine pet(s) in an area less than the entire back yard must be placed in a location where nuisance, odor and inconvenience to neighbors is minimized, and away from shared property lines (minimum five (5) foot setback) and living areas of neighborhood residences. Consideration will be given to maximum size. Alternate designs not listed as approved require an ACA and need to be reviewed by the ACC for approval.

3.20. Rain Barrels

These items can be used only for the collection of rain water and will only be permitted to collect water from the home downspouts. Only decorative rain barrels and overflow hoses (ornamental or sculptural) permitted in the front yard. Less ornate rain barrels (rustic, barrel/bucket-like) must be placed in the rear yards and be below the fence line so they are not visible from the street/ROW. The application must show the size, location, design and color of the barrels for the ACC to properly assess the impact of the barrels to the surrounding neighbors. Alternate designs not listed as approved require an ACA and need to be reviewed by the ACC for approval. *See* Sec. 3.39. "[Wires and Pipes](#)" for water diverters.

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Examples of decorative rain barrels, permitted in front yards:



Examples of non-decorative rain barrels, restricted to back yards:



3.21. Recreation, Sports, Play Equipment and Enclosed Playhouses

Recreational play equipment (such as play structures and trampolines) must be placed in rear yards. Consideration may be given to lot size, equipment size, design, and visual screening. Tree houses, swings, hammocks, and any play/recreational structures attached to trees are prohibited.

Basketball backboards may be attached to the house; fixed structures either attached (or not attached) to the house require an application and approval. Basketball hoops are required to be placed on the owner's property (not permitted on the sidewalk, nor street/ROW) and all playing is to be done on the owner's property. Consideration will be given to impact of noise and location.

Play structures cannot exceed nine (9) feet in total height. Considerations as to location, setback of five (5) feet, size, impact, and noise will be reviewed with each application.

For enclosed play structures such as, but not limited to, playhouses, *see* Sec. 3.32. "[Storage Sheds and Out Buildings](#)." Alternate designs not listed as approved require an ACA and need to be reviewed by the ACC for approval.

3.22. Retaining Walls

Retaining walls must make use of rock, masonry, or non-creosote wood in combination with appropriate landscaping. Because retaining walls may alter existing land forms, the design of such walls must address drainage patterns. Retaining walls may not exceed over four (4) feet in height measured from the bottom of footing to top of wall unless accompanied by a permit from the City of Sammamish. Aesthetic impact will also be considered. Alternate designs not listed as approved require an ACA and need to be reviewed by the ACC for approval.

3.23. Roof Replacement Projects

All roof replacement projects that replace an existing roof need ACC approval before starting the project.

3.23.1. Shake Style Shingles

The following composition roof specifications have been reviewed by the ACC and are required for all shake style shingle roofing products for approval:

- Approved colors in solid or blended ranging from:
 - Black
 - Brown
 - Gray
- Material composition fiberglass asphalt
- Class A fire rating
- Minimum 2-layer base construction
- Minimum 110 mph wind rating
- Algae Protection
- Limited Manufacturer's Warranty

Examples of known shake style shingles include, but are not limited to: CertainTeed Presidential Shake, CertainTeed Presidential Shake TL, GAF Grand Sequoia, GAF Grand Canyon, Owens Corning, Woodmoor, Owens Corning Woodcrest, Pabco Paramount, and Pabco Paramount Advantage.

3.23.2. Architectural Shingles

Homes previously having 3-tab shingles must now use a high dimensional fiberglass laminated composition product, also known as architectural shingles. All shingles must extend to the same point horizontally (i.e., not the pumpkin tooth design).

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The following composition roof specifications have been reviewed by the ACC and are required for all architectural shingle roofing products for approval:

- Approved colors in solid or blended ranging from:
 - Black
 - Brown
 - Gray
- Material composition fiberglass asphalt
- Class A fire rating
- Minimum 2-layer base construction
- Minimum 110 mph wind rating
- Algae Protection
- Limited Manufacturer's Warranty

Examples of known architectural shingles include but are not limited to: CertainTeed Landmark, CertainTeed Landmark Pro, CertainTeed Northgate, Owens Corning Oakridge, Owens Corning Duration, GAF Timberline, GAF Timberline High Definition, Pabco Premier, and Pabco Prestige.

3.23.3. Alternative Roof Products

Additional alternative roofing products may be considered including the following:

- Concrete Shake
- Concrete Tile
- Solar Shingles or shakes
- Stone-Coated Steel Shake
- Stone-Coated Steel Tile
- Synthetic Shake
- Rubber Shake

In order for any of the above alternative products to be approved by the ACC, they must meet all of the following criteria:

- Black, brown or grey tone color. Colors that will not be considered include, but are not limited to, white, red, green, blue, purple, orange or yellow
- Minimum wind UL rating of 100 miles per hour
- Class A fire rating
- Limited Manufacturer's Warranty

Examples of known alternative roof products include but are not limited to: Monier Lifetile Concrete Shake, Gerard Stone-Coated Steel Shake, and Euroshake Rubber Shake.

3.24. Shutters

The addition of new exterior shutters to the house must be applied for indicating the design, type of material, dimensions of the shutters, and the color they will be painted. Existing shutters can be



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either the existing trim or front door color and must be indicated on an ACA. For painting existing shutters, *see* Sec. 3.6. "[Exterior House Painting.](#)"

3.25. Siding

Replacement siding on the exterior of single family homes are permitted to use vertical or horizontal orientation, and increase width and exposure of the siding being replaced. Any change in siding materials requires an application and approval from the ACC. Only wood siding products and alternate products, such as fiber-cement siding, will be considered. No vinyl or metal siding products are allowed on single family homes. Alternate designs not listed as approved require an ACA and need to be reviewed by the ACC for approval.

3.26. Signs (Application not required)

Signs are prohibited with the exception of those addressed in the following governing documents for the Klahanie Association: See the CC&R's, Sec. 6.10 and R&Rs, Sec. 16.0, 17.0, 18.0 and 19.0 for Association signage policies.

3.27. Solar Energy

Solar energy systems must meet the applicable health and safety standards and requirements imposed by state and local permitting authorities. If the system is used to heat water, its installation must be certified by the solar rating certification corporation or another nationally recognized certification agency. If the system is used to produce electricity, it must meet all applicable safety and performance standards established by the applicable electric codes.

The following will be some of (but not all of) the criteria that will be used in reviewing an application for solar systems:

- Solar systems will be installed whenever possible to minimize the visibility from the street
- Solar energy systems must not be installed above the roof line (to appear from any ground angles as breaking the plane of the roofline).
- The attachment of a solar energy system to the slope of a roof facing a street may be permitted only if the solar energy system conforms to the slope of the roof; the top edge of the solar energy system is parallel to the roof ridge, and it cannot be installed on a roof section that is not visible from the street (documentation required with reason for visible installation needed).
- Any framework, supporting brackets, visible piping or wiring of solar systems is to be concealed and/or painted to coordinate with the roofing material.
- Any solar system must be maintained in good condition or they will be required to be removed

ACA must include site plan showing the roofline and the location of each panel in addition to a brochure of the panels showing dimensions, design, and color.



3.28. Spas and Hot Tubs

All spas and hot tubs must be located in the rear of the property, must incorporate a locking cover, and must be screened from view of the street/ROW. Impacts taken into consideration are noise, visual impact, size (including gazebo coverings), windows, and landscaping. Installation of a spa or hot tub must have a minimum set back from the property line of five (5) feet. Pumps may need to have a clock or other timing device which shuts down the pump to control noise, especially at night. In some cases, rubber vibration isolation pads will be required to be installed under the spa or hot tub. Corrugated materials are prohibited. If installing a concrete or artificial material pad, the ACA must indicate size, material, and color. Screening information, if applicable, must be detailed on ACA. Alternate designs not listed as approved require an ACA and need to be reviewed by the ACC for approval.

3.29. Storage Sheds and Outbuildings

A storage shed shall be defined as any structure whose primary purpose shall be for storage of equipment or materials and which does not in any way, or at any time, serve as a Living Unit as that term is defined in the Klahanie CC&R's, Sec. 1.12. Any structure whose primary purpose is for storage shall be reviewed as a shed and shall not be considered as a room addition as discussed. See Sec. 3.16. "[House Additions and Attachments](#)."

Any storage shed or out-building, such as a playhouse, will be considered under the following criteria:

- It must reasonably blend in with the house and reasonably maintain continuity of materials with the house; such as siding (width exposure), roof material (product and color) and construction details such as trim, pitch of roof and doors and windows.
- The colors must reasonably match the current color of the body and trim of the house
- Approval of such buildings will also be determined by the number of other buildings on the property in the vicinity of the requested building.
- Metal buildings are not allowed.
- Prefab/prepackaged resin material buildings will be considered based on continuity of material with the house as stated above, size to not exceed one hundred (100) square feet and may only be located in the rear yard with no visibility from street .
- Sheds and other outbuildings may not exceed twelve (12) feet in height, two hundred (200) square feet in size and must be placed at least five (5) feet from the property line on all sides.
- Sheds and other outbuildings may have utilities including electricity, and telephone, provided utilities comply with all City of Sammamish permit requirements. Water and sewage utility will not be permitted.

A detached shed or outbuilding must be located in the rear yard or side yard only. If the structure creates an adverse visual affect from the street or Klahanie established trails, the ACC may

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require a fence to be built to screen the shed or outbuilding. Alternate designs not listed as approved require an ACA and need to be reviewed by the ACC for approval.

Permitting from the City of Sammamish is required for certain sizes of sheds. Any request for a building larger than two hundred (200) square feet in size shall be subject to the same provisions set forth, see Sec. 3.16. "House Additions and Attachments."

3.30. Tree Removal

No tree with a trunk eight (8) inches or more in diameter, when measured four (4) feet above the ground, may be removed without the appropriate tree removal permit from the City of Sammamish. A tree trunk (8) inches or less in diameter, when measured fifty-four (54) inches above the ground, may be removed with only ACC approval. Removal of trees for prevention of potential damage to property or personal safety reasons is permitted if tree is deemed imminent threat from a certified arborist. All ACAs must be accompanied by a photo of the tree and a drawing of the location of the tree to be removed on the property. Please refer to the City of Sammamish Tree Removal Permits guidelines if a permit is needed:

<https://www.sammamish.us/government/community-development/permitcenter/trees/>

Native trees that are removed must be replaced on a one (1) for one (1) ratio with another native tree OR if it is a non-native tree you must replace it with either a tree or appropriate size shrub. The replacement tree or shrub may be placed anywhere on the property within 90 (ninety) days of the ACA approval unless granted a longer replanting duration with the appropriate permits from the City of Sammamish. Consideration of the growing pattern and the dimensions of the tree and tree roots at maturity must be considered. All stumps must be ground down or removed to be no longer visible, all chips removed, and the area landscaped.

