

# CRC FORM A

COVENANT REVIEW COMMITTEE

Check all boxes that apply:

Case #

**New Construction**

**Accessory Building**

**Remodel**

**Grade Alteration**

**Decks**

Dear Homeowner,

The Covenant Review Committee (CRC) has assumed the role of the “Building Committee” or “Architectural Control Committee” noted in your subdivision’s Covenants, Conditions & Restrictions (CC&R’s) by way of amendment. The CRC responsibilities include the review and approval of owner plans to build a home, remodel a home or alter landscaping, to ensure conformance with prevailing CC&R’s.

Architectural Control Guidelines have been included here as an aide to completing the form. Please attach additional exhibits to this form as needed to help the committee complete the approval process. Construction plans must show front, side and back setback lines with dimensions to your structure. Changes in materials and colors to your home must be described accurately. Paint chips are required and guidelines are posted online on our community website. For changes to rooflines, a diagram of the new elevation must be provided with a measurable reference to a fixed point. A specified point in the street curb or a fire hydrant is an example of fixed points often used. For landscaping changes, a site plan showing new slope cuts, soil berms, trees, shrubs and fences need be supplied with the heights noted. Recommended slow growing and dwarf planting conducive to our Somerset setting are posted online on our community website. If you do not have internet access and you want the information mentioned here, you can contact the Somerset Community Association Secretary to have the information mailed to you.

If your alteration is minor, please use the simplified CRC Form B, available on our community website. This includes painting and terracing, changes to roofing, siding, fencing, lighting or driveway material, or the addition of minor structures like mailboxes, storage buildings, gazebos, hot tubs and atriums. For all major changes, please continue to use this CRC Form A.

The CRC will consider only signed applications that are complete. Once received, the CRC will promptly review your application and contact you. Please mail your completed forms and documentation to the following address:

**Somerset Community Association**  
**ATTN: Covenant Review Committee**  
**PO Box 40531**  
**Bellevue, WA 98015**

Case #
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**Architectural Control Guidelines**

1. Compliance with established building setback lines established by the CC&R's or the City of Bellevue established zoning. **The most restrictive holds.**
2. Compliance with height limits set by Somerset CC&R's. Otherwise residents shall abide by the original covenants of Somerset – Auditor's file 5237074 Article #2: "No home will exceed more than one story above ground level when it will unduly interfere with another lot's view."
3. Exterior building color shall be in conformity with and have respect for other improved properties in the neighborhood. Recommended colors are posted on the community website.
4. Consistency of architectural styles and building materials respecting adjacent improved properties.
5. Compatibility of style, size and window placement with adjacent improved properties.
6. Compliance with view guidelines. These are also posted on the community website.
7. Compatibility of building to topography.
8. Lot grading conformance to natural contours yet protecting adjacent properties from intrusion of flows of surface waters.
9. Properly screened activity areas (visual, human barriers, sound and lighting) for sports, hot tubs, air conditioning and swim pools.
10. Properly screened storage areas such as garbage, vehicles, boats and firewood.
11. Maximum roof heights are measured from ridgelines, not chimney tops.

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## Homeowner Information

HOMEOWNER'S NAME	
SOMERSET ADDRESS	
MAILING ADDRESS (IF DIFFERENT)	
HOME PHONE	ALTERNATE PHONE
E-MAIL ADDRESS	COMMUNICATION PREFERENCE Home Phone    Alt Phone    E-Mail

## Professional Services (additional vendors should be listed on a separate sheet):

FIRST VENDOR'S NAME	
VENDOR ADDRESS	
OFFICE PHONE	CELL PHONE
FAX NUMBER	E-MAIL ADDRESS

SECOND VENDOR'S NAME	
VENDOR ADDRESS	
OFFICE PHONE	CELL PHONE
FAX NUMBER	E-MAIL ADDRESS

Describe in your own words the intended work and purpose (attach additional sheets as necessary):

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Please complete the materials inventory below as applicable. Where material is being replaced with the same kind of material, simply mark the space "same".

SIDING DESCRIPTION	STYLE
MATERIAL	COLOR
DOORS DESCRIPTION	STYLE / COLOR
WINDOWS MATERIAL	COLOR
MASONRY DESCRIPTION	STYLE
CHIMNEY MATERIAL	COLOR
ROOFING DESCRIPTION	STYLE
MATERIAL	COLOR
DECK DESCRIPTION	STYLE
MATERIAL	COLOR
ACCESSORY BUILDING DESCRIPTION	STYLE
MATERIAL	COLOR
OTHER DESCRIPTION	STYLE
MATERIAL	COLOR
EXTERIOR COLORS BODY OF THE HOME	TRIM

Use the remaining space on this page to enter additional information helpful to the CRC:

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**By signing this form, the homeowner signing this form affirms the information contained in this form is true. Further, the homeowner confirms they understand the following statements:**

Construction or renovation of my home may require a building permit from the City of Bellevue. The filing of this form with the CRC and any subsequent review and approval from the CRC does not affect or alter any requirement to obtain a permit.

The approval of this form by the CRC does not guarantee compliance with the City of Bellevue ordinances.

CRC approval is necessary to begin proposed construction. If construction begins prior to CRC approval, the homeowner may be required to return the property to a former condition at the homeowner's expense. The Homeowner may also be required to pay all legal expenses incurred. Where the CRC is available to a homeowner and a homeowner disregards the requirement to obtain the CRC approval of proposed changes, a homeowner may have compromised any future legal solution to a subsequent problem relative to changes made to the home.

Members of the CRC, as appropriate, are permitted to enter my property to make reasonable inspection of the proposed construction or renovation locations.

The CRC is authorized to conduct activities relative to Construction, Renovation and Landscaping by an amendment to the covenant recorded in the subdivision where the home is located.

The CRC approval of a project could expire, if the project does not complete within the duration defined in the corresponding permit. Approved Construction, Renovation and Landscaping can also be revoked based on new information not previously known to the CRC that would change the CRC's prior decision.

All approvals of the CRC are contingent upon the Construction, Renovations and Landscaping being completed as approved and completed in a commercially reasonable manner. Any approved work not completed in a reasonable period of time or abandoned will be deemed as not complying with the approval granted.

HOMEOWNER'S SIGNATURE		DATE SIGNED	
COMMITTEE USE ONLY	CRC DECISION		
	EXPLANATION OF DECISION		
	CRC MEMBER NAME	SIGNATURE	DATE
	CRC MEMBER NAME	SIGNATURE	DATE
	CRC MEMBER NAME	SIGNATURE	DATE