

Architectural Review Committee Home Improvements Application FAQs

What is the ARC?

The Architectural Review Committee (ARC), working under the authority of the Jornada Homeowners Association Board of Directors, has been created for the sole purpose of maintaining the quality and value of the entire property of Jornada. The ARC consists of a minimum of three to a maximum of five lot owners appointed by the Board of Directors.

When do I need to submit an ARC Application?

The Jornada Homeowners Association Rules and Regulations Section 3, General Construction and Landscaping Control, sets forth the general guidelines for ARC approval. In addition, Article 6 of the Covenants, Conditions, and Restrictions (CC&Rs) discusses use restrictions and rules as well as specific architectural standards. Some of the most common examples requiring ARC approval include:

House Painting: Refer to Section 3.11 of the Rules and Regulations. All colors of all exterior materials and trim features, including doors, must be submitted. A Color Palette Presentation Book is available for suggested color schemes.

Tree/Vegetation Trimming or Removal: Refer to Section 6.13 of the CC&Rs. No trees that are more than four inches in diameter at a point two feet above the ground shall be removed without approval.

However, ARC approval is not required for removal of trees that are located within ten feet of a drainage area, a sidewalk, a residence or a driveway provided that it is not subject to the Vegetation Protection and View Enhancement Easement described in the Plat of West Beverly Hill No. 4.

In addition, City regulations govern hillsides on all properties in the City. Steep or potentially unstable slopes are regulated under the City's "Critical Areas" regulations, which can be found in Title 16, Chapter 10, of the Auburn City Code. The following link will allow you to view the City Code online: <http://codepublishing.com/wa/auburn/>. Many of Jornada lots are subject to these regulations.

The ARC requires written City approval prior to considering requests for tree and other vegetation trimming or removal that may be subject to either the Jornada Easement or the City's Critical Areas regulations. To obtain written approval from the City, contact the Environmental Services Manager at 253-876-1962.

Roofs: All exterior materials and colors must be submitted for approval.

Fences: Refer to Section 6.19 of the CC&Rs and Section 3.15 of the Rules and Regulations. Location, height, color, and style specifications apply and must be submitted for approval.

Outbuildings, Greenhouses, and Sheds: Refer to Section 3.12 of the Rules and Regulations. Location, height, color, and style specifications apply and must be submitted for approval.

Landscaping: Landscaping designs including lawn, rockery, shrubbery and hardscapes must be submitted for approval.

Satellite Dish: Refer to Section 4.5 of the Rules and Regulations. Installation and location must be submitted for approval.

If you have any questions, feel free to contact a member of the Board or ARC.