Planting and maintenance of replacement trees may not obstruct sight lines required along roadways, nor encroach upon walkways or block walkway lighting. Shade patterns of larger trees and possible physical damage to other properties by encroaching plantings and roots must be considered.

In taking action on the application, the ACC will take into account and consider information it receives concerning possible impacts that the proposal may have on views, natural lighting, or ventilation of adjacent properties.

Consideration of alternative plantings such as shrubs as a replacement for trees will be on a case-by-case basis and must be applied for at the time of the ACA for tree removal.

Additional Materials to be submitted:

- Site plan showing the location of each tree and the relationship to adjacent properties
- Reason for the removal
- Type of each tree (must be specific not just "pine or birch" etc.)



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- Current color photo of each tree
- Replacement plantings must be indicated (within Guidelines)
- Tree removals may need to be reviewed by the ACC

3.31. Trellises and Arbors

Trellises and arbors may be installed in front or rear yards but must be of a simple design that compliments the existing landscape and architecture of the property. Each application will be considered on an individual basis by the ACC and must have: a diagram or picture, a detailed description of the construction, color of the finished product, and any other necessary details included with the application.

All trellises and arbors must be made of wood (no metal or plastic products will be permitted) and not exceed seven (7) feet in height, as well as three (3) feet in length and width for front yards only. Trellises and arbors may exceed height and width restriction if located in rear yard. Alternate designs not listed as approved require an ACA and need to be reviewed by the ACC for approval.

3.32. Walkways and Pathways *see also* Sec. 3.18. “Patios” and 3.5. “Driveways” for additional information.

Only hard, stabilized surfaces will be considered, such as:

- Concrete (Brushed, Stamped, and Top Cast finishes are permitted)
- Gravel
- Flagstone
- Paving stones
- Stepping stones

Special care must be exercised if the addition of walkways will alter drainage patterns. Runoff must be disposed within the boundaries of the property.

3.33. Window-Mounted Air Conditioning Units *see also* Sec. 3.2. “Central Air Conditioning Units”

These units will be allowed from May 1 to October 31 only and all units and supporting structures must be completely removed during all other months. Units must be installed in the rear windows only. No permanent air conditioning units may be installed on any exterior portion of the house. All units and support structures must be well-maintained.

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For houses that have rear windows that face a street, the supporting structure for the air conditioner shall be wood. The wood shall be painted the body or trim color of the house; whichever is next to the supporting structure. Plexiglass shall be used to fill any gaps.

Indoor floor model air conditioning units that have a small plastic window insert for the vent pipe may be used in a front or rear window from May 1 to October 31 only and then the plastic window insert must be removed.

3.34. Window Replacement

Uniformity in design shall be followed for all front-facing windows. Side and rear windows shall be plain glass or uniform in design with the front-facing windows. Grid/grille design are permitted and must be indicated on ACA. Known grid designs include, but are not limited to, Colonial, Queen Anne, and Prairie designs. A brochure showing the type of window, the glass design and the frame width must accompany the ACA. If trim around the windows is also being replaced, it must be included on the ACA for each window and color name and number of the trim must be indicated.

Changes in window frames (eg. Aluminum to vinyl) must be the same frame width to give a uniform appearance, especially if the windows are replaced in stages. The installation of new windows that are not the direct replacement of existing windows shall be subject to the requirements set forth by the City of Sammamish that require a new opening and/or larger opening.

Window design exceptions, including typical glass in bathroom windows (such as privacy glass, etched or stained glass) may be reviewed by the ACC on a case-by-case basis.

3.35. Wires and Pipes

All utilities, wires and pipes must be underground. This includes such additions as external lights, satellite dishes, sprinkler systems, security systems, or any other electronic devices. The installation of drain pipe by the homeowner or contractor must be approved by the ACC.

Maximum effort must be taken to conceal wires and pipes from view from the street and adjacent properties. Any wires and pipes attached to the house must be properly secured, and any exposed elements must be painted to match the adjacent house background color.

Water diverters may be added to downspouts for rain barrels, with diverters painted to match the downspout.

3.36. Video Cameras and Security Systems

When considering camera orientation, please take into consideration privacy concerns of your neighbors.

Maximum effort must be taken to conceal wires from view of the street and adjacent properties. Any wires attached to the house must be properly secured.

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4.0 PROHIBITED ITEMS

The following are expressly prohibited in all areas of Klahanie:

4.1. Drainage

Obstructing or retarding the flow of drainage is prohibited. Alterations to houses or lots which may change existing drainage patterns onto adjacent lots are prohibited.

4.2. Temporary Structures

Temporary structures are not allowed on any lot in Klahanie at any time.

4.3. Trash and Building Materials

Lumber, used building materials, or litter of any kind may not be visible on any lot in Klahanie. Excess material and debris must be removed immediately after completion of any construction project.

5.0 "ACTS OF GOD"

See "Act of God" under Sec. 2.0 "[DEFINITIONS](#)" for details.

This phrase denotes those accidents which arise from physical causes, and which cannot be prevented.

Where the law casts a duty on a party, the performance shall be excused, if it be rendered impossible by the "Act of God", but where the party by his their own contract engages to do an act, it is deemed to be their own fault and folly that he they did not thereby provide against contingencies, and exempt themselves from responsibilities in certain events and in such case, that is, in the instance of an absolute general contract the performance is not excused by an inevitable accident or other contingency, although not foreseen by, nor within the control of the party.

6.0 APPLICATION PROCEDURE

FAILURE TO SUBMIT AN APPLICATION AND RECEIVE APPROVAL FROM THE KLAHANIE ASSOCIATION, WHEN REQUIRED, MAY RESULT IN A FINE. PLEASE MAKE YOURSELF FAMILIAR WITH THE APPLICATION PROCESS AND CONTACT THE ASSOCIATION OFFICE IF YOU HAVE ANY QUESTIONS.

Applications may be obtained from www.klahanie.com (a copy is also included in this document as [Appendix A](#)). Return completed applications to the Association Office.

Please be sure to adequately describe the work you are proposing. Submit pictures, manufacturer specification sheets or other related items attached to your application. If you have any questions,

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feel free to contact the Klahanie office. If your request is not clear, it will be denied pending submittal of clarifying information. If you are not sure what is needed, please ask questions to help ensure a smooth application process.

The following information must accompany your application:

1. **Site Plan:** A site plan is most easily prepared by submitting a copy of your property plat. Proposed changes/additions need to be called out, including dimensions and distances from adjacent properties and houses.
2. **Materials and Colors:** Samples of the materials (where practical), colors to be used, and an indication of the relationship to existing materials and colors must be provided. For example; in most cases, a statement to the effect of the "proposed deck is to be painted to match existing house" is sufficient. If the proposed color(s) are not the same as the existing colors, color chips must be submitted for clarity. All applications involving paint must have color number(s) and paint chips attached, otherwise the application will be denied.
3. **Drawings and Photographs:** A drawing of your proposed change/addition must be provided. Do not worry about any shortcomings in your drafting or artistic ability. Where applicable, submit manufacturer's literature or photographs as well as freehand or mechanical drawings. The amount of detail must be consistent with the complexity of the proposal. Relationships of architectural features such as existing and proposed roof lines, window sizes and locations, building heights, roof slopes, etc. must be shown. A current color photograph showing the location of the proposed work needs to accompany the application.
4. **Acknowledgement of Neighbors:** Your application to the ACC must include the signature of a minimum of three (3) other property owners who will be affected by the proposed construction, color change, landscaping, etc. Your neighbor's signature DOES NOT constitute their agreement; it simply demonstrates to the ACC that you have informed them of your plans and allows them time to review and voice any concerns in a timely manner.
5. **Third Party Comments:** If a neighbor has concerns with your proposed work, they will have seven (7) days from the date of their signature to register their concerns with the Association. The ACC will then consider their concerns along with your application. Ultimately, however, the ACC decision will be based on the standards set forth in the governing documents.
6. **Dates:** The estimated start date and completion date of the proposed work must be included on the application. Your work must be completed within ninety (90) days of approval. If the project cannot be completed within the initial ninety (90) day approval period, please complete the Project Completion Extension Request Form and submit to the Association office. Please keep in mind the time of year when you start a project, as it needs to be fully completed within the ninety (90) day approval period.

IMPORTANT INFORMATION

Once the approved project is completed OR you decide to cancel it OR it is not completed within the ninety (90) days after approval, you must fill out an Inspection Request Form (included in Appendix A) and include a color picture of the work with all project details. An inspection will be performed and your file will reflect the results. Failure to submit the Inspection Request Form will result in a \$100 fine, which is billed and collected in the same manner as homeowner's assessments.



7.0 ACC REVIEW PROCEDURE

The Architectural Controls Committee will generally meet on the first Wednesday of each month (or on a different date predetermined by the ACC Committee) as needed to review those ACC applications that were not able to be approved by an authorized Klahanie staff member. The meetings will be called by an authorized Klahanie staff member and a reasonable effort will be made to review those applications that are presented to the ACC Committee within thirty (30) of receipt of the applications into the Klahanie office.

The following outlines pertinent details of this review procedure:

- Your correctly and fully completed application must be submitted to the Association no later than the close of business seven (7) days before the ACC meeting in which it will be considered. This allows the Klahanie staff and ACC committee the opportunity to review the project prior to the meeting.
- If the application is not fully completed and/or if it is not submitted and received by the Association within the timeframe, then it will not be included on the agenda. This is to allow any third-party comments to be considered along with your application.
- All applications received less than seven (7) days prior to the meeting will be moved to the next regularly scheduled ACC meeting.
- **EXCEPTION:** An application deemed an emergency (i.e. a leaking roof) will be reviewed at the nearest meeting. Contact the Association office for further clarification in the case of such requested emergencies.

All Klahanie homeowners are welcome to attend ACC meetings. If you wish to come to the meeting in which your application will be considered to explain your proposed work in person, please notify the Association office in advance so the committee can be sure you are present when your application is reviewed.

