

**New Columbia Owners' Association  
Architectural Review Committee  
Guidelines for Single Family Lots**

**November 27, 2012**

The Architectural Review Committee is a committee of at least three members who are appointed by the Declarant (Home Forward/ Housing Authority of Portland) as noted in the Covenants, Conditions, and Restrictions (CCR) for New Columbia. The purpose of the Committee is to ensure the quality and workmanship of improvements to structures on the property and to ensure a well-kept, attractive, pedestrian oriented community.

The following guidelines have been developed to provide additional detail and clarification of the CCR. They do not replace any statements in the CCR, but rather, inform homeowners of New Columbia expectations regarding typical improvements sought by homeowners. The original design guidelines for New Columbia (printed in Fall 2004) also inform these Committee guidelines.

These guidelines will apply to any improvements made after the approval of these guidelines. Per the CCR, the Architectural Review Committee has the authority to interpret these guidelines and statements in the CCR. An appeal process to any decision made by the committee is described in the CCR.

### General Use of Single Family Lots

Single-Family Lots shall only be used for residential purposes, except with the prior written approval of the Board and as allowed by the City of Portland. (CCR, 7.1.2)

#### Request(s) to Rent a Dwelling on a Single Family Lot

The owner shall make an application to the Owner's Association Board (through the Architectural Review Committee). The application must include: (CCR, 7.1.2)

1. The proposed leased lease or rental agreement terms
2. All relevant information regarding all proposed tenants
3. A statement demonstrating how/why the proposed rental won't conflict with the CCRs or community standards
4. An application fee set by the Board of no less than \$50.

### General Appearance

Each owner shall maintain the lot in a clean and attractive condition, including painting and repair. Owner must make all repairs within a reasonable period of time. Each owner shall keep all shrubs, trees, grass, and plantings of all kinds on the lot neatly trimmed, and keep the lot free of trash, weeds, and other unsightly material. (CCR, 7.6)

No structure, such as a trailer, tent, shack, barn, or other outbuildings shall be used on the lot either temporarily or permanently. (CCR, 7.10)

### Fences

The original plan for New Columbia included wooden fencing around the garden areas of Single Family Lots. Owners may revise or replace original fencing only if the following criteria are met:

#### *For fences at the rear of homes:*

- Fences may not exceed six feet in height as measured from the ground to the top of the fence.

- Fences must be constructed of wood planking.
- Fences may be stained or painted in traditional wood colors, a clear or natural wood tone to a dark brown color.
- Fences must be secured to standard fence posts with bases fixed to the ground in cement or other similar permanent fixative.
- Fence design must be approved by the Architectural Review Committee prior to construction.

*For front yard fencing:*

The original design guidelines approved front yard fencing. The following criteria must be met:

- Fences may not exceed 36 inches in height as measured from the ground to the top of the fence.
- Fences must be constructed of wood planking.
- Fences must be secured to standard fence posts with bases fixed to the ground in cement or other similar permanent fixative.
- Fences must be 20% minimum transparent.
- Fence design must be approved the by the Architectural Review Committee prior to construction.

### Railings

Dwellings with wooden porches or decks must have wooden railing maintained in good repair. Railings may be stained in a natural wood tone or may be painted to match the color of the home's trim work. Owners with concrete front porches less than 18 inches in height from the ground may not install railings or fencing across the porch. Owners with porches higher than 18 inches from the ground may install railings made of metal and or wood, but the design must be approved by the Architectural Review Committee. Outside stairwells having more than three steps must have metal railings on at least one side. Metal stairwell railings must be painted black to minimize rusting.

### Colors for Dwellings

Owners must paint dwellings to maintain good repair and attractiveness. Dwellings must be painted in muted deeper tones and in a style to be compatible with neighboring homes and multi-family dwellings. The use of contrasting compatible colors for trim and architectural adornments is encouraged, though vibrant colors should be used sparingly. The use of colors substantively different than those seen in the immediate vicinity must be approved by the Architectural Review Committee.

### Architectural Adornments

Outside shutters, additional trimming, masonry, and other adornments must be approved by the Architectural Review Committee.

### Holiday Displays

Owners may display holiday and religious signs, symbols, and decorations of the kind normally displayed on residences. (CCR, 7.16.3) However, holiday and other decorations may not be placed on common area lawns or the roof above the line of the gutters.

### Trees

Owners may not remove any tree with a diameter greater than six inches at breast height without prior approval of the Architectural Review Committee. Owners may not plant any tree that will grow taller than 10 feet except within the fenced garden area located in the back of each home. No tree may obstruct sidewalks, easements, or alleys.

### Plants and Shrubs

Owners may plant flowers, shrubs, and other plants in the gardens between the foundation of the home and the common area lawn or sidewalk. Owners are solely responsible for maintaining these plants and keeping the garden area clear of weeds and overgrowth. No plant or shrub may obstruct sprinklers or access of lawns for mowers. No plant or shrub may overhang sidewalks, easements, or alleys. The Association or its contracted grounds maintenance will trim hedges and shrubs, as necessary, in the fronts and sides of homes visible from the common areas to keep them under 48 inches in height or from impeding common areas and sidewalks.