

Homes Association of Cedar Hills Board Policy

Driveway, Walkway and Parking Surface Standards

Goals:

Define parameters for permitting of driveways, walkways, and additional parking surfaces.

Policy:

Definitions:

- Driveway – paving from the street to the garage, carport (or original location if no longer existing), with width matching garage or carport width, to a maximum of 20 ft.
- Walkways – paved pathway, maximum of 4 ft in width, facilitating pedestrian traffic about the property (e.g. from driveway to front door).
- Parking-associated walkways – paved area, maximum of 4 ft in width, adjacent and parallel to approved driveway or parking area to facilitate pedestrian traffic past parked vehicles (e.g. from street to house).
- Additional Parking Area – paving located as approved by the Board (standard location is assumed to be adjacent and parallel to driveway), maximum width of 10 ft. with max total of driveway plus additional equal 20 ft (32 ft if no on-street parking).

Additional Parking location restrictions:

- At least 10ft from street and 5 ft from sidewalk at full width (see example diagram).
- Landscaping adjacent to parking area at least 5 ft width to edge of property, regularly maintained.

Construction:

- All driveways and parking areas will comply with the relevant Washington County codes. Check the following web site for current requirements – search for “driveway”:
 - <http://www.co.washington.or.us/lut/divisions/engineering/consultantresources/road-design-standards.cfm>

Materials:

- Gravel used as a parking surface is specifically prohibited (CC&Rs Article V (a) (1)).
- Concrete, asphalt, or masonry type pavers may be used, consistent with existing materials used on the property and the neighborhood.
- Paving of parking-associated walkways should be distinguished from parking surfaces to discourage parking on surface meant for pedestrians.

Permit:

An Association permit is required for any new or reconstructed driveway, walkway, or additional parking area.

All permit submissions must be accompanied by a site plan drawing showing positions and dimensions of the property, the house and other structures, and existing and/or proposed parking surfaces and walkways.

Approvals:

A permit for a standard definition driveway and/or walkway may be approved by a single director.

A permit for a standard definition additional parking area and/or driveway-associated walkway may be approved by two directors in agreement.

Exceptions to standard must be approved by a majority vote of a quorum of the Board of Directors.

Exceptions:

The following are examples of exceptions to be approved by the Board of Directors:

- Greater width of driveways, walkways, additional parking areas
 - Non-standard location of additional parking areas
 - Landscaping requirements for additional parking areas
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Adopted by Board of Directors

Rex Wheeler, President,
Homes Association of Cedar Hills

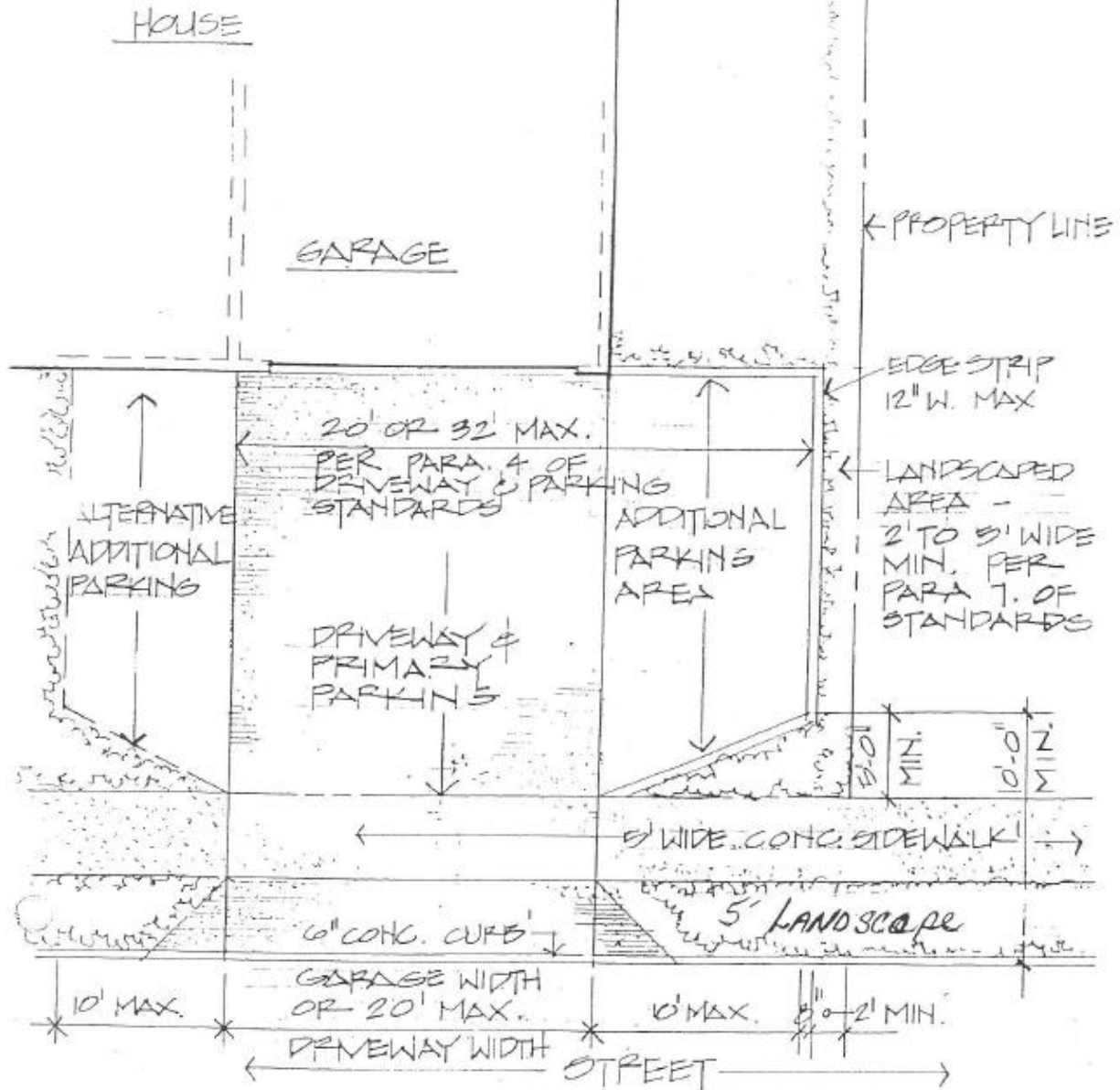
Date: August 10, 2021

DRIVEWAY & PARKING SURFACE PLAN

2 OF 3

H.A.C.H. STANDARD DESIGN PLAN

1/8" = 1'-0"



1. PLAN SIMILAR AT STREETS WITHOUT CURBS & SIDEWALKS.