

CCC New Architectural Changes Are Effective June 1, 2022

The Country Club Architectural Committee (CCAC) meets annually to discuss and revise the CCC Architectural Control Standards. This committee is comprised of the chairs from each of the individual HOAs within Charbonneau. This committee then passes on its recommendations from their Annual Meeting to the CCC Board for approval. This year's new standards include the following revisions and/or additions.

Electric Vehicle Charging Stations: Homeowners must submit an application to their local HOA before installing an exterior charging station. Guidelines for Electric Vehicle Charging Stations for Homeowners Associations can be found in ORS 94.742.

Feeding Wildlife: Feeding of wild animals, for example geese, ducks, squirrels, birds, and deer in all areas outside your home, including your courtyard, is prohibited. Homeowners may feed hummingbirds inside their courtyard and in common areas outside of the courtyard with a liquid feeder hung above the ground. Offenders of the above policy will be subject to local HOA enforcement resolutions.

Fire Safety Wood-burning outdoor fire pits and fire devices must meet stringent screening standards to control smoke and embers and be specifically permitted by both the local HOA and CCC Architectural Control Committee. Outdoor unscreened wood-fueled fires are prohibited. All fire devices must meet the following safety standards regardless of fuel type: **1.** Screens must prevent embers from escaping. **2.** Demonstration of satisfactory ember containment and equipment operation maybe required. **3.** Changes of ownership will require new approval of wood burning devices. **4.** Nearby decks, fences or buildings must be protected by adequate distance and/or non-flammable materials. **5.** Complaints will require investigation and possible re-approval of equipment operation. **6.** Adequate fire-extinguishing equipment must be immediately available. **7.** All fires must be constantly attended. **8.** Fire residue must remain within the approved device until completely extinguished. **9.** Indoor fireplaces must also have adequate spark- arresting features on chimneys. The latest information on Burn Bans can be found at the Tualatin Valley Fire & Rescue website (tvfr.com).

Generators Proper installation of generators is critical in order to avoid a fire, damage to electrical equipment, injury, and death. Poisoning from carbon monoxide due to un-ventilated exhaust is possible. A CO detector can warn you when carbon monoxide is present in a dwelling or other occupied space. CO detectors should be installed in the home and tested monthly. Generators should never be installed indoors or near windows or intake vents outdoors or where water puddles. Keep plenty of space open around the generator for air flow. The following guidelines must be followed when adding a permanent generator to the outside of your home: **1.** Homeowners must submit a request to both the local HOA and the Executive Committee of CCAC using forms available on the CCC webpage. **2.** Generators should be installed at least 18" from your home. If it is not designed like an air conditioning unit to be permanently outdoors, it should be under an open canopy. It must also have architectural esthetic approval and be away from public view. **3.** Generators must be placed on a surface where water cannot puddle around it. **4.** Clackamas County noise ordinances must be followed. **5.** Installation of a permanent generator requires an electrical permit which insures an inspec-

tion by Clackamas County. An approved copy of this permit should be kept on file with the local HOA. Portable generators should closely follow all safety recommendations from manufacturers.

Mobile Food Units (Food Trucks) Food trucks are subject to the *Oregon Food Sanitation Rules* and must be licensed through Clackamas County.

Painting: This change will reflect the newly adopted exterior paint color schemes. It also adds: "Painting of brick and/or stoneware on homes and other structures adjacent to residential locations must have the approval of the local HOA." These are the NEW standards.

Roofing: Owners in multi-owner residential structures with attached roofs on homes or garages must replace roofs with the same roofing as their roofmates. If that specific roofing is not available, it should match as close as possible, both color and weight.

These Architectural Control Standards will be included in the new CCC Resident's Directory which will be mailed to all residents in June. This Directory can also be accessed at the CCC website.