Whether your application is approved or denied, you will receive written notification of the decision. You may also call the Association office as soon as the day after the ACC meeting to find out the status of your application; *however, work shall not commence until you have received the written notice of your application's approval. If work is commenced prior to receipt of written approval, any work costs or inconvenience costs are the responsibility of the homeowner.*

If a homeowner disagrees with a decision of the ACC, that decision may be appealed to the Association Board of Directors by written request to the as referenced in Section 8.4 below. No work may be performed on the project in question during the appeal process.

Decisions made by the ACC in reviewing applications are not based on personal opinion or taste. Judgment of acceptable design is based on the following criteria, which represent in more specific terms the general standards called out in the governing documents:

- **Conformance with Covenants:** All applications are reviewed to ensure that the proposed work conforms to the CC&Rs and Architectural Controls.
- **Validity of Concept:** The basic idea must be sound and appropriate with its surroundings.

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- **Design Compatibility:** The proposed work must be compatible with the architectural characteristics of the applicant's house, adjoining houses and the neighborhood setting. Compatibility is defined in terms of architectural style, use of materials, colors, and construction details.

8.0 STOP WORK ORDERS

The following procedure has been established for projects that do not comply with the Architectural Controls. Homeowner complaints (through the Report of Noncompliance form in the R&Rs) or observations by Board Members, or Association Staff may bring such projects to the attention of the Association.

Non-compliant projects tend to fall into one of two categories: “projects in progress” and “completed projects.” See “Non-compliant...” under Sec. 2.0 [“DEFINITIONS”](#) for more details.

8.1. For PROJECTS IN PROGRESS, the procedure will be as follows:

8.1.1. Projects started without filing an ACA and receiving an authorized Klahanie staff member or ACC approval: Klahanie staff will verify that a project is, indeed, in progress.

8.1.1.A. The Association Office will check to see if an application has been filed with, and approved by an authorized Klahanie staff member or the ACC.

8.1.1.B. If no application has been filed, or if an application has been filed but not yet approved, the Association Office shall immediately issue a “Stop Work Order”

8.1.1.C. Whenever any work is being done contrary to the provisions of the Klahanie Association CC&R's or the ACC Guidelines, the Association may order the work stopped by notice in writing served on any homeowner or any person engaged in the doing or causing such work to be done, and any such persons shall forthwith stop such work until authorized by the Association to proceed with the work.

8.1.1.D. The Stop Work Order will be hand-delivered by Klahanie staff to the project site and given to the homeowner. If the homeowner is not available, the Stop Work Order will initially be delivered to the contractor or person on-site doing the work. A second copy of the Stop Work Order will always be sent to the homeowner via certified letter.

8.1.1.E. Upon issuance of the Stop Work Order, the homeowner must immediately cease all work. The homeowner must next file the appropriate ACC application, and wait for approval through the normal ACC process prior to any further work being completed on the project.

8.1.1.F. If the homeowner does not immediately cause all work to cease, the owner shall be fined an amount of \$250 plus an additional \$100 per day, for each and every day, that the work continues. This fine shall be handled in the same manner as an unpaid assessment.



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8.1.2. Projects started after filing an ACC application and receiving the signature of an authorized Klahanie staff member or ACC approval:

- 8.1.2.A. If it is found by an authorized Klahanie staff *member* or ACC that a violation has occurred because of failure to follow the ACC approved design, the Association Office will follow the Stop Work Order procedure and send to the homeowner, via hand-delivery and certified letter, a written description of the items that do not conform to the approved design. If the homeowner does not immediately cause all work to cease, the owner shall be fined an amount of \$250 plus an additional \$100 per day, for each and every day, that the work continues. This fine shall be handled in the same manner as an unpaid assessment.
- 8.1.2.B. The homeowner shall be required to provide a written response within ten (10) business days of receipt of the certified letter, with a proposal and schedule on how the project shall be brought into compliance with the approved design.
 - 8.1.2.B.ii. Failure of the homeowner to submit the required written proposal and schedule or to request an appeal to the ACC within ten (10) business days of receipt of the letter shall result in a fine in the amount of \$250 plus an additional \$100 per day, for each and every day, that the homeowner fails to provide the required written proposal and schedule. This fine shall be handled in the same manner as an unpaid assessment.
 - 8.1.2.B.iii. Failure of the homeowner to bring the project into compliance with the Architectural Controls by the stated date shall result in a fine in the amount of \$250 plus an additional \$100 per day, for each and every day, that the project fails to comply. This fine shall be handled in the same manner as an unpaid assessment.

8.2. For COMPLETED PROJECTS, the procedure will be as follows:

- 8.2.1. Complaints will be logged, and an authorized Klahanie staff member or the ACC will appoint one member to review complaints on a bi-weekly basis. (This appointment may be rotated on a monthly basis or other schedule as agreed upon by the ACC.) This person will review any plans on file, make a visual inspection of the site, notify the subject homeowner, and collect any other relevant data.
- 8.2.2. Should the handling the complaint initially find that it is unfounded (not a violation of Architectural Controls), an authorized Klahanie staff member will close the file or the ACC shall review this at their next meeting and, if there is agreement that no violation exists, the complaint will be closed, with notification to the complainant, if requested.

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8.2.3. If it is found by an authorized Klahanie staff member or the ACC that a violation has occurred because of the completion of a project without proper prior approval, the Association Office will send to the homeowner, via USPS and certified letter, a written request to provide a completed ACC application for the project. A copy of all required application forms shall be included with the letter. The homeowner shall have ten (10) business days (plus three days for mailing) from receipt of the letter in which to submit a completed application.

8.2.4. If it is found by an authorized Klahanie staff member or the ACC that a violation has occurred because of failure to follow the ACC approved design, the Association Office will send to the homeowner, via certified letter, a written description of the items that do not conform to the approved design. The homeowner shall be required to provide a written response within ten (10) business days of receipt of the certified letter, with a proposal and schedule on how the project shall be brought into compliance with the approved design.

8.2.5. It is in the best interest of all parties involved to review, discuss, and recommend possible resolutions. If the subject homeowner has not complied with their submitted proposal and schedule by the agreed upon timeline, an authorized Klahanie staff member or the ACC will then provide a written time schedule for homeowner's resolution of the problem. An authorized Klahanie staff member or an ACC member will be assigned to follow-up on the complaint to see that appropriate action has been taken. The complaint will remain on the ACC agenda until it is resolved. The Association Office will send to the homeowner, via certified letter, a written timeline that shall be followed to bring the project into compliance with the Architectural Control Guidelines.

❖ Failure of the homeowner to submit the required written proposal and schedule or to request an appeal to the ACC within ten (10) business days of receipt of the letter shall result in a fine in the amount of \$250 plus an additional \$100 per day, for each and every day, that the homeowner fails to provide the required written proposal and schedule. This fine shall be handled in the same manner as an unpaid assessment.

8.2.6. Failure of the homeowner to bring the project into compliance with the Architectural Controls by the stated date shall result in a fine in the amount of \$250 plus an additional \$100 per day, for each and every day, that the project fails to comply. This fine shall be handled in the same manner as an unpaid assessment.

8.2.7. In the event of a continuing violation, which results in the assessment of more than thirty (30) days of fines, the ACC shall review the situation – giving consideration only to acts of God, material shortage, and/or labor shortage caused by labor strikes. The Association may determine at that time to initiate legal proceedings to enjoin further violation and to collect any unpaid fines. Fines shall continue to be assessed during the pendency of such legal proceedings.

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8.3. Actions that an authorized Klahanie staff member or the ACC may request of the homeowner include, but are not limited to:

- A. Submission of application and plans for an authorized Klahanie staff member or ACC approval
- B. Submission of modifications to plans
- C. Steps to mitigate concerns or problems
- D. Resolution by agreement among neighbors involved
- E. Removal of unapproved projects

8.4. Appeals of an authorized Klahanie staff member or the ACC decisions to the Klahanie Board of Directors.

If a homeowner disagrees with a decision of an authorized Klahanie staff member or the ACC, that decision may be appealed to the Association Board of Directors by written request to the Board. All appeals to the Association Board of Directors shall be made within ten (10) business days following receipt of the decision of the ACC. An otherwise final ACC decision, if timely appealed to the Board shall be “stayed” until the Board’s final decision on that appeal has been received by the applicant. “Stayed,” means that the appealed ACC decision does not confer any rights to proceed with the proposed action the ACC decision had approved, and that any such rights to proceed are deemed suspended until the Board’s final decision on that appeal has been received by the applicant.”

If, at the hearing, the Association Board of Directors finds that a violation does exist, or if no hearing is requested and the violation continues for more than ten (10) days after the receipt by the homeowner of the certified letter, the Board of Directors shall impose fines as outlined above on the homeowner.

Any fine shall become a lien in favor of the Association and against the lot or living unit in question, arising in the same manner as liens *under* CC&Rs, Sec. 4.10 “Lien to Secure Payment of Assessments” for Klahanie. Fines will be billed and collected in the same manner as are the homeowner assessments.

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8.5 Stop Work Order Letter

STOP WORK ORDER

KLAHANIE ASSOCIATION
4210 244TH PLACE SE
SAMMAMISH, WA 98029

[Date (Full)]

DELIVERY____ SENT USPS____ CERTIFIED____

[Owner's Name]

[Mailing Address Line 1]

[Mailing Address Line 2]

[Mailing City-State-Zip code]

RE: [Prop. Street Address]

Account # [Prop Acct #]

STOP WORK ORDER

Dear [Owner's Name]

Klahanie Association AC Guideline 8.0 - STOP WORK ORDER

It has come to the attention of the Klahanie office that the [CCR Detailed Description] is the subject of concern. According to Section 8.0 B of the Klahanie Association Architectural Controls all projects must be completed according to an approved ACC application and in accordance with the ACC Guidelines.

You are directed to STOP WORK IMMEDIATELY in order that this matter may be resolved. You are required to submit a fully completed AC application within thirteen (13) days of the date of this letter (10 days per the AC Guidelines and 3 days for mailing) with the request for your project.

Failure to comply with this STOP WORK ORDER will result in a fine of up to \$250 plus an additional \$100 per day, depending on the circumstances of the project as defined in Section 8.5 Stop Work Order in the Architectural Control Guidelines.

Please contact the office if you have any questions and please reference the account # above on all correspondence with Klahanie.

