

# ARBOR ROSES

## Homeowners Association

### WELCOME!

Welcome to the Arbor Roses Homeowners Association! We are pleased that you have chosen to join our community and as a new homeowner, we know you will want to help us maintain the very assets that first attracted you to the Arbor Roses Homeowners Association community.

The expectations associated with owning an Arbor Roses home are called the Declaration of Covenants, Conditions, and Restrictions, or the "CC&R's", for which the owner of each lot is subject. The CC&R's allow architectural control of exterior changes to your home and lot, so it's very important to read and understand them. Plans for exterior changes to homes and lots are reviewed by an Architectural Review Committee to ensure that those changes integrate well into the existing design of the neighborhood.

Since you are now a homeowner in our community, you have also become a member of



the Arbor Roses Homeowners Association. The Homeowners Association is a non-profit corporation whose principal functions are to maintain the common areas, manage the Association's finances, and enforce the guidelines in the CC&R's. Members of the Association pay assessments in accordance with the budget and elect a Board of Directors to implement the rules and regulations of the community.



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### MEET YOUR MANAGEMENT

Although the Board of Directors has the authority to implement the rules and regulations of the community and oversee the maintenance of the common areas, it has chosen to retain the services of Northwest Community Management to provide the daily oversight of the community's needs. Northwest Community Management contributes not only 35 years of experience in the form of advice and counsel, but takes care of the numerous tasks which would otherwise make the Board's job as volunteers a full-time occupation.

Together, the Board of Directors and Northwest Community Management establish policy and direction for the day-to-day operation of our community. If you have concerns or questions regarding the association, common areas, or the community in general, please feel free to contact the Board members or Northwest Community Management at (503)-670-811, or send them an e-mail at info@nwcommunity.com.

## ARCHITECTURAL CONTROLS

Fences, satellite dishes, and basketball hoops are some of changes we make to our houses to turn them into homes. But before you make exterior changes, remember there are design guidelines, which are important to keeping our community nice for everyone. As part of those guidelines, your changes need to be reviewed and approved *before* any work can begin.

### *Why must my plans be reviewed?*

The Architectural Board/Committee reviews each set of plans to keep a sense of equity and a certain quality of visual livability about the community. This helps assure property values and a neighborhood standard, which each homeowner agrees to follow when purchasing a home within this association.

### *When must my plans be reviewed?*

Prior to making plans for exterior changes to your home or lot, the Architectural Board or Committee must review and approve your changes. Approval pertains to such things as landscaping, retaining or decorative walls, decks, fences, sheds, spas, and satellite dish locations.

To put it simply...

**...anything that constitutes change outside of your home should have an approved plan.**

### *How do I submit plans for review?*

The review process is very simple. Prior to beginning any project, send a set of drawings (you can even do the drawings yourself, if you'd like!) to Northwest Community Management and the drawings will be forwarded to the Architectural Board/Committee. The drawings must also include such things as the type of materials, colors, setbacks, and any valuable information you think would help create a clear understanding of your project. You will receive an answer within 30 days so allow plenty of time in your planning for this process and schedule accordingly.

## DOWNLOAD THE FORM

Visit the "Forms" section of the Northwest Community Management website to download and print the ARC form you need for your ARC application:

[www.nwcommunity.com](http://www.nwcommunity.com)

## REMINDERS

- **Clubhouse and Pool:** The clubhouse and pool facilities are tentatively scheduled to open at the end of May.
- **Pet Cleanup:** All pet owners are responsible for cleaning up after their pets, whether it is on their property or in the common area.
- **Parking:** Absolutely no parking is allowed in the "alleyways" (private vehicular access tracts). There have been problems with homeowners parking over their driveways and onto the street portion of the tracts. This has made it quite difficult for other homeowners to maneuver their vehicles around the vehicle parked illegally. Also, parking in this fashion blocks access to emergency vehicles.
- **Trash and Recycling Containers:** Please note that all trash and recycle containers must be stored out of view (ex. in the garage or behind the fence) within 12 hours of collection.