

**CREEKSIDE at RIVERVIEW NORTH OWNERS' ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
APPLICATION FOR ADDITIONS AND/OR ALTERATIONS TO PROPERTY**

Please allow 30 days from the date of submitting a complete application to management for the ACC to review your application and submit a response to you.

Anticipated Start Date: _____ Anticipated Completion Date: _____

Name: _____ Lot Number: _____

Address: _____

Phone Number: _____ Email: _____

Address of Proposed Work: _____

Work Being Performed By (Mark One): ☐ Contractor ☐ Homeowner

Description of Work: (Attach supporting information/material with this form, as needed.)

Applicant must obtain signatures of acknowledgment from owners that are adjacent to the work being proposed.

Note to Adjacent Property Owners: Your signature does not constitute nor indicate approval or disapproval, but merely indicates an awareness of the applicant's intent. If you have any concerns with this application, please notify the ACC in writing within five days of your signature date at Riverview North HOA, c/o Trestle Community Management, 2100 124th Ave NE, Suite 110, Bellevue, WA 98005 or by email at creekside@trestlecm.com.

Position	Lot Owner's Signature	Date	Lot Number
Left			
Right			
Across			
Rear			

I have read and acknowledge the Architectural Controls, Covenants and Restrictions as written in the Declaration of the Riverview North Community which govern the procedure for undertaking any addition or alteration to my property. I understand that this approval expires one year from the date of the written approval letter and should I fail to commence the project within that time, I will be required to re-submit my application for approval. Additionally, I understand that this approval may not be assigned to a new owner should I sell my home within the year of approval period. Any new owner must submit their request for approval separately.

Disclaimer of Liability or Warranty: The approval of plans and specifications by the Architectural Control Committee for Riverview North applies only to the style, exterior finishes, appearance, and general location of the structures shown in such plans and specifications and shall not be relied upon as an approval or warranty regarding engineering and structural design, building or zoning code compliance, feasibility or marketability for any purpose, or compliance with applicable building ordinances, standards, or regulations. By approving the plans and specification, neither the Architectural Control Committee or the members thereof, the Association, the Board, nor the Declarant assumes any liability or responsibility therefore, or for any defect in any structure constructed there from, and said persons further specifically exclude from such approval any implied warranty of merchantability and fitness for any purpose.

Signature Date

For ACC Use Only: Date Received: _____ Date Application Complete: _____ Date Approved/Denied: _____

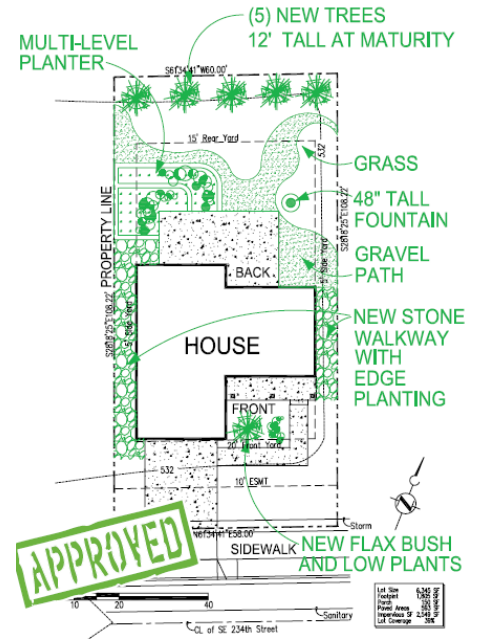
Creekside at Riverview North Architectural Control Committee Application

Site Plan For:

Home Address

The sample Site Plan to the right shows an example of the type of additional information you may want to provide to the committee to make an informed determination about your request. Your drawing below should include the location of any proposed changes and the extent of the changes.

Washington Law requires you to "Call Before You Dig" prior to any digging or excavation. (www.callbeforeyoudig.org 1-800-424-5555)



Completed applications should be sent to:

Creekside at Riverview North
c/o Trestle Community Management
2100 124th Ave NE, Suite 110, Bellevue, WA
98005 Or by Email to:
creekside@Trestlecm.com

REVISED APPROVED PROPOSAL FOR UPGRADING CREEKSIDE COMMUNITY LANDSCAPING

THE VISION

A well-maintained community with low maintenance, low cost, drought tolerant landscaping that is also eco-friendly.

