

HORIZON POINTE LACEY HOME OWNERS' ASSOCIATION  
ARCHITECTURAL MODIFICATION GUIDELINES  
Effective June 1, 2026

The purpose of the Architectural Control Committee is to ensure that a pleasing aesthetic is maintained throughout the development consistent with the Governing Documents. The ACC shall operate with every effort to be objective and consistent in their decisions under the following standards. All decisions shall be made by a majority of ACC members. Any homeowner may appeal any decision of the ACC to the Board by submitting a request through the Association's Managing Agent within fourteen (14) days of the date of an ACC decision notification.

All Governing Documents, including these Guidelines, Exhibit D Fencing Standards, and the Official Color Palette for fence stains and house paint may be found at the end of this document and are also posted separately on the Association website at [www.horizonpointelaceyhoa.org](http://www.horizonpointelaceyhoa.org) or on the management company's owner portal. The ACC Modification application may be found on the management company's owner portal under "Documents->Forms->ACC Form-Fillable". Note that incomplete applications are automatically denied.

**Section 1: Legal statements relating to the CC&Rs**

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**Section 2: Specific topics**

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## Section 1

CC&R 8.3: "Approval by the Committee of any Plans shall not be a waiver of the right to withhold approval of any similar plan, drawing, specification, or matter submitted for approval."

Per CC&Rs Item 9.9 "Ultimate responsibility for satisfying all state or local building codes or environmental laws shall rest with the Owner and his/her contractor. The Committee is not responsible for ensuring that Plans it reviews comply with state or local building codes."

No improvement, including structures and appurtenance of every kind, whether above or below the land surface, including but not limited to, buildings, garages, walkways, driveways, parking areas, landscaping items, swimming pools, fences walls, decks, stairs, poles, landscaping vegetation, irrigation systems, signs, exterior fixtures, play structures, and any other structure of any kind, shall be erected, placed, altered, maintained or permitted to remain on any Lot by any Owner until final plans and specifications have been submitted to and approved by the ACC or Board.

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Failure to submit an application and have it approved may result in an enforcement action by the Association which may include but not be limited to the assessment of fines, requirement of the removal of the modification of unapproved work and/or legal action for injunctive relief, damages and/or attorney fees and costs. See CC&Rs Item 9.10.

## Section 2

Listed alphabetically, items that require ACC approval include, but are not limited to, the following:

**AIR CONDITIONER/HEAT PUMP.** Applications for installment of outdoor components must provide details as to how they will be shielded from view of the street. *(Window A/C units do not need ACC approval and are allowed May 1 – Sept 30.)*

**ARBOR** An arbor may be added to the house on the side or in the backyard. If free-standing, an arbor may not exceed ten (10) feet wide by twelve (12) feet long by nine (9) feet high and must allow a five (5) foot setback from any fence. If attached to the house, a City of Lacey building permit may be needed. Care must be taken that run-off from the roof is properly channeled so as not to cause problems with neighboring properties. Drain spouts may not be placed through a fence so as to drain into an alley or any Common Area.

**ARTIFICIAL TURF** see LANDSCAPING ITEM 4

**DRIVEWAY WIDENING** Acknowledging that modern cars are an average of twelve (12) inches wider than when the development was built, driveway widening may be permitted under the following conditions:

1. The driveway is substantially narrower than and offset to the curb skirting where it turns in from the street.
2. The widening will not violate item LANDSCAPING Item 2.

**FENCES/GATES** Fences must follow the HOA Fence Standards (CC&R Exhibit D). Gates must match fence style. (For painting/staining fences, see PAINT.) *Repairs or replacements in the same location and with the same materials as the damaged/replaced fence or gate do not require an ACC application or approval.*

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**For materials changes:**

4. The dimensions and design must duplicate those shown in "Fence Standards"

(See Declaration Exhibit D.)

5. The material surface appearance of the material must reasonably duplicate that of natural cedar at a distance of no less than three (3) feet.
6. The color of the fencing must be consistent and essentially match a color found on the Official Palette.
7. If an alternative material used for the top lattice buckles and sags in summer heat or becomes brittle and breaks in winter, the owner shall be required to replace it.

**For location changes:**

8. The Owner shall submit a detailed, to-scale drawing of the current location of the fence and the proposed new location. All relevant property lines must be marked.

**FIRE PITS.** Fire pits that use wood fuel are prohibited. Fire pits using wood are prohibited in any location within the City in accordance with the Olympic Region Clean Air Agency.  
<https://www.orcaa.org/burning/burning-in-lacey-olympia-or-tumwater/>

**FLAGPOLES** Ground-mounted flagpoles may not be more than twenty (20) feet in height and must be located so that when a flag attached is blown by the wind, it will not interfere with pedestrians on the sidewalk. As with any digging project, homeowners are expected to have a utility line location done before digging.

**GAZEBO/PERGOLA** These may not exceed ten (10) feet wide by twelve (12) feet long by nine (9) feet high and must allow a five (5) foot setback from any fences. Care must be taken that run-off from the roof is properly channeled so as not to cause problems with neighboring properties. Drain spouts may not be placed through a fence so as to drain into an alley or any Common Area.

