



Internal Use only
Date Received:
Date Reviewed:
Date Approved/ Rejected:
Date More Info Requested:

## Lea Terra Park Homeowners Association Architectural Change Approval Form

### Homeowner Section:

\_\_\_\_\_  
 (Name) (Daytime Phone) (Evening Phone)

\_\_\_\_\_  
 (Property Address)

\_\_\_\_\_  
 (Mailing Address if different) (City, State, Zip)

### Requests approval for the following proposed project:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

If the work performed does not conform to the appropriate Architectural Specifications of the Lea Terra Park Homeowners Association, then I, \_\_\_\_\_ (*Homeowner*), will be responsible to have the work corrected to comply with the appropriate specifications (found at [www.leadterra.org](http://www.leadterra.org)) at my cost within 30 days of notice of noncompliance and I will pay a fine of \$250.

### Proposed Contractor Info:

\_\_\_\_\_  
 (Company Name) (Daytime Phone) (Evening Phone)

\_\_\_\_\_  
 (Company Representative) (Daytime Phone) (Evening Phone)

\_\_\_\_\_  
 Oregon CCB #:

\_\_\_\_\_  
 (Homeowner Signature) (Date)

\_\_\_\_\_  
 (LTP HOA Architectural Chair Signature) (Date)



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## Lea Terra Park Homeowners Association Architectural Change Approval Form

### Contractor Section:

I, the undersigned, have been provided with a copy of the appropriate Architectural Specifications of the Lea Terra Park Homeowners Association for the work I have been contracted to perform for \_\_\_\_\_ (*Homeowner*). By signing below I agree to full comply with the specifications (found at [www.leaterra.org](http://www.leaterra.org)) and that if any work performed by me should not meet the supplied specifications, I will incur the cost to correct the issue.

\_\_\_\_\_  
(Company Name) (Daytime Phone) (Evening Phone)

\_\_\_\_\_  
(Company Representative) (Daytime Phone) (Evening Phone)

Oregon CCB #: \_\_\_\_\_

\_\_\_\_\_  
(Company Representative Name)

\_\_\_\_\_  
(Company Representative's Signature) (Date)

\_\_\_\_\_  
(LTP HOA Architectural Chair Signature) (Date)



**Lea Terra Park Homeowners Association  
Architectural Specifications**

**Building Materials**

**Siding**

**Lap Siding:**

Cedar Beveled Siding, 1/2" x 6", Clear Vertical Grain, Resawn, 1/8" edge  
Finger joined, primed, 4 1/2" reveal  
recommend using 15# felt paper under siding  
recommend using 6 d (penny) siding nail  
OR use Hardy plank siding, it is a cement  
fiber board

**Stucco panel:**

Cement Board / Patterned **updated 2/17/26: patterned cement board has been discontinued. Use "Sanded" cement board, available at Parr Lumber**

**Vertical Trim board:**

5/4 Cedar (This trim board is a full One inch thick)  
Fascia boards **2"x X"** Cedar ripped to the appropriate width.

**Exterior Paint**

**Rodda Paint**

Body: (siding, garage doors, side doors): Satin	OC12D4165
Doors: (Semigloss Enamel (gloss level 5)	OC12D4168
Trim: (Gutters and House Numbers)	OC12D4166
Stucco: (Cement Board on end of homes and between windows)	PR13D313

**Caulking:**

- Sonolastic: TX 1 This caulk works the best for bonding cedar to cement board and cement board to vinyl
- Quad caulk: used wood to vinyl
- Veulken caulk: used wood to wood

**Front steps/porches**

Since we have various kinds of front steps and front porches, the replacement should be the same as what you have in place today.  
Cedar boards, stained with a clear Cedar stain, not to be painted with house paint.  
Composite Wood Material in wood color, not to be painted with house paint.  
Railing, Cedar wood , painted the color of the house



## Lea Terra Park Homeowners Association Arch'itectural Specifications

### Front entry doors

Front entry door specification: Either Metal or Fiberglass material - 6 raised panels (Figure 1) - no glass inserts are permitted. Doors must be painted the approved paint color within 60 days of installation. Painting is the responsibility of the homeowner after replacement (see Paint section of this document for paint brand and colors.)

### Front entry screen/security doors

Specifications for front entry screen/security door (new or replacement).  
Colors allowed: **Black or Anodized Bronze**  
Screen, glass and security bars are allowed  
Painted designs in screen/ glass area is **not** allowed.

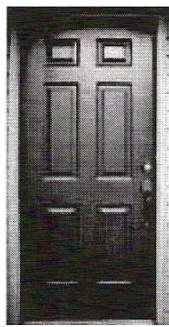


Figure 1

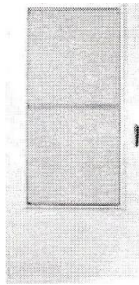


Figure 2

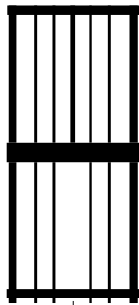


Figure 3



Figure 4

Figure 2: Combination Screen/Storm Door  
Figure 3 Combination Screen/Security Door  
Figure 4: Full view storm door - **note**: clear glass with gold striping

### Side doors

**Note:** Applies only to units 1 - 24, 25, 34, 55 and 69.

Wood, Fiberglass or Steel with glass panel, appearance must be identical to what is being replaced.

### 2nd story front deck doors

Wood, Fiberglass or Steel with glass panel, appearance must be identical to what is being replaced.

### 2nd story front deck flooring materials

update 07/06/2026:

~~Deck Rite: DeckRite is a three ply laminated membrane  
insulated between two vinyl films. Finish thickness of the  
IB Flatroof: DeckShield™ membrane is a skid-resistant  
of durable reinforced PVC film. Deckshield is available~~

Approved waterproof deck membranes shall be PVC or equivalent waterproof walking-surface membranes designed for occupied space below and installed according to manufacturer specifications. Minimum thickness 60 mil. Approved manufacturers include Duradek, DeckRite, Dec-Tec, and Weatherdek.

Homeowner Signature: \_\_\_\_\_

Contractor Signature: \_\_\_\_\_