



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.leaterra.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)



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

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) 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 Specification

Skylights continued:

Venetian, blackout, and roller blinds are allowed

Solar Panels on roofs:

Installation of solar panels is permitted in Oregon per ORS94.778. Both panels and frames have to be black.

Windows and Patio Doors- replacement or new

Specifications for replacement Windows and Patio Doors, this also applies to sunrooms

1. What is allowed:
 - a. White Vinyl **only**
 - b. Clear Privacy glass is permitted in bathroom and garage windows only.
 - c. A maximum of 2-½ inches of white vinyl will be allowed to show on the outside.
2. What is **not** allowed:
 - a. No jump frames
 - b. No greenhouse windows
 - c. No grids or decorative enhancement
 - d. No tints are allowed except for Low-E which does not show.
 - e. When the homeowner replaces the windows, all windows and doors on that side of the house have to be replaced. In the front/side of the house it would mean all windows and doors visible from the street. In back it would mean all windows and doors across the back of the house.

Driveways:

Driveways have to be replaced with the same material and look that currently exists on the driveway.



**Lea Terra Park Homeowners Association
7925 SW Connemara Terrace
Beaverton, OR 97008-6978**

Exhibit B to Resolution of the Board of Directors No. 2006-03

Vinyl Window Installation Instructions

Existing architectural style must be maintained. What does this mean? When the project is completed, except for the new white windows the exterior of your home must look just like it did prior to replacing the windows.

1. What is acceptable:

- a. The stucco panel above and below the window or door and the vertical trim on either side of the window must be removed.
- b. The old window or door removed.
- c. The new window or door installed with the nail fins under the vertical trim on the sides of the windows or door frames and under the stucco panel above and below the window or door frame
- d. The stucco panel re-installed if the panel is in good condition or replaced with patterned
- e. Cement Board.
- f. Under Chapter 14 of the 2007 Oregon Structural Specialty, Statute# 1405-17.1- Fiber Cement siding reads:
Panels shall be installed with the long dimension parallel to the framing.
Vertical joints shall be over framing member and shall be sealed with caulk or battens.
Horizontal joints shall be flashed with Z-flashing and blocked with solid wood framing
- g. The vertical trim boards re-installed if they are in good condition or replaced with new 5/4 Cedar.
- h. If any siding needs to be removed, it must be re-installed if it is in good condition or replaced with new.
- i. The exterior of the unit repainted after window replacement. (The homeowner is responsible for the repainting.)

2. What is **not** acceptable

- a. Cutting the stucco panels just above and below the existing windows to allow access to the window fins.

Chris Heniff/retary

Homeowner Signature: _____

Contractor Signature: _____