



**Liberty Woodlands Homeowners Association (LWHA)
PO Box 127
Winthrop, WA 98862**

Architectural guidelines, process, and design examples

Updated October 28, 2015

This document offers a “plain language” guide for anyone considering building within Liberty Woodlands. It in no way replaces or reproduces other governing documents, nor does it offer a history of architectural development within this planned and evolving community.

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Governance and process

Design and construction within Liberty Woodlands is subject to an approval process administered by the Architectural Control Committee (ACC). The committee uses three public, recorded documents to guide its decision-making.

- CC&Rs
- By-laws
- Declaration of Architectural Control Committee Design Standards, what we refer to as “the Standards.”

Per Liberty Woodlands CC&Rs, the Architectural Committee is invested with responsibility and decision-making authority—as every single architectural decision point cannot possibly be outlined in the CC&Rs themselves.

Article VII, Section 2, describes the authority of the committee and some key items that define the overall vision of Liberty Woodlands.

- a) ... all the property to be developed and all improvements in the premises must harmoniously combine and not be inconsistent with the development of the entire premises so as to maintain a uniformity of value and quality.
- b) In considering plans or specifications, the committee shall examine the suitability of the same to the site, including the materials of which it is to be constructed, as well as the relationship of the same to adjacent properties and the entire.

While the Design Standards refer to log cabin style on a couple of occasions, design within The Woodlands has been evolving. This document helps to clarify the parameters in writing and by providing additional design examples.

Process:

1. The builder submits schematics or full construction drawings, showing perspective and setting, to the committee, per the requirements that are found on pages 9 - 11.
2. The chair of the committee is the main liaison with the builder; he or she communicates on behalf of the committee. The committee takes up to three weeks to consider the submission, and for clarification of uncertain details, there may be emails, phone calls, and perhaps a conference call with the builder/architect and the committee, if needed.
3. The committee decides to approve or not, and the chair communicates this to the builder.
4. Once an approval is reached, the chair creates an approval letter to be signed by both parties.
5. The builder completes the sewer and water applications for the county for LWHA’s signature.

6. Once the builder receives a permit, he/she submits a copy to Liberty Woodlands.

Dwelling requirements

- Dwellings must be a minimum 1,000 square feet of living space, exclusive of porches, patios, carports, garages, etc.
- Fences, landscaping, and other substantial property improvements that are proposed to be built after original construction need to be approved through the design approval process.
- Garages are recommended to be attached or connected to the house by a breezeway, versus a separate, free-standing building. No RV-height garages are permitted.
- Construction must be completed within two years from commencement of construction.
- Propane tanks are to be 20-30 feet from the house.
- Clear-cutting is not permitted.
- Re-purposed wood (cut trees) is to be burned or chipped on the owner's lot or removed.

Annual assessments and fees for 2016 (subject to change each year)

- See Dues & Assessment document on website; that is the most up to date information.

New construction fees for 2016 (subject to change each year)

- See Dues & Assessment document on website; that is the most up to date information.

Design guidelines

House designs must fit harmoniously within the community. Because of this vision, we have some clear definitions about various elements.

Typically approved elements include	Not likely to be approved—have not ever been approved up to this point
<p>Materials:</p> <ul style="list-style-type: none"> • Wood: cedar or pine primarily, with no less than 8 inch wide boards • Some metal, with rusting to achieve a “natural” look • Warm color tones • Transparent stains 	<p>Materials:</p> <ul style="list-style-type: none"> • Shiny, reflective, or colored metals • Corrugated metal • Straw bale, rammed earth, stucco • Cement or HardiePanel • Painted wood or semi-transparent stains that resemble paint • Full ground-to-roof metal siding
<p>Note: Stone/rock work and metal accents currently exist on one home each in the Woodlands. As an accent material, we are limiting the amount of these materials to approximately no more than 30% of the exterior, and will take designs on a case by case basis.</p>	
<p>Color:</p> <ul style="list-style-type: none"> • Natural wood color • Warm, brown tone range • Transparent stains 	<p>Color:</p> <ul style="list-style-type: none"> • Blacks, whites, grays • Bright colors • Stark contrasts
<p>Roofs:</p> <ul style="list-style-type: none"> • Fire-resistant peaked or shed roofs • Most roofs in Liberty Woodlands are metal • Dark coloring: brown, black, dark gray, or dark green • While shed roofs are a new design element for the Woodlands, we are more likely to approve an opposing planes roof, vs a single plane. See the final design sample picture on page 8. 	<p>Roofs:</p> <ul style="list-style-type: none"> • Cedar shake roofs (we are a Firewise community) • While two current homes have composite shingles, from a design viewpoint, we would discourage this material
<p>Other elements to help tie in with other homes & the surrounding:</p> <ul style="list-style-type: none"> • Heavy log elements: thick, exposed beams; log braces; rustic railings, for example 	<p>Other elements:</p> <ul style="list-style-type: none"> • Street facing cabins with unbroken horizontal roof or balcony designs • Two-story shed roof houses • Yurts and “tiny homes”

