



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)



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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

Roof

Gutters and downspouts

Gutters:

Continuous Fascia: 5K or 6K, Black (Figure 8)

Downspouts:

Corrugated Colonial Grey (#46) by Gutterman (Figure 9)

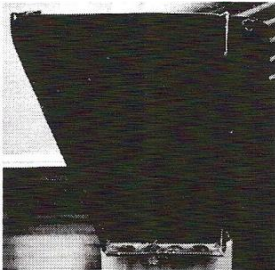


Figure 8

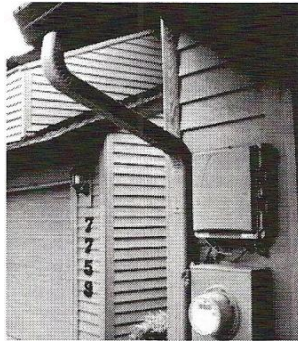


Figure 9

Covered Gutters:

If the homeowner wants to install gutters that are covered, this is allowed only if the gutter material is paintable and the connection to the roof is not visible, it cannot be connected to the roof above the first row of roofing material. Covers that are connected only on the existing gutters are allowed also.

Roofing Materials

The specific concrete tile roof that was installed when Lea Terra Park was built is not longer manufactured. The board selected the following as the replacement roof material.

Certaanteed Presidential Shake - color: ~~Autumn Brown~~ **Autumn Blend (updated 11/21/23)**

50 Year roof.

Hip and Ridge: ~~High Profile Ridge~~ **Mountain Ridge in Autumn Blend (updated 04/22/26)**

Attic ventilation: ~~Granulated/stone coated Autumn Blend (painted metal not acceptable)~~

Felt paper: ~~3015 Synthetic~~ **(updated 04/22/26)**

Drip edge: Black

Gable flashing: Black

Roof to wall flashing: Brown

Chimney flashing: Brown

Skylight flashing: Brown

**Lifetime pipe
jacks, black,
metal ventilation
(updated 04/22/26)**

Skylights

Replacement/New Skylights must be in keeping with the appearance of builder installed skylights. Skylights may be fixed (non-opening) or vented - manual or electric



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.

Homeowner Signature: _____

Contractor Signature: _____