**HEAT PUMP** see AIR CONDITIONER

**HOT TUB/SPA** Hot tubs/spas placed in a yard must allow for a five (5) foot setback from any fence.

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**LANDSCAPING (FRONT YARD ONLY)**

1. "Significant changes to landscaping." Notwithstanding any other required approval, changes to more than fifty (50) percent of the surface area of the landscaped area of the front yard of a lot (not including the driveway and any entry walks) during a six (6) month period require ACC approval.

2. At least fifty (50) percent of the area of the front yard from the front of the house (including the porch) to the sidewalk, and from side property line to side property line, not including driveways and entry walks, must consist of growing plants including trees, shrubs, grass, other groundcover, edible plants such as vegetables, or flowers, excluding those considered to be common or noxious weeds or invasive weeds/plants. Plants in raised beds/containers count toward the fifty (50) percent minimum. Exceptions may be allowed for drought and wildfire ignition resistant landscaping.

3. The remaining area may be covered in permeable stone, bark, brick, artificial turf, or left bare.

**4. ARTIFICIAL TURF**

A. An Owner desiring to install artificial turf shall include a photo and any identifying brand/model names on their ACC application. If using a contractor for installation, the contractor shall be identified.

B. Turf must have a face weight of 60-80 oz.; pile height between 1.25-1.75 inches; strong, consistent, and well-stitched backing for efficient, high-volume drainage; multiple shades of green with a brown/tan thatch layer for realistic appearance; UV inhibitors to prevent fading; and must as closely as possible resemble natural turf.

C. Installation shall include a clean gravel underlayment to ensure proper drainage. Edges must be properly secured so that seams are not noticeable.

5. Raised beds may be constructed/consist of wood, bricks, ceramic, stone, concrete, resin, or metal planters so long as they allow water to soak through. Large, unusual items being repurposed as planters (e.g. stock tanks or wagons) must be approved by the ACC.

6. No fences may be placed or hedges grown in the area between the front wall of the house/garage, including the porch, and the sidewalk.

**PAINT** Houses must be painted using colors from the Official Approved Color Palette. Fences must be painted/stained using colors from Exhibit D of the CC&Rs. If the ACC determines that a color not allowed has been used, the homeowner will be required to

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repaint the portion of the house covered by the disallowed color and may also face fines if the repainting is not done within the time allotted in the notification letter.

**PATIO/PERMANENT PATIO COVER** Any new impervious patio/patio extension or patio cover must have setbacks of five (5) feet from any fence. Any new patio/patio extension or permanent cover must ensure that run-off is channeled so as not to cause problems for neighboring properties. City of Lacey building permits are required for patio extensions and covers. A copy must be attached to the ACC application.

**PERGOLA** See Gazebo/Pergola

**PLAY STRUCTURE** *A portable play structure does not require an ACC application, but such structures are limited to back yards except for temporary, one-day items such as, but not limited to, bounce houses for a party, installed with prior approval from the management company.* Permanent structures are limited to backyards in all circumstances. Installing a permanent play structure that is anchored into the ground shall require an ACC application. The play structure may not be overall larger than ten (10) feet wide by twelve (12) feet long by nine (9) feet high and must allow a five (5) foot setback from any fences. Owners are expected to research the safety of any equipment and to follow the most current installation and spacing requirements of the State.

**POOLS (OTHER THAN PORTABLE “WADING” POOLS)**

All Pools, whether in-ground or above-ground, must be located with a five (5) foot setback from any fence. In-ground pools may require a City of Lacey permit; if so, a copy of the permit must be attached with the ACC application.

**RETAINING WALL** A retaining wall built to raise a garden bed in front of a porch may not be any higher than the level of the porch. If built by the sidewalk in order to fill in and level a yard, it may raise the yard level only to the highest point of the original yard.

**ROOF REPLACEMENT MATERIALS** Per the CC&Rs 9.1.(c) “All roofs must be finished with a minimum twenty (20) year-composition material, the color of which shall be approved by the Committee.”

**SHED/STORAGE UNIT** These may not exceed ten (10) feet wide by twelve (12) feet long by nine (9) feet high and must allow a five (5) foot setback from any fences. Care must be

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taken that run-off from the roof is properly channeled so as not to cause problems with neighboring properties.

**SOLAR PANELS** Solar panels may not be installed such that any part of the panel is visible above the roofline. Installations may be attached to the front facing roof only if the panel conforms to the slope of the roof, and the top edge of the panel is parallel to the roof ridge. The frame, support brackets, or any visible piping or wiring must be painted to coordinate with the roofing material; wiring on the side of the house must be painted to match the house color.

**TRAMPOLINE** See Play Structure.

**TREE REMOVAL/ADDITION**

1. Tree removal requires a City of Lacey permit whether in the front or back yard. For front yards, an ACC application must also be submitted; a copy of the City permit must be submitted along with the ACC application. So long as the Owner has a permit from the City, removal shall be approved by the ACC.

2. For emergency situations where a tree has fallen, work may proceed while permit and/or ACC approval are being obtained.

3. For any new tree, whether in the front or the back yard, an ACC application must be submitted to include information about the expected mature size and root system so it can be assessed for suitability and placement to prevent problems in later years.

**WALKWAYS, IMPERVIOUS** The addition of an impervious walkway (in addition to that original to the house) such as one added from the driveway up the side of the house to the back fence, must not violate Landscaping Item 2.

**WATER FEATURE, PERMANENT** Any installation of a permanent in-ground water feature in the front yard, such as a concrete fountain or koi pond, must not violate the provision of LANDSCAPING Item 2.