Sincerely,
Klahanie Association



Appendix A Architectural Controls Application

HOW TO APPLY

1. Review all Klahanie Governing Documents; including the CC&Rs, Architectural Controls Guidelines, Rules & Regulations, etc. The most current copies can be found on the Association website.
2. Complete the entire application or your application will be denied.
3. Signature of the property owner on the application.
4. Submit the application at least thirty (30) days prior to scheduling any contractor.
5. In some cases, the Association will request additional information in order to provide a decision.
6. It is the duty of the owner and the owner's contractors to review all applicable laws, codes, guidelines and best practices. The owner must contact the Association office if any changes from this application occur due to these regulations.
7. Applicant MUST obtain permission in written form along with permit before commencing work.

Application submission or questions may be directed to the Klahanie Association at architecturalcontrols@klahanie.com or by calling the office at (425) 392-4663.

I. MASTER CHECKLIST -----

II. APPLICATION INFORMATION -----

III. PROJECT NEIGHBOR NOTIFICATION -----

IV. TERMS & CONDITIONS -----

V. OWNER ACKNOWLEDGEMENT & SIGNATURE ACKNOWLEDGEMENT -----

PERMIT (IF APPROVED):

Office Pick Up ___

Mailed Delivery ___

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I. MASTER CHECKLIST

A FULLY COMPLETED APPLICATION MUST INCLUDE THE FOLLOWING:

- [] Property plot plan / site plan.
- [] Detailed description (measurements, materials, landscape, photos, brands, etc.). *See section(s) relevant to proposed project in Architectural Controls for details.*
- [] Scale plan / diagram of modification, including:
 - A to-scale site plan of your property showing any structures that currently exist on the property (house, garage, fence, etc.), and existing landforms such as slopes and elevations. Include all proposed structures, plantings and construction with clearly labeled dimensions and materials.
 - Show/call out all other approved modifications on the property since your ownership.
 - Color photo(s) of the area on the property where the project is being proposed.

II. APPLICATION INFORMATION

PROPERTY DETAILS

DATE OF APPLICATION: _____

OWNER: _____ CO-OWNER: _____

PROPERTY ADDRESS: _____

DIVISION: _____ LOT: _____

PHONE NUMBER: Mobile _____ Home _____ Work/other _____

EMAIL: _____

SPECIFICATIONS: (lot property): _____ sq. ft.

LOT TYPE (corner, cul-de-sac, interior, border on greenbelt/wetland, etc.): _____

Will this modification be attached to an existing structure? If so, please explain: _____



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PROJECT INFORMATION

Check all that apply:

- | | | | |
|-----------------------------------------------|-----------------------------------------------|-------------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> A/C unit / heat pump | <input type="checkbox"/> gutters | <input type="checkbox"/> play equipment | <input type="checkbox"/> sprinkler system |
| <input type="checkbox"/> accent siding | <input type="checkbox"/> house addition | <input type="checkbox"/> hot tubs/spas | <input type="checkbox"/> shed |
| <input type="checkbox"/> deck | <input type="checkbox"/> landscaping | <input type="checkbox"/> rain barrel | <input type="checkbox"/> tree removal |
| <input type="checkbox"/> driveway | <input type="checkbox"/> lighting | <input type="checkbox"/> retaining wall | <input type="checkbox"/> trellis/arbor |
| <input type="checkbox"/> exterior paint | <input type="checkbox"/> patio | <input type="checkbox"/> roof replacement | <input type="checkbox"/> walkway |
| <input type="checkbox"/> fence | <input type="checkbox"/> patio cover/ pergola | <input type="checkbox"/> security systems | <input type="checkbox"/> windows |
| <input type="checkbox"/> front door | <input type="checkbox"/> patio door | <input type="checkbox"/> siding/trim | <input type="checkbox"/> <i>other list below:</i> |
| <input type="checkbox"/> garage door(s) | <input type="checkbox"/> pet house | <input type="checkbox"/> solar panels | <input type="checkbox"/> |

PROJECT DESCRIPTION

Please give a detailed description of the project and illustrate on the diagram.

DESCRIPTION OF PROJECT: _____

IRRIGATION (if applicable): _____

MATERIALS/PRODUCTS (please explain thoroughly): _____

LANDSCAPING/PLANT MATERIAL (if applicable): _____

MEASUREMENTS (square footage, width, height, depth, etc.): _____

COLORS/STAINS (if applicable): _____

ROOFING PROJECT (if applicable): Name of product: _____ Color: _____

If applying for roofing, please indicate current roof material: _____



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EXTERIOR PAINTING (if applicable):

body color name: _____ body color number: _____
 trim color name: _____ trim color number: _____
 front door color name: _____ front door color number: _____
 garage door color name: _____ garage door color number: _____
 accent color name: _____ accent color number: _____

FENCE PROJECT (if applicable — please mark accordingly):

Fence design:

Gate design:

Fence color:

A ____
 B ____
 C ____
 D ____
 GB ____

Straight ____
 Arched ____

natural ____
 clear protectant ____
 cedar stain ____
 Relaxed Khaki SW 6149 ____

ADDITIONAL INFORMATION: _____

III. PROJECT NEIGHBOR NOTIFICATION

This section is intended to provide neighbors notice of an upcoming project that may impact their property. This section is NOT intended to allow neighbors to approve your project. Notices can be in the form of letter, digital (text/email), or in person. It is the responsibility of the applicant to record contact information of neighbors that have been informed of your upcoming project. It is recommended to provide notice to adjacent properties on sides where work will be conducted. Upon request from the Association, applicant will provide evidence of neighbor notifications.

Print name	Address	Phone #	Notice Delivery Method (letter, text, email, or in person):

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IV. OWNER ACKNOWLEDGMENT & SIGNATURE ACKNOWLEDGMENT

1. I understand that construction of certain projects requires that I obtain a building permit(s) from the City of Sammamish. Approval of the proposed work by the ACC does not affect or remove that requirement.
2. I understand that starting any work prior to written ACC approval is not allowed and that if alteration or construction is done and this application is not approved, I may be required to return the property to its former condition at my own expense and that I may be required to pay all legal expenses incurred by myself and/or by the Klahanie Association if legal action becomes necessary.
3. I understand that this application gives approval for members of the Architectural Control Committee or a representative of the Klahanie Association staff to enter onto my property to make reasonable inspection of the proposed work locations. Without this approval, the ACC may be forced to deny the proposed work due to lack of facts on which to base a decision.
4. I am aware of the Klahanie Covenants, Conditions and Restrictions and Architectural Control Guidelines in regard to the review process.
5. The proposed work must be completed within ninety (90) days of written approval of the application by the ACC.
6. Once the approved project is completed OR you decide to cancel it OR it is not completed within the ninety (90) days after approval you must fill out an Inspection Request/Project Completion Form included in Appendix B. An inspection will be done and your file will reflect the results. Failure to submit the Inspection Request Form will result in a \$100 fine, billed and collected in the same manner as homeowner's assessments.
7. I understand that approval is contingent upon all work being completed in a workman-like manner with quality equal to or better than the original home construction.
8. I understand that if an inspection finds the project does not perform to the scope of work authorized, construction must be modified until it complies with approved documentation.
9. I understand that if I disagree with the ACC ruling, I may appeal the decision as outlined in Section 8.4 of the Architectural Controls.
10. I understand that this application must be submitted to the office seven (7) days before the ACC monthly meeting (generally the first Wednesday of each month) to be considered on the agenda for that meeting should this application have to go before the Architectural Controls Committee.

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I certify that the previous information and all included documents are accurate and complete. I have read and understand the Klahanie Association governing documents and the instructions as listed above which govern the procedures for undertaking any addition or alteration to my property. I officially state that the residential modification will be completed in accordance to the governing documents. I hereby authorize the members of the Association to enter upon and inspect my property in order for the Association rendering a determination with regard to this application. I understand that the Association does not review the plans for compliance with applicable laws or codes, and that it is the duty of the owner(s) and the owner's contractors to design and construct the proposed improvements according to applicable laws, codes and best practices. I hereby release and agree to hold the Association harmless from any cost or liability arising out of the review or approval plans for the proposed improvements.

PRINTED NAME OF APPLICANT: _____

APPLICANT SIGNATURE: *X* _____

DATE: _____



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Appendix B

Inspection Request/ Project Completion Form for AC Application

This form will assist Klahanie in ensuring that projects are completed as approved by the Association, and those that are delayed or postponed will reflect the change in status in our records. Include photos showing project completion. Photos may be attached to the following page or emailed to architecturalcontrols@klahanie.com.

Please submit this form when:

- Your project is completed, OR
- You have decided to cancel the project, OR
- It has been ninety (90) days since the project was approved and it is not yet completed and requires an extension.
- **\$100 fine will be levied if the form is not returned within ninety (90) days after approval is given.**

COMPLETE THIS SECTION IF YOUR PROJECT HAS BEEN COMPLETED

NAME: _____

ADDRESS: _____

DIVISION: _____ LOT #: _____ PHONE #: _____ EMAIL: _____

ARCHITECTURAL CONTROLS PERMIT # (from your approved application form or letter): _____

PROJECT COMPLETION DATE: _____ TYPE OF PROJECT: _____

IF APPLICABLE PLEASE FILL OUT THE FOLLOWING INFORMATION

ROOF PROJECT: Name of product: _____ Color _____

EXTERIOR PAINTING:

body color name: _____ body color number: _____

trim color name: _____ trim color number: _____

front door color name: _____ front door color number: _____

garage door color name: _____ garage door color number: _____

TREE REMOVAL: name of replacement tree: _____ location of tree: _____

OTHER (please describe): _____



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PLACE PHOTO(S) HERE
(or submit as email attachment to architecturalcontrols@klahanie.com)

COMPLETE THIS SECTION IF YOUR PROJECT IS PAST THE NINETY (90) DAY APPROVAL AND EXTENSION IS REQUESTED OR PROJECT IS CANCELLED

NAME: _____

ADDRESS: _____

DIVISION: _____ LOT #: _____ PHONE #: _____

ARCHITECTURAL CONTROLS PERMIT # (from your approved application form or letter): _____

- PROJECT HAS BEEN CANCELLED
- PROJECT IS PAST ITS NINETY (90) DAY APPROVAL AND REQUIRES AN EXTENSION OF _____ DAYS

PRINTED NAME OF PROPERTY OWNER: _____

SIGNATURE: **X** _____ DATE: _____

FOR KLAHANIE OFFICE USE ONLY — PLEASE DO NOT MARK THIS AREA

PROJECT COMPLETED AS SUBMITTED? YES NO

DATE OF COMPLETION: _____ INITIALS: _____

COMMENTS: _____

Appendix C Air Conditioning Additional Information

Example of Product Data Sheet for Bryant 113A Legacy Line 13 SEER:

