

Request for Approval

Foxhall Architectural Control Committee (ACC)

The Foxhall Covenants--as attached to the title of your parcel--require that the Foxhall ACC review and approve proposed development in Foxhall for consistency with the standards in the Foxhall Covenants. Thus, property owners in Foxhall who are planning residential construction and remodeling that affects the outside of a home, a barn, storage buildings, and/or a fence, etc., must submit the plans and information to the ACC. Please provide the following information to assure the ACC can respond quickly to your proposal.

Date Request Submitted: _____

Property Owner(s): _____

Contact Name (if different from property owners): _____

Address of Construction Proposal: _____

Telephone Contact #s: _____

E-mail Address: _____

Mailing Address (only if different from proposal address): _____

Based on the Covenants, a proposal needs 3 types of information -- Include or attach:

- The Proposal:** Simple projects (i.e. fencing or a shed) can have simple design information or a picture. Complex building or remodels must include the actual construction plans/drawings (at least one copy for the ACC to keep – *more copies produce a faster review*).

- External Appearance:** Describe the external materials (i.e. type of roofing, type of siding, type of fencing) and finish (i.e. buildings to be same color as house, or not; fence color).

- Location of the Proposal:** Include a sketch of your parcel showing where the structures are located, how the proposal ties in with existing structures, and how the proposal relates to roads and property lines. It may be easiest to sketch the changes on an online satellite map print.

Submit your proposal to any ACC member or by email to all members. We may ask for additional information, or ask to meet with you or see the site. For a major project the ACC will respond to your request in writing, for a smaller project, likely by email. We usually respond in less than a week, often in just a few days. The Covenants require the ACC respond within 30 days or the request is deemed approved. **Please feel free to contact any member of the ACC for information or to submit a Request for Approval:**

Name	Telephone	E-mail Address
Derek Chinchon	360.485.3881	dichinchen@gmail.com
Andrew Kolibas	360.528.7017	kolibas@comcast.net
Keith Long	360.402.3799	keithlong@comcast.net
Bob Pendle	360.412.1256	bobpendle@comcast.net
Keith Solveson	360.491.4278	solveson@yahoo.com

Background Regarding the Foxhall Covenants

The Foxhall Protective Covenants

Complete copies of the Foxhall Covenants are available on the Foxhall website, at <https://www.foxhall98516.org/governing-documents>. Also, you received and initialed a copy of the Covenants for your parcel when you signed documents at the Title Company, and they're filed and available at the Thurston County Auditor's Office.

The "Protective Covenants" were created by the developer, Virgil Adams, and lay out his vision of the development. They are linked to each Division of Foxhall, and begin with specific platting information relevant to Division I, II, III, IV, etc. However, the following sections are consistent for all Foxhall divisions (to the best of our knowledge):

- Article II. Covenants Respecting Use
- Article III. Architectural Control Committee
- Article IV. Modification of Covenants
- Article V. Term, Enforcement and Construction
- Article VI. Amendatory Provisions

Excerpts of the Covenants, related to ACC review

ARTICLE II. COVENANTS RESPECTING USE

A. Land Use and Building Type. ". . . . No more than one detached single-family dwelling shall be constructed on each lot."

B. Architectural Control. "No building or other permanent structure shall be erected or altered on any lot until the construction plans, specifications, and a plan showing the location of the building or structure has been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and grade elevation. . . . the minimum square footage of living area for single family homes will be 1300 square feet."

". . . . All houses shall have at least a two-car garage. Where the restriction and covenants herein set forth cannot be complied with, because of land limitation or topographical restriction, the proper and orderly development of such lots shall be affected within the purview of these covenants as far as possible, and the Architectural Control Committee is hereby empowered to allow variations as in its judgment permits the reasonable utilization of such lots most consistent with general plans of development."

C. Building Location. "Set-back requirements for construction shall comply with County regulations."

F. Noxious and Offensive Activity. "No noxious or undesirable thing or noxious undesirable use of the property in said additions, whatsoever, shall be permitted or maintained upon said building sites in said additions. If the Architectural Control Committee shall determine what trade, business, or use is undesirable or noxious, such determination shall be conclusive."

G. Temporary Structure. "No structure of a temporary character, basement, shack, garage, barn or other outbuilding shall be used on any lot, at any time, as a residence, either temporarily or permanently."

H. Completion of Structures. "All buildings commenced on any lot shall be completed as to exterior appearance, including painting and landscaping, not later than twelve (12) months after construction is commenced."

Q. Fences. "No fence shall be constructed on any lot unless approved by the Architectural Control Committee and shall generally consist of a 3-board fence, painted white, & particularly those portions of fence abutting the roadways. No Fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum setback line, unless similarly approved."

Article IV. Modification of Covenants requires signatures of more than 80% of owners (= 98+).