

Clearmeadows Good Homeowner Guidelines

Issue	Standard Rules and Regulations
Permitted Signs	Single “For Sale” sign. Alarm system signs must be straight, close to home, one per side. Campaign signs to be professional and neat. No contractors’ signs.
Prohibited Vehicles	Commercial vehicles, RVs, trailers, utility trailers, campers, camper shells, and boats on the homeowner’s property must be out of public view. Short-term presence for loading and unloading permitted with notice to Community Managers.
Basketball Hoops	Backboards or basketball hoops must be concealed from public view when not in active use.
Clotheslines	Clotheslines must be concealed from view.
Refuse Cans (Recycle, Yard Debris, Garbage)	Garbage cans, recycle bins, and yard debris cans must be concealed from public view. Containers to be put out no earlier than Thursday and to be put away by Sunday night.
Paint & Trim	Architectural Request Change form must be submitted and approved prior to any painting, even if the same color is applied. Door may be a stand-alone accent color. Garage doors to be white or same as siding. Maximum 3 colors on home.
Street Trees/ Shrubs/ Vegetation	Homeowner is responsible for trimming trees/shrubs/vegetation for pedestrian sidewalk use. (Branches at least 6½ feet above sidewalks). Copy of City permit must be submitted prior to any street tree removal. Tree must be replaced (with few exceptions) with a tree at least 6 feet tall and 1¾ inches in diameter. The tree may be homeowner’s choice. As a helpful note, the Forester for the City of Vancouver recommends the Japanese Snowball/Snowbell as a good choice for the common lot size and easy maintenance.
Back Alleys	Back alleys and private road entries should be clear of obstructions or hazards.
Yards	Grass needs to be in good condition, mowed, weeded, and raked, with no bare patches or landscape fabric exposed. ○ In July/August well-kept lawns may go dormant.
Storage Sheds/ Gazebos, Greenhouses, Pergolas, Patios, Decks	Siding and roofing material and color must match home. Exceptions possible for design or if structure requested is not visible to the public. Natural stain similar to community fence is also permitted. Setback is 5 feet from adjoining neighbor property line or 3 feet with written permission on file from neighbors affected. Architectural Request Change form must be submitted and approved prior to construction. Homeowner is responsible for following government requirements for construction.
Trellis	Trellis cannot block line of sight. Limit of 8 feet high.
Community Perimeter Fence	Homeowners who live on the community perimeter fence are responsible for protecting their side of the fence including installing attractive bottom rail or gap filler, if needed, by homeowner. Homeowner must protect the community fence from damage from rocks, vegetation against and under the fence or growing through it and to prevent debris from migrating from their yards to sidewalk.

Hot Tubs	Hot tubs must be screened from public view. Must be a minimum of 5 feet from all property lines.
Fences – Construction and Color	Wood only and finished side to public view. Composite fencing may be considered with sample and documentation. Solid surface limited to 6 feet in height and cannot extend beyond front of the home. Architectural Request Change form with plot plan drawing must be submitted and approved prior to construction. Fences must be white, cream, light gray, light beige or natural wood similar to the community perimeter fence. Homeowner is responsible for following government requirements for construction.
Front Yard Fence	Wood or ornamental iron fence not over 3½ feet shall be permitted to extend beyond front of home. Composite fencing may be considered with sample and documentation. Architectural Request Change form must be submitted and approved prior to construction and/or painting. Homeowner is responsible for following government requirements for construction.
Vegetable Gardens	Must be screened from street view.
Landscape Changes	Major changes for yards in the public view require approval. Plot drawing will be needed.
Leaf Removal	Homeowners are responsible for keeping sidewalks and street clear of leaves and depositing them in the city-approved manner (yard debris or city provided containers), not into the street per City of Vancouver regulations.
Security Bars	Security bars must be the same color as house. No security bars on front side of house.
Play Equipment	Play equipment must be located no closer than 5 feet from property line; 3 feet may be acceptable with written approval from adjoining homeowner. Any structure over 10 feet high will require an additional 1 foot setback for every foot of height.
Dog Houses, Dog Runs	Dog houses and dog runs must be hidden from public view. Dog run height must not exceed fence line. Exception possible if the dog run adheres to shed requirements.
Roofs	NO ARC required if conventional style and color i.e., black, gray, browns, blues.

This is not a revision or total summary of the CC&Rs. These standards are provided for homeowner convenience and do not preclude other specifics contained in Article XI Architectural Standards of the Covenants, Conditions and Restrictions (CC&Rs). All government requirements are the responsibility of the homeowner.