A-WEIGHTED SOUND POWER LEVEL								
UNIT SIZE - SERIES (VOLTAGE)	STANDARD RATING dBA	TYPICAL OCTAVE BAND SPECTRUM (dBA, without tone adjustment)						
		125	250	500	1000	2000	4000	8000
18-G (N)	71	64.0	62.0	63.0	68.0	64.0	62.0	57.0
24-H (N)	74	59.9	60.6	66.4	71.0	65.5	61.1	59.2
30-G (N)	72	54.8	59.3	65.1	68.2	66.4	61.6	57.3
30-E (P)	74	55.0	63.5	68.5	68.5	65.5	61.0	54.0
36-I (N)	75	50.5	61.0	64.5	67.0	62.5	60.0	52.5
36-E (PE)	75	59.5	63.0	68.5	70.0	65.5	61.5	53.5
42-C (N,PE)	78	57.5	65.0	71.0	73.0	70.5	67.5	62.5
48-J (N)	76	55.5	62.9	69.6	71.2	69.5	66.3	59.1
48-E (PE)	80	58.5	67.5	73.5	75.0	70.5	67.5	64.5
60-H (N)	79	57.5	67.0	72.0	75.0	72.5	68.0	61.0
60-G (PE)	79	59.5	69.5	72.5	73.5	71.0	68.0	63.5

NOTE: Tested in accordance with AHRI Standard 270-2008 (not listed in AHRI).

A-WEIGHTED SOUND POWER LEVEL WITH SOUND SHIELD								
UNIT SIZE - SERIES (VOLTAGE)	STANDARD RATING dBA	TYPICAL OCTAVE BAND SPECTRUM (dBA, without tone adjustment)						
		125	250	500	1000	2000	4000	8000
18-G (N)	70	66.0	64.0	64.0	67.0	63.0	60.0	54.0
24-H (N)	74	51.1	61.3	66.6	71.2	65.0	60.0	55.6
30-G (N)	72	51.9	59.3	64.8	67.3	65.2	61.1	54.8
30-E (P)	73	55.5	64.0	68.0	67.0	64.0	60.0	52.5
36-I (N)	75	51.0	62.0	64.5	65.5	62.0	59.5	51.5
36-E (PE)	74	59.5	63.0	68.0	69.5	65.0	60.5	50.5
42-C (N,PE)	77	57.5	65.0	70.5	72.0	70.0	67.0	62.0
48-J (N)	75	55.8	62.6	69.7	70.6	68.7	65.4	58.6
48-E (PE)	79	60.5	67.5	73.5	74.5	71.0	68.0	63.5
60-H (N)	79	57.5	68.0	72.5	74.5	72.5	68.0	60.5
60-G (PE)	78	60.5	69.5	72.5	73.0	71.0	67.5	61.5

NOTE: Tested in accordance with AHRI Standard 270-2008 (not listed in AHRI).

Example of Product Data Sheet for Bosch Heat Pump Inverter 18 SEER:

Model	Sound Power Level [dB(A)]	Full Octave Linear Sound Power Level dB -Center Frequency -Hz								Sound Power Level [dB(A)] with Sound Blanket
		100	125	250	500	1000	2000	4000	8000	
3 Ton	56 (Low)	26.1	28.9	37.5	44.4	48.1	42.5	47.1	40.7	Sound Blanket - Standard
	77 (High)	48.4	54.3	60.5	66.2	68.7	63.6	62.3	53.7	
5 Ton	60 (Low)	30.5	36.0	47.6	50.1	48.5	50.1	50.5	41.3	
	79 (High)	51.6	47.6	62.3	67.0	68.6	64.2	64.6	56.5	

Example of Product Data Sheet for Trane XR16 Side Discharge 16 SEER:

MODEL	A-Weighted Sound Power Level [dB(A)]	Full Octave Sound Power (dB)							
		63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
4TWL6018A1	69	72	70	72	66	65	59	52	44
4TWL6024A1	69	72	72	71	66	65	59	53	43
4TWL6030A1	70	72	76	72	68	65	60	52	44
4TWL6036A1	71	72	77	74	68	65	59	53	46
4TWL6042A1	71	75	75	73	68	66	60	53	46
4TWL6048A1	74	75	80	77	70	68	62	54	48

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Sound Power Level Charts

Acceptable sound power level in decibels for proposed units when measured from middle of unit to property line during Daytime:

Sound Power Level	Minimum Distance to Meet the 55 dBA Limit without Mitigation	Minimum Distance to meet the 55 dBA Limit with Mitigation
Less than or equal to 70	5 feet	n/a
71-75	10 feet	5 feet
76-79	15 feet	10 feet
80-81	20 feet	15 feet
82-83	25 feet	15 feet
84-85	30 feet	20 feet
86	35 feet	20 feet

Acceptable sound power level in decibels for proposed units when measured from middle of unit to property line during Nighttime:

Sound Power Level	Minimum Distance to Meet the 45 dBA Limit without Mitigation	Minimum Distance to meet the 45 dBA Limit with Mitigation
Less than or equal to 60	5 feet	n/a
61-65	10 feet	5 feet
66-69	15 feet	10 feet
70-71	20 feet	15 feet
72-73	25 feet	15 feet
74-75	30 feet	20 feet
76	35 feet	20 feet

The purpose of this section is to maintain an acceptable level of noise from mechanical units. The intent is to align with Washington Administrative Code 173-60 Maximum Environmental Noise Levels. WAC Code 173-60 applies to residential properties adjacent to residential properties in which mechanical units are planned to be installed and must follow the below noise limit times:

- *Between the hours of 7:00 AM to 10:00 PM, noise at the adjacent residential property from the mechanical unit must not exceed 55 dBA*
- *Between the hours of 10:00 PM to 7:00 AM, noise at the adjacent residential property from the mechanical unit must not exceed 45 dBA*



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Sound Pressure Level Charts

The following sound level charts are based on sound pressure levels compared to sound power level, which is a less common sound level rating for outdoor air conditioning units and heat pumps. Typically, the manufacturers who publish these sound ratings are international, such as Mitsubishi.

Acceptable sound pressure level in decibels for proposed units when measured from middle of unit to property line during Daytime:

Sound Pressure Level dBA at 5 ft	Minimum Distance to Meet the 55 dBA Limit without Mitigation	Minimum Distance to meet the 55 dBA Limit with Mitigation
Less than or equal to 55	5 feet	n/a
56-60	10 feet	5 feet
61-64	15 feet	10 feet
65-67	20 feet	15 feet
68-69	25 feet	15 feet
70	30 feet	20 feet
71	35 feet	20 feet

Acceptable sound pressure level in decibels for proposed units when measured from middle of unit to property line during Night time:

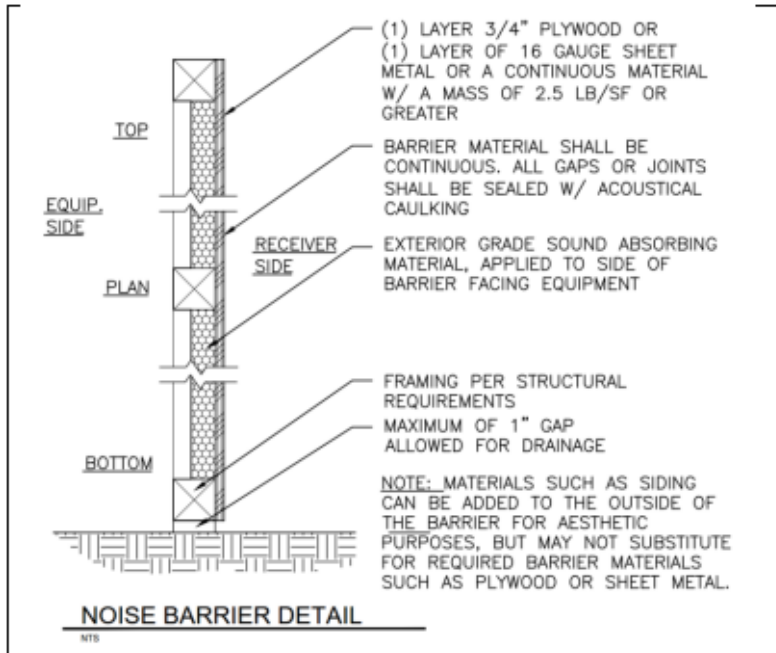
Sound Pressure Level dBA at 5 ft	Minimum Distance to Meet the 45 dBA Limit without Mitigation	Minimum Distance to meet the 45 dBA Limit with Mitigation
Less than or equal to 45	5 feet	n/a
46-50	10 feet	5 feet
51-54	15 feet	10 feet
55-57	20 feet	15 feet
58-59	25 feet	15 feet
60	30 feet	20 feet
61	35 feet	20 feet

Noise Mitigation

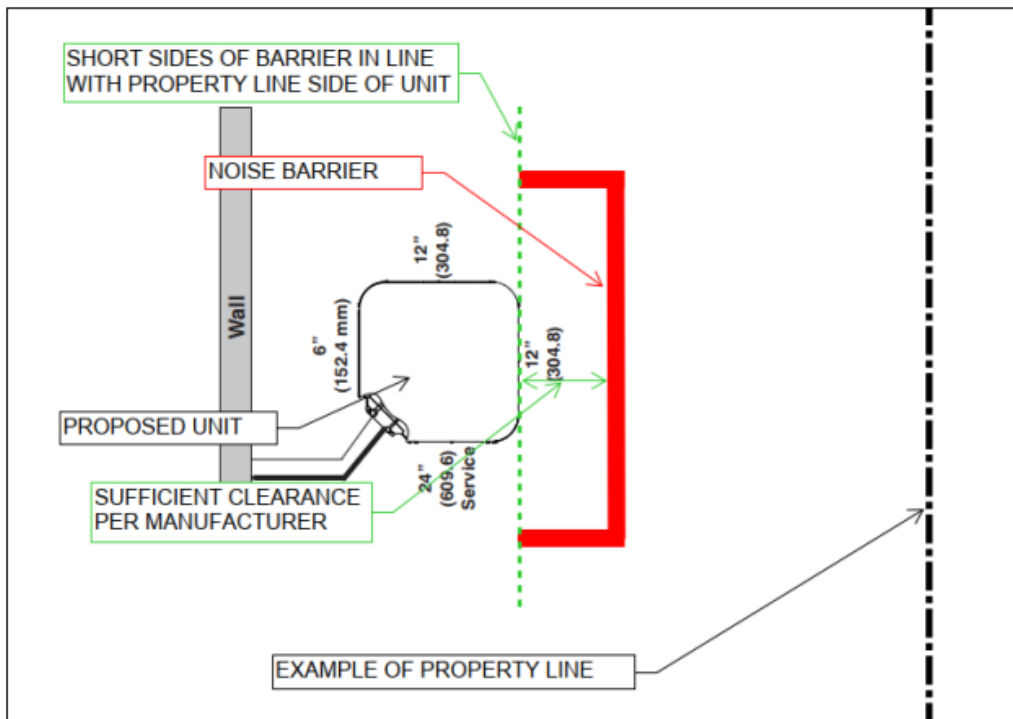
If the mechanical units are placed in the distance between the two columns of the applicable minimum distance tables above, they will need to have five (5) dBA of mitigation to meet the limit. To provide the necessary noise reduction, a noise barrier will need to be constructed as follows:

