



Architectural Control Committee Home Improvements/Exterior Modification Application

4. Duration

Estimated Start Date: _____

Estimated Completion Date: _____

5. Neighbor Awareness (to be signed by neighbors affected)

As one of the most affected residents of the proposed architectural modifications described above, you are being asked to sign off on this application. Please note, your signature does not constitute approval or disapproval. It acknowledges that you are aware of the proposed modifications. If you have any questions, comments, or concerns, please notify the ACC in writing.

Northern Lot

Address: _____ Lot No. _____

Signature: _____ Date _____

Eastern Lot

Address: _____ Lot No. _____

Signature: _____ Date _____

Southern Lot

Address: _____ Lot No. _____

Signature: _____ Date _____

Western Lot

Address: _____ Lot No. _____

Signature: _____ Date _____



Architectural Control Committee Home Improvements/Exterior Modification Application

6. Certification

I (We) certify that the above information constitutes a description of the above proposed modification and the same will be in accordance with these documents and the Baker Vista Homeowners Association General Covenants and Conditions, and will not violate provisions of Lake Stevens Building and Zoning Codes.

I (We) further certify that work will be completed in a workmanlike manner and maintained in a reasonable state of repair.

I (We) hereby submit application for approval to proceed with the improvements /exterior modification(s) as described above.

Applicant Signature(s): _____

Date: _____

Baker Vista Architectural Control Committee (ACC) Signatures:

Approved/Approved as noted: _____ Date: _____

Rejected: (See explanation below) _____ Date: _____



Page 4 of 5

APPENDIX I

(Information pulled from CC&R)

Building Materials: Building materials should be of a natural appearance and may include: wood, masonry, brick, stone, tile, synthetic material of a natural appearance, although T1-11 and plywood will not be permitted.

Colors: Colors shall be subtle, and non-intrusive. No adjacent homes shall be painted the same color. Trim shall be of a different color than the primary house color. Colors should also be compatible with neo-traditional design. Colors schemes shall be called-out on plans for approval from the Declarant or the Architectural Control Committee.

Decks: Baker Vista is designed for neighborly interaction and an increased use of the front entrance and porch. Decks should be designed as a private retreat, and they should be located with respect for the privacy of nearby homes. The design, size, and location of decks should not be overpowering and must be listed on plans for approval from the Declarant or the Architectural Control Committee. Decks should fit the residence aesthetically and architecturally.

Driveways and Carports: While alley access is preferred to minimize vehicle intrusion on pedestrian areas, some Lots do not have alley access. Front accessed driveways shall have good site distance to provide maximum safety for pedestrians. Fences and landscaping should not block view of the sidewalk. Carports should be integrated into the architecture of the home. Carports should not be temporary structures.

Exterior Stairs: Exterior stairs shall be painted to blend with the residence. Solid walls are preferred over open rails to be consistent with the neotraditional style.

Fences and Gates: Fences are important in community design. Ideally, the back and side of yards should be fenced to screen for sound and light. The back yard should be a private retreat. The front yard should be approachable, welcoming and unfenced. No fences over 42" in height are permitted between the street and a line running parallel to and 5' behind the front of the house. (I.E. Lots 1-10, & 53-79 shall have no fence exceeding 42" in height unless fence is set back 5' from property line in accordance with Section 14.48.050 of Lake Stevens City Ordinances) Chain-link fences are prohibited. Variety in fencing styles should be considered to avoid repetition from lot to lot.

Hedges: Hedges, like fences, should be used to enhance the privacy of back yards and side yards. Front yards should be approachable and friendly. Hedges should not be used in front yards. Pedestrian safety shall be considered when designing hedges. In areas, such as driveways and alleys, where automobiles and pedestrians use the same space, landscaping shall not restrict vision in an unsafe manner.

Pools and Hot Tubs: Pools and hot tubs must be in the back yard, in a location to be approved by the Declarant or the Architectural Control Committee, and shall not be visible from any Lot, street or Alley in the Subdivision. All pools and hot tubs shall be of a permanent nature, and no above-ground pools shall be permitted.



Page 5 of 5
APPENDIX II
LOT LISTING

