



*Pointe Woodworth Homeowners Association
November 5, 2007*

To: Pointe Woodworth Homeowners
From: Architectural Control Committee:

The ACC has had a busy year with a high number of projects and a very intense painting season.

Repainting a home with the existing paint scheme shall be permitted, however ACC approval must be obtained prior to the new painting.

The following section of the CC&R's define the type of paint allowed:

Section 10.4 Exterior Finish

The exterior of all construction on any Lot shall be designed, built and maintained in such a manner as to blend in with the natural surroundings, existing structures and landscaping. Exterior colors shall be of the flat, non-gloss type, and shall be limited to subdued tones. Exterior trim fences, doors, railings, decks, eaves, gutters, and the exterior finish of all garages, and other accessory buildings shall be designed, built, and maintained to be compatible with the exterior of the structure they adjoin.

All homeowners are also responsible for the upkeep of the exterior of their homes.

Section 7.2 Owner's Obligation

(a) Each Owner shall have the obligation to maintain his or her Lot and any building or improvements located on the lot to standards appropriate for a first-class residential community.

The flat type paint used in our community requires periodic upkeep and as Pointe Woodworth ages the trim and exterior finish is prone to deterioration. The cedar shake portions of residences are especially vulnerable to weathering. While weathering maybe an accepted look in Cape Cod, Pointe Woodworth requires that faded or weathered exteriors must be repainted.

ACC Guidelines

The ACC is the governing body concerning landscaping issues on a homeowners lot, the planting of any tree which will exceed 16 feet in height must be approved by the ACC. As Pointe Woodworth matures many trees that have been planted are reaching heights that fall under this restriction. The ACC has adopted a view impact policy which covers this situation and also protects the view of those residences along the rim.

View Impact language.

No View Lot owner, those lots around the rim of Pointe Woodworth community, may make improvements, add landscaping or allow tree or shrubbery growth which interferes with or obstructs another Lot Owner's view of Mt. Rainer, Commencement Bay, Port of Tacoma and/or the Greenbelt. No structure, improvement, fence, shrub, planting or yard feature shall obstruct a view as determined by the Architectural Control Committee (ACC) as a view impact area.

Invasive Species

The ACC has also adopted an Invasive Species Guideline (this is a work in progress and more species shall be added as the threat is realized. Some types of Ivy will be added to this Guideline).

The ACC has classified bamboo as an "invasive species" which must be contained within a metal container to isolate the root system (if planted below ground). Potted plants above ground are exempt from the metal containers if the root system does not extend into the soil. This action was in response to numerous instances of bamboo that has crossed property lines and spread into neighboring properties. Homeowners who currently have bamboo on their property must contain any plants that are not in above ground containers within metal enclosures and restrict the spread of the root system. Bamboo is extremely hard to eradicate once it has spread.

Any interference, obstruction or other violation of these Guidelines may be enforced by the Architectural Control Committee, after 30 days prior written to the Lot Owner. If the Lot Owner fails to take corrective action after such notice, the ACC may exercise all remedies available under Section 15.2 of the CC&R's or may elect to remove the obstruction or violation at Lot Owner's expense.