- Install a noise barrier between the mechanical unit and the nearest property line.
 - The noise barrier should be as close to the unit(s) while maintaining proper clearances outlined by the manufacturer for access and airflow.
 - The noise barrier should be constructed in a “U” shaped with the short sides extending from the main portion of the barrier to in line with the property line side of the mechanical unit. The house itself can be part of the noise barrier.
- The top of the noise barrier shall be six (6) feet above grade.
- Construct the noise barrier with a continuous solid material that has a surface area of at least two (2) lbs/sq ft. The following are common barrier materials that meet this requirement:
 - 3/4-inch exterior grade plywood
 - 16-gauge sheet metal
 - HardiPanel Vertical Siding or HardiBacker 1/2-inch
- Additional siding can be installed for aesthetic purposes but should not replace the required mass layer of the barrier material.
- Line the barrier around the equipment with sound absorbing material that has a minimum Noise Reduction Coefficient (NRC) of 0.70.
 - The extents of the barrier shall be fully lined on the equipment side.
 - Recommended products for this application include minimum 1” thick polyester absorption panels
 - F-Sorb polyester acoustical panels
 - PolySorb polyester acoustical panels
 - Pyrotek Sorberpoly 2D polyester acoustical panels

Noise Barrier Detail:



Example Site Plan to Noise Barrier:



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Appendix D

Fence Design and Specifications

There are only five (5) fence designs and two (2) gate designs in Klahanie. This includes an exception for properties bordering a green space. Some subdivisions have non-conforming designs which overtime will have to be changed to match Standard Fence Design A - fences bordering Klahanie Boulevard and its main side streets (from Pine Lake Road to 256th Ave SE to Beaver Lake Road), Fence Design B (to be used between houses and in backyards), Fence Design C (to be used between houses and in backyards), Standard Fence Design D - fences bordering Klahanie Drive and its main side streets (from 256th Ave SE to Falls City Road) or greenbelt fences (only allowed along a green space). Standard Fence Design A and D are intended to be used on Klahanie Boulevard and Klahanie Drive.

Limited modifications to the above standard designs are as follows:

- Modified Fence Design A may be used between houses and in backyards, not bordering Klahanie Boulevard and its main side streets. The HORIZONTAL BOARDS ONLY may be reduced as follows: 2X6's can be substituted with 2X4's and 2X4's can be substituted with 1X4's to give a lighter look to the fence.
- Modified Fence Design B (no horizontal bottom board) may be used in any area NOT visible from the street).

All replacement or new fences MUST have ACC approval. An application form can be found in [Appendix A](#) of this document and the appropriate design can be found below. All applications must be accompanied by a drawing indicating the location of the new fence and a completed application form indicating the design and the finish of the new fence material.

All repaired fences must be exactly the same design as the adjacent fence that is not being repaired and must also be the same color, either left natural, sealed with a CLEAR (no color added) wood protectorate, stained with Waterproofing Sealant Penetrating Oil Formula in CEDAR NATURAL TONE (no other shade or color is permitted) or stained to consistently match the Boulevard fence color (referenced as Sherwin Williams Solid Exterior Wood Stain 6149, Relaxed Khaki). Fences that are adjacent to one another, such as bordering a street or surrounding the perimeter of the property, must ALL be the same color. Fences facing the front street that are between houses may be left natural, sealed with a CLEAR (no color added) wood protectorate, stained with Waterproofing Sealant Penetrating Oil Formula in CEDAR NATURAL TONE (no other shade or color is permitted) or stained to consistently match the Boulevard fence color (referenced as Sherwin Williams 6149, Relaxed Khaki) and must match the adjacent fence. Fences are permitted to use vertical board widths between 4" and 6" with optional spacing of one-fourth (¼)" inch between slats.

Failure to apply for either a replacement fence or the construction of a new fence will result in a fine of \$250.00 plus \$100/day until a completed ACA form is submitted for approval.

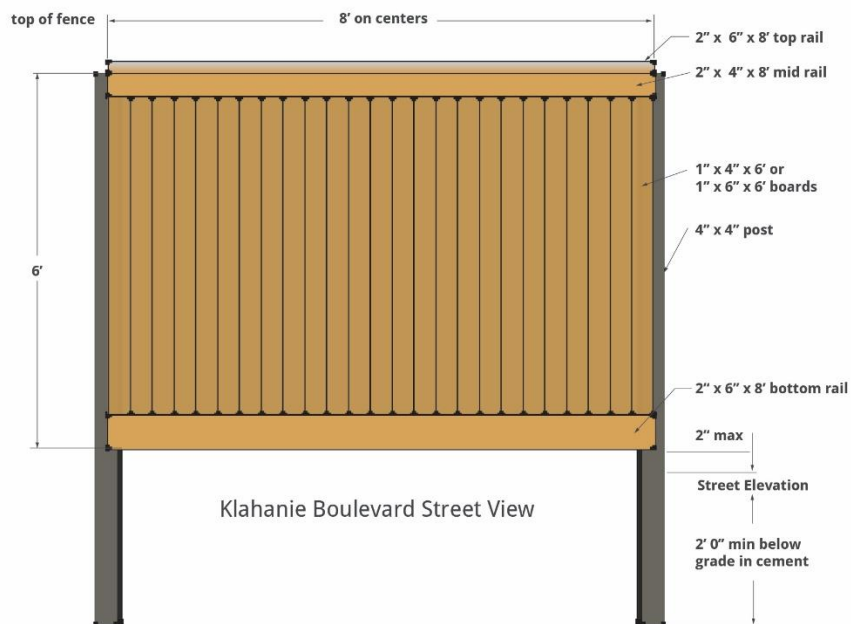
For a complete copy of the AC guidelines related to fences, *see* Sec. 3.10. "Fences and Gates."



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Standard Fence A

Klahanie Boulevard Fence Detail

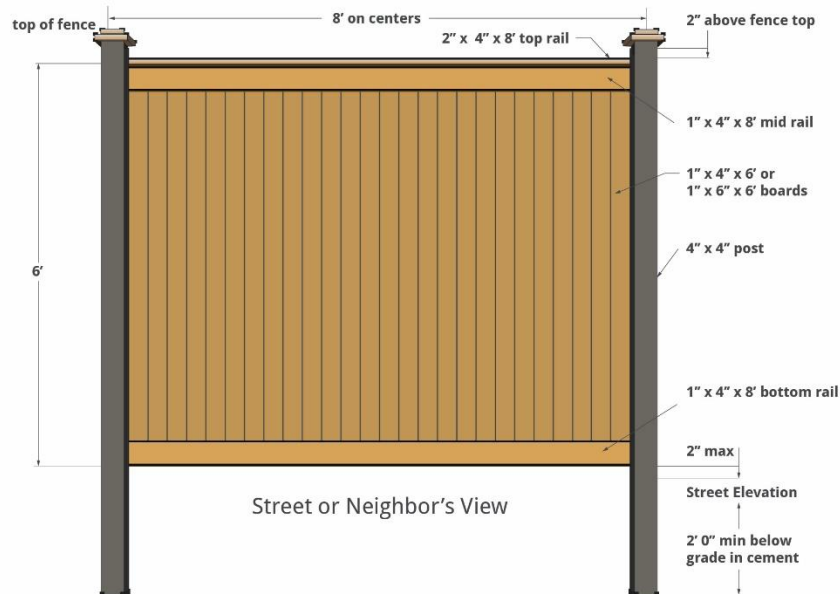


Specifications for fence construction:

1. Each section must be 8 feet long
2. Vertical boards must be 1" x 4" x 6' or 1" x 6" x 6'
3. Each section must be 6 feet high
4. Posts must be 4" x 4" posts set in concrete
5. Pressurized wood may be used if desired
6. Please see AC guidelines for finishes permitted on wood

Fence B

Commonly known as Full Panel Style



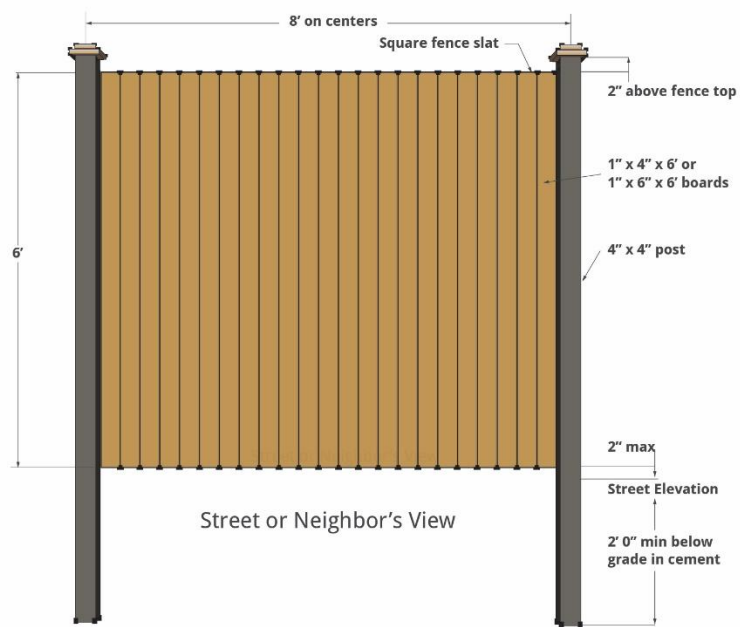
Specifications for fence construction:

