

HOLLY HILLS ESTATES ABBREVIATED CC&R's

(For reference only, not a substitute for recorded CC&R's)

The following is based on Article III of "Covenants, Conditions, Restrictions, Easements and Reservations," recorded with Clark County #9807090328. The information below includes a brief description of the content found under each section of Article III. All Owners should review the recorded CC&R's for full details.

Article III. CONSTRUCTION ON LOTS AND USE OF LOTS

Section 3.01 Uniformity of Use and Appearance.

Only one structure (single family dwelling) is allowed per lot, except accessory structures as allowed by the requirements of Article 3.7.19 below.

Section 3.02 Building Materials.

All homes shall be built of new materials, except "décor" items as approved by the Board. All roofs must be or architectural layered composition roofing of 25-yr life, or better. Siding and trim are to be lap or an equivalent to be approved by Board. No T-111, plywood or panel type siding. Re-sawn cedar plywood allowed for soffits and accent panels. The Board must approve exterior colors. Generally, colors shall be muted earth tones, grays, beiges and similar shades.

Section 3.03 Submission of Plans.

Plans for construction of any structure on any lot must be submitted to the Board for approval at least 10 days before construction.

Section 3.04 Construction.

No structure shall be constructed on any lot unless the Board has approved the plans for the structure in writing. An owner must commence construction of an acceptable structure within 3 years after closing of purchase of lot.

Section 3.05 Minimum Size.

This section sets the minimum size for any lot and any home.

Section 3.06 Maximum Height.

All buildings or structures must be constructed in accord with City of Camas and other applicable codes.

Section 3.07 Repeated Plans.

This section sets the restrictions under which building plans may be repeated within any given phase of Holly Hills.

Section 3.08 Use Restrictions.

Section 3.8.1 Residential Use.

Dwellings on lots are intended for and restricted to use as single-family residences only, on an ownership, rental, or lease basis, and for social, recreational, or other reasonable activities normally incidental to such use.

Section 3.8.2 Maintenance of Buildings and Lots.

Each owner shall keep the interior and exterior of structures on owner's lot as well as the lot itself in a clean and sanitary condition, free of rodents and pests, and in good order, condition and repair and shall do all redecoration, painting, landscaping, and maintenance at any time necessary to maintain the appearance and condition of the structure and lot.

Section 3.8.3 Completion of Construction.

Any structure on any lot shall be completed as to external appearance within 6 months from the date construction is started. All front yards and landscaping must be completed within 60 days from the date of completion of the structure.

Section 3.8.4 Parking.

Other than operable passenger automobiles in regular use, all trucks, campers, trailers, boats, motorcycles, vehicles under repair or other vehicles, or portions thereof, will be prohibited from parking or remaining on any lot, or in front of any lot, unless the same is placed in a garage or fenced side or rear yard which places same totally out of public view. Overnight parking will be prohibited on streets adjoining any lot or tract, except occasional guest parking shall be permitted for a maximum of 24 hours.

Section 3.8.5 Signs.

This section provides rules for display of signs to the public view.

Section 3.8.6 Animals.

This section provides rules for animals kept on any lot. In general, only household pets are allowed and they cannot exceed 3 in number.

Section 3.8.7 Temporary Structures.

Generally, no temporary structures are allowed on any lot, except jobsite trailers during construction of a residence, and the like.

Section 3.8.8 Clothes Lines.

No clothesline may be used where it is visible from the streets adjoining the lot.

Section 3.8.9 Radio and Television Aerials.

No aerial may be placed on any lot which is more than 6 feet in height above the highest point (exclusive of chimneys) on the structure upon which it is erected. No separate towers without written approval of the Board. No satellite dishes more than 24 inches in size without written approval of the Board.

Section 3.8.10 Trash Containers and Debris.

All trash shall be placed in sanitary containers not visible from adjoining structures or streets. No lot may be used as a dumping ground. Yard debris shall not be dumped on any lot or street. Compost piles may be kept provided they are kept in a clean, neat and sanitary condition and are not visible from any adjoining lot or street.

Section 3.8.11 Offensive Activity.

No noxious or offensive business shall be conducted or permitted on any lot or on any street. Limited child day care, so long as no more than 4 children are in attendance at any one residence, is permitted. No noxious or offensive activity, including but not limited to the creation of excess levels of noise, shall be carried on in any lot, nor shall anything be done therein which may be or become an annoyance or nuisance to other owners or tenants.

Section 3.8.12 Setbacks.

Setbacks are per City of Camas requirements.

Section 3.8.13 Fences.

No fence shall be constructed without written approval from the Board. No fence higher than 3 feet may be constructed in areas from the front of the house to the street.

Section 3.8.14 Underground Utilities.

All utility lines located outside the dwelling shall be in utility conduits attached to the dwelling or underground.

Section 3.8.15 Drainage.

All drainage from impervious surfaces shall be connected to the approved permanent storm drain. Absolutely no dumping of any pollutants into the storm water system shall be permitted.

Section 3.8.16 Damage.

Any damage caused by an owner to any common improvements shall be repaired by such owner to its original condition and approval of the Board within 12 days from the occurrence of such damage.

Section 3.8.17 Driveways.

All driveways shall be paved with Portland cement concrete from the street to the garage.

Section 3.8.18 View Control Plan.

The Board shall have the authority to promulgate a view control plan for the purpose of providing a uniform and equitable system for the maintenance of views for lots within Holly Hills.

Section 3.8.19 Accessory Structures.

This section sets the rules for placement of accessory structures. In general, accessory structures must be approved by the Architectural Control Committee and must blend with the dwelling structure.

Section 3.8.20 Compliance with Laws.

Each owner and the Association shall comply with the stricter of either the terms and conditions of the CC&R's or the laws of any government entity having jurisdiction.

Section 3.09 Solar Panels.

Solar panels on any structure are prohibited.

Section 3.10 Maintenance of Lots During the Construction Period.

Owner shall keep lot neat and clean during construction. Between completion of construction and occupancy, owner shall be responsible for keeping the landscaping improvements and structure itself in a clean and neat appearance.