<ul style="list-style-type: none">• Round log timbers	<ul style="list-style-type: none">• Overly modern designs• No trailers or tents are allowed unless specifically used by the builder and cleared by the committee ahead of time• Cement walls anywhere• Attached garages should not figure prominently in the front of the house
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Because The Woodlands is comprised of permanent residents and second-home owners who also utilize their homes as vacation rental properties, we have learned over time that the following amenities are incredibly useful. We advise considering including them in the house design.

- Generator-ready
- Air conditioning or heat pump ready
- Storage for bikes, skis, and other outdoor equipment. This includes sheds and garages which we strongly encourage to be designed and built attached or connected to the house.

Design Examples

Lot 1D



Note: multi-plane roof and heavy log supports.

Log house



Note: Log bracing.

Alpine Woods



Bear Paw



Two-story with variety of planes that add interest.

Spruce – Lot 8C



Lot 8E



50 Liberty Lane



Blue Pine



Dormer and portico detail. Horizontal siding and shingle features.

Finished in 2015 – the most modern home yet built, with rusted metal and vertical cedar siding, heavy vertical timber posts, and a multi-plane roof. Homeowner prefers we don't post pictures of the home here, but if you are ever in the Woodlands, you'll see it.

The submission: pre-application cover sheet

Customer Name		Property #	
Address		Email	
Phone 1		Phone 2	
Builder name		Builder email	
Builder phone		Builder address	
Architect name		Architect email	
Architect phone		Architect address	

The submission: schematics and drawings--requirements

Note: All drawings should be clearly labeled, even if there is repetition. For example, each side of the home's elevation drawings must be labeled, even if you're repeating the material name and compass directions on each drawing.

Plot plan

- Scale clearly marked.
- Show property lines accurately, including length, angles, and curves.
- Show all buildings, structures, parking areas and driveways, fences, walks, setbacks, overhangs, sidewalks, slopes, and right-of-way contiguous to property. Show required building envelope setbacks and fit to building envelope or property line. Clearly indicate location of proposed construction within the envelope. Buildings shall not overhang property lines.
- Summarize the square footage of the first floor, second floor, garage, covered decks, porches, and basements.
- Include exterior building materials such as color, texture, window type.
- Snow management: show snow drop or storage and roof deposition, roof lines, winter walk ways, entrances, exits.
- Display all utility routing including locations of propane tanks, septic tanks, heat pumps, water and electrical meters.

Preliminary grading and landscape concept

- Scale clearly marked.
- Show existing contours and proposed drainage concept.
- Show existing trees, shrubs, and planting bed areas in amounts, types, and sizes. Show proposed planting concepts.
- Include general overview of any sod or surface treatment, walls, trellises, arbors, drainage, outdoor lighting, grading, house numbering, driveways, and driveway surfaces.
- Include notes on all exterior items that cannot be clearly discerned on the elevations.

Floor plan

- Scale clearly marked.
- Indicate all walls, columns, overhangs, openings, vents, meters, and any features that will affect the exterior design of the building.
- Scale accurately all items, details, and parts of plans, including balconies, overhangs, decks, atriums, garages, accessory buildings.
- Indicate square footage EACH of residence, garage, recreation areas, and patios.
- Include notes on all exterior items that cannot be clearly discerned on the elevations.

Elevations

- Scale clearly marked.
- Provide exterior elevations to scale of all proposed buildings. All horizontal elevation points must be shown on the elevations (i.e. ridge lines, balconies, terraces, et cetera).
- Computer or artistic renderings, scaled to the setting and showing perspective.
- 3D renderings are appreciated, if possible.
- Identify all finish materials, colors, and textures. Manufacturer names and item numbers are required.
- Indicate all materials, as well as unusual conditions or construction requirements.
- Clearly indicate which colors and materials will be used on each portion of the building.
- Exterior materials include walls/siding, roofing, doors, windows, and window framing, along with posts and other supports.
- Samples of proposed materials and colors will be requested during the design approval process.