

**Declarations of Covenants Conditions and Restrictions for Westridge Estates PUD – relevant section extract – if you find additions please let Elsa know**

Article II – Association Membership and Voting Right

Section 2: Voting. Each Owner shall have one (1) vote for each Lot owned. When more than one person or entity holds a beneficial interest in a Lot as a joint tenant, tenant in common, or otherwise, all such persons shall be Members of the Association, but shall be considered as only one (1) Owner for voting purposes.

Article IV - Assessment for Common Expenses

Section 1: Personal Obligation of Owners for Common Expenses. The Declarant, for each Lot owned, hereby covenants, and each Owner of any Lot by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay all Assessments imposed by the Association to meet the estimated Common Expenses.

Article VI Architectural Control

Section 6: Review of Plans and Specifications. The Architectural Control committee shall consider and act upon any and all requests submitted for its approval. The Architectural Control Committee shall approve plans and specifications submitted to it only if it determines that the construction, alteration, and additions contemplated thereby, and in the location as indicated, will comply with this Declaration, will serve to ***preserve and enhance the values of Lots within the Property, and will maintain a harmonious relationship among structures, vegetation, topography, and the overall development of the Property.*** The Architectural Control Committee shall consider the quality of workmanship, type of materials, and harmony of exterior design with other Residences located within the Property. Should the Architectural Control Committee fail to approve or disapprove the plans and specifications submitted to it by an Owner of a Lot within thirty (30) days after complete submission of all required documents, then such approval shall not be required; provided, however, that no building or other structure shall be erected or allowed to remain on any Lot which violates any of the covenants or restrictions contained in this Declaration. The issuance of a building permit or license for the construction of improvements inconsistent with this Declaration shall not prevent the Association or any Owner from enforcing the provisions of this Declaration.

Section 10: Use Restrictions and Building Type. No building or other structure shall be erected, altered, placed, or permitted to remain on any Lot other than one (1) single-family Residence per Lot, with attached or detached garage, and other appurtenant structures. *(Per investopedia.com, Appurtenance typically applies to permanent property rights or items included in a property's sale. An appurtenance is a real property, which is defined as being immovable or fixed to the land. In this case, appurtenances relate to the land.)*

Section 14: Garages. Each Residence shall include an attached or detached garage having space for not less than two (2) vehicles.

Section 33: Resubdivision. No Lot may be further subdivided without the approval of the Architectural Control Committee. This provision shall not be construed to prohibit or prevent the dedication or conveyance of any portion of a Lot as an easement for public utilities.