CURRENT REALITY

- Landscaping in common areas is looking tired and scraggly. Many plants and shrubs need replacing.
- Landscaping maintenance is our second highest expense with water being our third highest expense.
- Many residents are struggling with maintaining aesthetically pleasing front and back yards with grass that turns brown or looks patchy after a while.
- Many residents are seeking eco-friendly options for landscaping to not pollute the river and the salmon runs being developed behind Creekside.
- Creekside has a precedent of front yards that have historically been landscaped in a variety of styles and are not uniform. Some have pre-approved front yard landscaping while others do not have ACC approval. This has allowed for inconsistent practice. Examples of this in our community below:



CRITERIA FOR FUTURE LANDSCAPING RECOMMENDATIONS

A member of the Creekside Board partnered with a member of the Creekside Landscaping Committee to review options for improving our common area landscaping with minimal effort and expense while offering residents of Creekside some options for their front and back yards. Any alterations to the front/back yards will still require homeowners to submit an ACC request to the Board prior to the work being undertaken.

The criteria used for the recommendations were as follows:

1. Must be aesthetically pleasing in order to maintain the value of homes
2. Must be low maintenance (not require regular mowing or weeding)
3. Must reduce the use of water for irrigation (require virtually no additional watering)
4. Help bring down the cost of watering and regular landscape maintenance (not require replacing of plants and shrubs)
5. Must reduce environmental impact on neighboring river, salmon run and streams.

RECOMMENDATIONS FOR COMMON AREA LANDSCAPING & INDIVIDUAL HOMES (Front & back yards)

OPTION 1 – *Creeping Thyme or flowering thyme* to replace tired plants & shrubs in common areas and for front/back lawns. It is low maintenance and tough turf alternative.

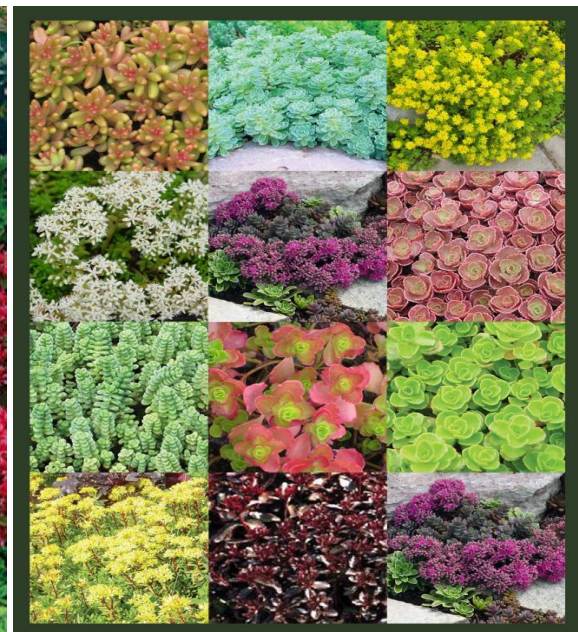




OPTION 2 – *Irish Moss* – low growing, low watering option for front/back yards and/or common areas



OPTION 3 – *Succulents for ground cover* –for front/back yards and/or common areas





OPTION 4 – *Plant based SYN Lawn* – removed as a viable option due to lack of Board support for it.

OPTION 5 – *Clover Lawn* – It is drought resistant, inexpensive, requires no fertilization & grows in poor soil.



REQUEST OF THE CREEKSIDE BOARD

- To review this proposal and approve recommendations to be implemented in 2020 to achieve the landscaping vision for the community & reduce costs for all. Homeowners would be given the option of installing the approved choices for front and back yards **with ACC approval.**

Approved by the Board in Nov. 18, 2019 meeting.

- To provide a small budget & \$2,000 to remove and replace tired plants and shrubs with low maintenance, low watering ground cover in some common areas in both Phases. Work to be done by interested members of the landscaping committee, Board and/or community.

Approved by the Board in Nov. 18, 2019 meeting.