1. Each section must be 8 feet long
2. Vertical boards must be 1" x 4" x 6' or 1" x 6" x 6'
3. Each section must be 6 feet high
4. Posts must be 4" x 4" posts set in concrete
5. Post height must be 2" higher than the top of the fence
6. Post caps may be used
7. Pressurized wood may be used if desired
8. Please see AC guidelines for finishes permitted on wood

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Fence C

Commonly known as Estate Style



Specifications for fence construction:

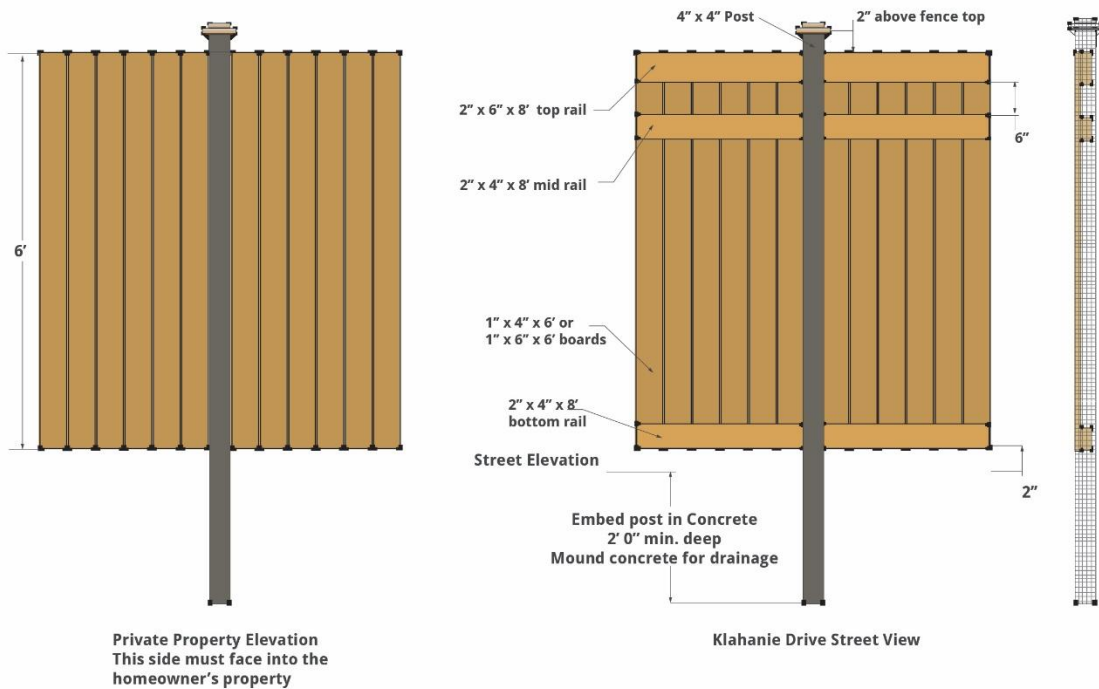
1. Each section must be 8 feet long
2. Vertical boards must be 1" x 4" x 6' or 1" x 6" x 6'
3. Horizontal boards must be on the inside of the fence (not seen from the street)
4. Each section must be 6 feet high
5. Posts must be 4" x 4" posts set in concrete
6. Post height must be 2" higher than the top of the fence
7. Post caps may be used
8. Pressurized wood may be used if desired
9. Please see AC guidelines for finishes permitted on wood



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Standard Fence D

Klahanie Drive Fence Detail



Specifications for fence construction:

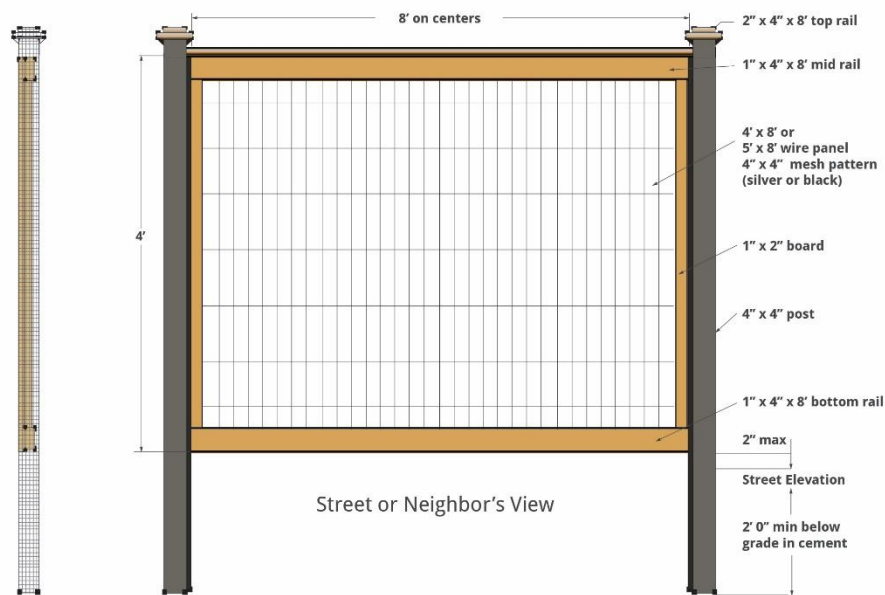
1. Each section must be 8 feet long
2. Vertical boards must be 1" x 4" x 6' or 1" x 6" x 6'
3. Horizontal boards must be on the outside of the fence (seen from the street)
4. Each section must be 6 feet high
5. Posts must be 4" x 4" posts set in concrete
6. Post caps may be used
7. Pressurized wood may be used if desired
8. Please see AC guidelines for finishes permitted on wood



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Fence GB

Commonly known as Hog Wire Style

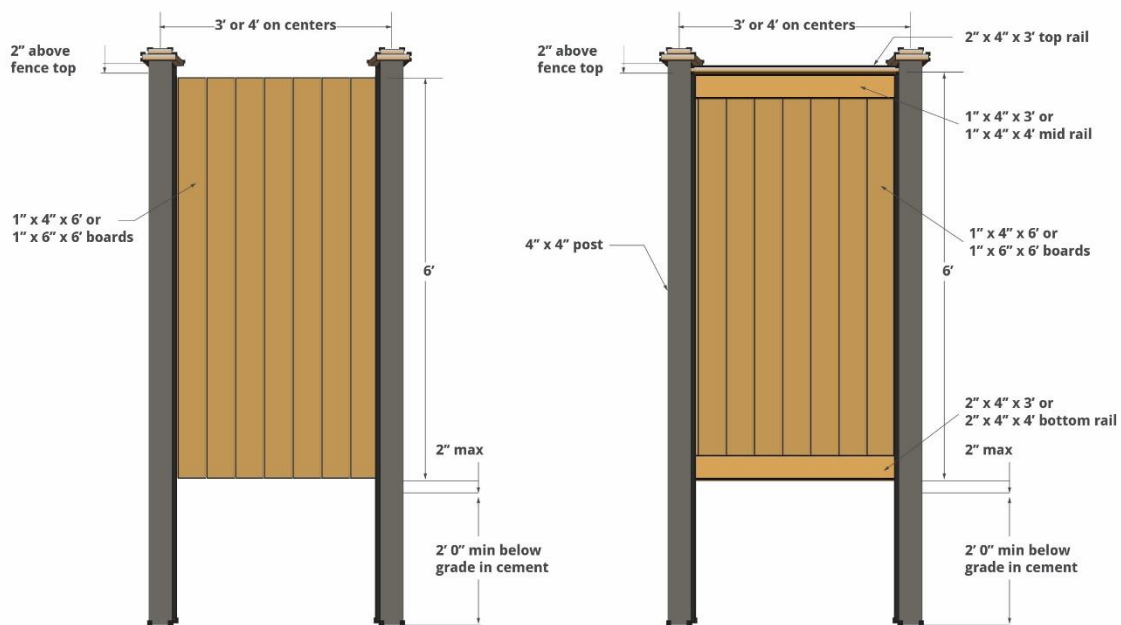


Specifications for fence construction:

1. Each section must be 8 feet long
2. Mid and bottom rails must be 1" x 4" x 8' on one side and 2" x 4" x 8' on opposite side
3. Wire panel opening must be 4" x 4" mesh pattern
4. Vertical boards must be 1" x 2" to hold wire panel in place
5. Each section must be 4 feet or 5 feet high
6. Posts must be 4" x 4" posts set in concrete
7. Post caps may be used
8. Pressurized wood may be used if desired
9. Please see AC guidelines for finishes permitted on wood



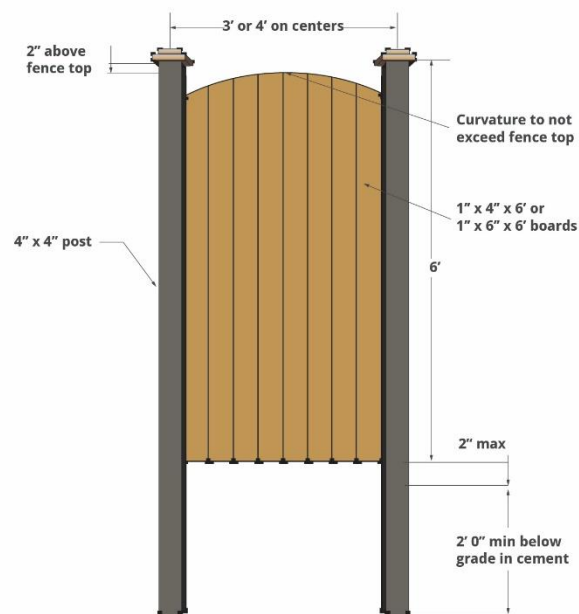
Straight Gate



Specifications for gate construction:

1. Gate must be 3 feet or 4 feet in width
2. Vertical boards must be 1" x 4" x 6' or 1" x 6" x 6'
3. Posts must be 4" x 4" posts set in concrete
4. Post height must be 2" higher than the top of the fence
5. Post caps may be used
6. Pressurized wood may be used if desired
7. Please see AC guidelines for finishes permitted on wood

Arched Gate



Specifications for gate construction:

1. Gate must be 3 feet or 4 feet in width
2. Vertical boards must be 1" x 4" x 6' or 1" x 6" x 6'
3. Arched top curvature to not exceed the top of the fence
4. Posts must be 4" x 4" posts set in concrete
5. Post height must be 2" higher than the top of the fence
6. Post caps may be used
7. Pressurized wood may be used if desired
8. Please see AC guidelines for finishes permitted on wood

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























Appendix E Exterior House Painting Color Palette

Note: Paint colors are listed by comparable colors. Comparable colors are approximate and not exact. Please see below links to Benjamin Moore's and Sherwin Williams' Klahanie Association dedicated color pages.

