

A copy of Divisions CC&Rs can be found on our website: woodridgebellevue.org

Note: the circles above are intended to show a generalized area subject to a specific covenant / restrictions. Not all covenants or homeowner responsibilities are listed. You are responsible for determining your own rights and responsibilities



Div 3: Only 1-story houses, or 1-story with daylight basement on Lots 1-9 & 59-67 only

Div 4 & 6: No tree or shrub of any type shall grow above 15-feet. Only 1-story houses, or 1-story with daylight basement.

Div 2: No trees planted after 1958 shall grow above 15-feet. Only 1-story houses, or 1-story with daylight basement.

Div 5: No trees planted after 1961 shall grow above 15-feet. Only 1-story houses. 2-story house ok on Lots 8-13, 61, 62 & 79 only. Roof ridge height cannot exceed 20-feet above main floor for either.

Westridge: Limited to 9 lots.

Linda Vista, Manor Crest(s): 1-story height limitation unless given waiver for 2-story by original Review Committee. No outbuildings of any kind. No signs. Fence restrictions. No objectionable growth. No hedges, walls, fences above 6-ft

Norwood Village 1 & 2: As an HOA, Norwood's covenants are voted on and enforced by the Board. Learn more: www.norwood-village.com

Deaverdale: 1-story only (see exceptions). Harmonious architecture. No signs. No hedge, fence, or wall taller than 6-ft

Lake Vista Add: No ridge or peak more than 24-ft. Above grade. 2-story required approval of committee. Harmony of dwellings important. No signs.

Renaissance: As an HOA, covenants are voted on and enforced by their Boards.

Woodmont Add, Woodcrest Terrace, Woodridge Manor: The title company was unable to find any covenants for these divisions. Exercise your own due diligence.

Div 7, 8, 9: 2-story house ok BUT ridge height cannot exceed 25-feet above finished grade. No signs allowed.

Div 1: No tree or shrub of any type shall grow above 15-feet. Only 1-story houses, or 1-story with daylight basement.

Woodridge Park Estates: 3 stories ok. No boats, campers, etc allowed to park outside (must be in garage). Trash cans cannot be visible from the street. Planter Islands must be maintained by residences. No using property for commercial or religious purposes, including no daycares. No signs. Covenant violator bears cost and expense of litigation.

Woodridge Park South: Strict view protections. Lots 4, 5, 6, 7 shall not allow trees/shrubs to grow higher than 30-ft. Owners of Lots 1, 2, 3 have right of entry to trim trees.

Inland Park No. 2: 1-story only. No signs. No nuisance or offensive activity. No trash/rubbish outside of cans. No wall or hedge nearer than building set back.

Savannah & Saratoga: As an HOA, covenants are voted on and enforced by their Boards.

Norcrest Add: Subject to Norwood Village restrictions

Norwood Vista: Subject to Norwood Village restrictions

Woodview(s): No trees planted after 1958 shall grow above 15-feet. Bi-level, tri-level, & 2-story homes ok.

McDonalds Woodridge Glen Addition: 2-story ok. No signs. No fence, hedge, or wall above 6-ft allowed. No fence, hedge, wall nearer than building to the street.

No division in Woodridge allows DADUs (detached accessory dwelling units).

All homes must be single family residences (no duplexes). All residences are for residential and not commercial purposes.

Most Divisions have *more* restrictive setback requirements than the City of Bellevue. In particular, setback requirements, number of stories allowed (for view protection), number of pets, height of plantings/trees, garage size, and more are more restrictive!