

Wellington RIDGE



Q What are CC&R's?

CC & R's are Protective Covenants, Conditions and Restrictions that were established when the two plats of Wellington Ridge were recorded with the county. These sets of rules were instituted by the developers of the plats (Silver Rim Associates) for the mutual benefit of all owners, present and future. Your real estate agent, seller or landlord should have provided you with a copy of these when you moved into your home in Wellington Ridge. It is your responsibility as a resident of Wellington Ridge, to be familiar with these rules. If you don't have a copy, contact the Homeowners Association at 596-8282 or email at wellingtonridgehoa@yahoo.com.

Q Why do we need CC&R's?

The CC&R's act to protect the character, as well as the property values of the neighborhood. Properly administered by the Homeowners Association (particularly the ACC), these rules should keep it maintained with the high standards that attracted you to the neighborhood in the first place. We've all seen older neighborhoods that seem to have lost their character, where homes are painted a mish-mash of colors, yards have overgrown and otherwise seem rundown. The CC&R's will help keep our neighborhood from evolving into this.

Q Who is the ACC?

The ACC is the Architectural Control Committee established in the CC&R's. These are Homeowners Association Board members (and fellow residents) elected by the neighborhood to administrate the CC&R's and respond to resident complaints of violations. By administrating, the ACC review all submitted landscape and painting plans for concurrency with the rules. The ACC has the power to negotiate with residents to approve plans that don't quite conform with the CC&R's. The terms of the ACC are two years and residents are always encouraged to run.

Q Why can't I just do what I want on my property?

Although we may own our land, there are certain restrictions with what we can do with it. Just like zoning laws that prohibit certain uses, CC&R's may restrict your uses to some degree. As stated above, these rules exist to protect your property values as well as your neighbor's.

Q I'm not going to bother getting approval, what can they do?

These rules are enforced and have withstood many court challenges. Though it will use every means to avoid this, the Homeowner's Association has the right to arrange for corrective actions at the owner's expense. If the bill isn't paid, a lien on the property can be placed.

If you don't get prior approval, chances are the ACC will follow this procedure:

1. Letter of notice, asking for a written plan.
2. Verbal contact, either in person or on the phone.
3. A 2nd letter, informing the resident that they are in violation and describing the steps that will be taken to correct it.

Q How do I go about painting my house or significantly changing my landscaping?

It's really simple. Just mail (or email) a written copy of your plans and your timeframe to the ACC. If you're going to change your landscaping, you're probably going to be drawing it out on a plan anyway, just make another copy and send it in. The ACC will review the plans and should give a quick response. The CC&R's state the approved color palette is the Parker Paint Northwest Colors. These colors will receive automatic approval. However, the ACC is always willing to work with the resident on colors of similar hues, because we don't want to limit the choices to just one paint company.

Q I just want to paint my house the same color, why do I need to get approval?

For the CC&R's to work properly a record must be kept of all activity. This is to protect the Homeowner's Association from the case where a verbal OK was given for a certain color, but a completely different color was applied. It also prevents the Association from appearing arbitrary with its decisions. Once approval has been given to one color, it will always be approved.

Q I want to paint my house/trim a color that is not on the approved palette, how can I get this approved?

The ACC will work with all residents on their submitted plans. Nothing is an automatic denial. However, they may provide you some alternatives that may fit better with the character of the neighborhood if necessary. Remember, they are not experts in this subjective field. In fact, if you disagree with a decision, you have the right to appeal the decision to the full Homeowner's Association Executive Board.

Q This seems like the neighborhood police. Are the ACC watching me?

NO! The ACC are elected positions with two-year terms, held by fellow residents with families and jobs and other activities. The ACC's role is primarily to approve plans, however they also respond to resident complaints. So if a neighbor has an issue with something that may violate the terms of the CC&R's they may get a hold of the ACC, which will investigate.

The ACC and Homeowner's Association Executive Board is made up of fellow residents just like you. If you have a thought or concern, get involved by going to the Homeowners Meetings and / or running for a Board position. We'd love to have the help!



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