Benjamin Moore: <https://mallorypaint.com/pages/klahanie>

Sherwin Williams: <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/sammamish/wa/klahanie-hoa/>

Body Colors

BM Body name	BM Number	BM Color	SW Color	SW Body name	SW Number
Fanfare	874			Rarified Air	SW 6525
Silvery Moon	1604			Reflection	SW 7661
Collingwood	859			Gossamer Veil	SW 9165
Stonington Gray	HC-170			On The Rocks	SW 7671
Rodeo	1534			Agreeable Gray	SW 7029
Stingray	1529			Useful Gray	SW 7050
Silver Marlin	2139-50			Silver Strand	SW 7057
Silver Lake	1598			Gray Screen	SW 7071
Senora Gray	1530			Analytical Gray	SW 7051
Northern Cliffs	1536			Anew Gray	SW 7030
Winterwood	1486			Mindful Gray	SW 7016
Half Moon Crest	1481			Chelsea Gray	SW 2850



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Coventry Gray	HC-169			March Wind	SW 7668
Winter Solstice	1605			Monorail Silver	SW 7663
Horizon Gray	2141-50			Austere Gray	SW 6184
Imperial Gray	1571			Silvermist	SW 7621
Cumulus Cloud	1550			Colonnade Gray	SW 7641
La Paloma Gray	1551			Requisite Gray	SW 7023
Rockport Gray	HC-105			Functional Gray	SW 7024
Willow Creek	1468			Polished Concrete	SW 9167
Secret	AF-710			Dovetail	SW 7018
Sandy Hook Gray	HC-108			Gray Area	SW 7052
Gull Wing Gray	2134-50			Uncertain Gray	SW 6234
Sabre Gray	1482			Unusual Gray	SW 7059
Cobblestone Gray	1606			Network Gray	SW 7073
Rockport Gray	HC-105			Rushing River	SW 7746
Antique Pewter	1560			Connected Gray	SW 6165
Desert Twilight	2137-40			Mountain Road	SW 7743
Chelsea Gray	HC-168			Attitude Gray	SW 7060
Sparrow	AF-720			Anonymous	SW 7046



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Cinder	AF-705			Classic French Gray	SW 0077
Whale Gray	2134-40			Cityscape	SW 7067
Englewood Cliffs	1607			Software	SW 7074
Rock Gray	1615			Serious Gray	SW 6256
Trout Gray	2124-20			Web Gray	SW 7075
Millstone Gray	1581			Homburg Gray	SW 7622
Kendall Charcoal	HC-166			Grizzle Gray	SW 7068
Rainy Afternoon	1575			Cast Iron	SW 6202
Gray	2121-10			Peppercorn	SW 7674
Silhouette	AF-655			Urbane Bronze	SW 7048
Nightfall	1596			Rock Bottom	SW 7062
Cheating Heart	1617			Iron Ore	SW 7069
Witching Hour	2120-30			Cyberspace	SW 7076
Dune White	968			Alabaster	SW 7008
French Canvas	1514			Oyster White	SW 7637
Hush	AF-95			Softer Tan	SW 6141
Bleeker Beige	HC-80			Malabar	SW 9110
Camouflage	2143-40			Cargo Pants	SW 7738
Shaker Beige	HC-45			Downing Sand	SW 2822



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Lenox Tan	HC-44			Townhall Tan	SW 7690
Strathmore Manor	244			Artisan Tan	SW 7540
Indian River	985			Tony Taupe	SW 7038
Waynesborough Taupe	1544			Sticks & Stones	SW 7503
Brandon Beige	977			Prairie Grass	SW 7546
Alexandria Beige	HC-77			Urban Jungle	SW 9117
Racoon Hollow	978			Curio Gray	SW 0024
Sage Mountain	1488			Studio Clay	SW 9172
Stampede	979			Warm Stone	SW 7032
Dash of Pepper	1554			Smokehouse	SW 7040
Deep Creek	1477			Griffin	SW 7026
French Press	AF-170			Well-Bred Brown	SW 7027
Dragon's Breath	1547			Black Fox	SW 7020
Tree Moss	508			Grassland	SW 6163
Cheyenne Green	1502			Svelte Sage	SW 6164
Dry Sage	2142-40			Herbal Wash	SW 7739
Raintree Green	1496			Green Earth	SW 7748
Duxbury Green	HC-163			Retreat	SW 6207
Majestic Sage	1532			Meadow Trail	SW 7737



















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Bayleaf	1533			High Tea	SW 6159
Pining For You	1512			Messenger Bag	SW 7740
Devonshire Green	1489			Cocoon	SW 6173
Army Green	2141-30			Eclipse	SW 6166
Mohegan Sage	2138-30			Garden Gate	SW 6167
Backwoods	469			Rockwood Dark Green	SW 2816
Ashwood Moss	1484			Shade-Grown	SW 6188
Fatigue Green	2140-10			Laurel Woods	SW 7749
Calico Blue	707			Olympic Range	SW 7750
Aegean Olive	1491			Muddled Basil	SW 7745
Polaris Blue	1649			Whirlpool	SW 9135
Smokestack Gray	2131-40			Blustery Sky	SW 9140
Stillwater	1650			Labradorite	SW 7619
Blue Heron	832			Distance	SW 6243
Gray Shower	2125-30			Gibraltar	SW 6257
Britannia Blue	1623			Slate Tile	SW 7624
Anchor Gray	2126-30			Outerspace	SW 6251
Spellbound	1659			Tempe Star	SW 6229
Blue Spruce	1637			Needlepoint Navy	SW 0032



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













Nocturnal Gray	2135-30			Still Water	SW 6223
In The Midnight Hour	1666			Rainstorm	SW 6230
Blue Note	2129-30			Gale Force	SW 7605
Hudson Bay	1680			Indigo Batik	SW 7602
Old Navy	2063-10			Naval	SW 6244
Hale Navy	HC-154			Charcoal Blue	SW 2739
Stonecutter	2135-20			Mount Etna	SW 7625
Pacific Sea Teal	2049-10			Dark Night	SW 6237

Klahanie Heritage Collection



















BM Body name	BM Number	BM Color	SW Color	SW Body name	SW Number
Harp Strings	213			Banana Cream	SW 6673
Barley	199			Peace Yellow	SW 2857
Sweet Butter	171			Classical Yellow	SW 2865
Weekend Getaway	473			Clary Sage	SW 6178
Mistletoe	474			Green Onyx	SW 9128
Great Barrington Green	HC-122			Artichoke	SW 6179
Santorini Blue	1634			Languid Blue	SW 6226
New Borns Eyes	1663			Aquitaine	SW 9057
Polaris Blue	1649			Poolhouse	SW 7603



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Sea Reflections	1664			Secret Cove	SW 9058
Norfolk Cream	261			Roycroft Vellum	SW 2833
Monroe Bisque	HC-26			Believable Bluff	SW 6120
Oat Straw	AF-340			Whole Wheat	SW 6121
Huntington Beige	HC-21			Basket Beige	SW 6143
Cabot Trail	998			Sycamore Tan	SW 2855
Davenport Tan	HC-76			Tree Branch	SW 7525
Maple Shadows	1022			Cobble Brown	SW 6082

Front Door Colors

BM Front Door name	BM Number	BM Color	SW Color	SW Front Door name	SW Number
Patriot Red	2080-20			Poinsettia	SW 6594
Dinner Party	AF-300			Sun Dried Tomato	SW 7585
Bourdeaux Red	1365			Deep Maroon	SW 0072
California Redwood	1190			Sierra Redwood	SW 7598
Raspberry Pudding	2004-30			Coral Bells	SW 6593
Bronze Tone	2166-30			Rhumba Orange	SW 6642
Yellow Brick Road	349			Raya de Sol	SW 9020
Space Black	2119-10			Tricorn Black	SW 6258
Under the Sea	693			Billiard Green	SW 0016



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Chocolate Sundae	2113-10			French Roast	SW 6069
Palm Coast Teal	733			Aquarium	SW 6767













Trim Colors

BM Trim name	BM Number	BM Color	SW Color	SW Trim name	SW Number
Decorator's White	OC-149			Ceiling Bright White	SW 7007
Gardenia	AF-10			Arcade White	SW 7100
Frostine	AF-5			Extra White	SW 7006
Cloud White	OC-130			Snowbound	SW 7004
Dune White	968			Alabaster	SW 7008
White Heron	OC-57			High Reflective White	SW 7757
Seashell	926			Classic Light Buff	SW 0050
Ashwood	OC-47			Grecian Ivory	SW 7541
Athena	858			Egret White	SW 7570
Timid White	2148-60			Dover White	SW 6385
Cloud Nine	2144-60			Pure White	SW 7005
Athena	858			Simple White	SW 7021
Muskoka Trail	974			White Duck	SW 7010
Hushed Hue	1520			Natural Choice	SW 7011
French Canvas	1514			Oyster White	SW 7637





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Brick Colors

BM Brick name	BM Number	BM Color	SW Color	SW Brick name	SW Number
Cloud White	OC-130			Snow Bound	SW 7004
Cloud Nine	2144-60			Pure White	SW 7005
Athena	858			Simple White	SW 7021
Muskoka Trail	974			White Duck	SW 7010
Hushed Hue	1520			Natural Choice	SW 7011
French Canvas	1514			Oyster White	SW 7637

Fence Color

BM Fence name	BM Number	BM Color	SW Color	SW Fence name	SW Number
Coastal Fog	976			Relaxed Khaki	SW 6149

PLEASE NOTE THE FOLLOWING

The Front Door Colors, Brick Colors, and Trim Colors above CANNOT be used as body colors on the houses. You may choose any of the Body Colors above for a body, door (front or garage door) or trim color.

The garage door color **MUST** be the same as the current body or trim color of the house.

If you wish to have a white front or garage door, the trim on your house must also be an approved white color and the front or garage door color must be the same white as the trim white.

The Brick Colors can only be used for brick. If painting brick and trim, the colors must match exactly and come from approved colors in respective sections.

