

Questions?

If a homeowner has any questions about the ACC review process, s/he should contact the Architectural Control Committee staff.

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ACC Review Information



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The Architectural Control Committee (ACC) recognizes that homeowners face a variety of home maintenance issues. The temperate climate of Western Washington can create a

variety of challenges that, if left unchecked, can create considerable expense for homeowners. The ACC encourages all homeowners to maintain their property in good condition in order to improve community aesthetics and enhance property values.

The ACC Guidelines, in Section 14.2, require that exterior alterations proposed for residences within Sudden Valley receive prior approval by the ACC. However, Section 14.11 states that basic maintenance of developed property may be completed on a like-for-like basis without ACC approval. In all cases (except as noted), "like-for-like" (L/L) is defined as repair or replacement of an existing improvement using the same material in the same color and configuration.

The purpose of this document is to provide homeowners with a list of actions that 1) may be taken under the heading of routine and normal maintenance, or 2) require submittal to the ACC for review and approval.

No Approval Required

No formal approval process is required for normal and routine home and property maintenance. The following examples outline the types of activities that can be undertaken without approval from the ACC:

1. Spot patching of roof shingles to repair damage or leaks. (L/L)
2. Replacement of failing skylights or light tubes that requires no roof modifications. (L/L)
3. Replacement of exterior decking, stairs or railings using same material and color. (L/L)
4. Replacement of damaged gutters or down spouts with same material in same color and

configuration. (L/L)

5. Replacement of damaged propane tank enclosures using material of same color and type. (L/L)
6. Repair or replacement of ACC approved sheds or other accessory structures using the same materials. (L/L)
7. Repair or replenishing of walkways or path materials (gravel, crushed rock, paving stones, bricks, wood chips, mulch, etc.). Note: Replacement using concrete or asphalt material requires prior ACC approval. (L/L)
8. Repair and maintenance of driveways. (L/L)
9. Removal of tree branches four inches or less in diameter up to no more than 25% of total canopy of subject tree.
10. Removal of undesirable landscape and non-native trees and shrubs.
11. Removal of small trees, branches and vegetation 10 inches or less in diameter and within 10 feet of a residential structure.
12. Removal of invasive vegetation. Please consult with CES staff for clarification as needed.
13. Replacement/replenishing of existing wood chips or landscaping mulch. (L/L)
14. Repainting/re-staining of exterior decks, stairs, fences, privacy screens and railings using a previously approved color. (L/L)
15. Repainting damaged or deteriorating portions of exterior walls and trim using previously approved colors. (L/L)
16. Replacement of exterior windows using the same size, color and type (casement, double hung, etc.) (L/L)



18. Repair of retaining walls. (L/L) Note: The use of railroad ties is not permitted.



ACC Approval Required

1. Complete repainting of house/trim or changing to a new body or trim color. (Section 14.6.3)
2. Installation of new retaining walls, both replacing existing walls in same location and new installations. (Section 14.9.1(d))
3. Stair or deck railings where picket spacing or railing system is changing from current configuration, materials or color. (Section 14.2)
4. New fences, pet enclosures or privacy screens of any kind. (Sections, 14.6.8 and Appendix A)
5. New accessory structures or sheds of any kind. (Section 14.2)
6. Installation of new exterior lights. (Section 14.6.4)
7. Additions or alterations that affect the existing configuration of decks, sheds, carports or roofs. (Section 14.2)
8. Any new exterior alterations or modifications to home or lot. (Section 14.2)
9. Installation of ramps or other exterior modifications necessary to allow access for disabled person(s). (Section 14.2)
10. Installation and resurfacing of driveways. (Section 14.5.5)
11. Any request that requires a variance from the ACC Guidelines. (Section 14.8.13)