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## DESIGN GUIDELINES

The Developer of River Ranch on the Little Spokane, sometimes referred to below as "River Ranch", seeks to create one of the most desirable residential communities within the greater Spokane area. Your complying with the project's Covenants, Conditions and Restrictions and these Design Guidelines will ensure that River Ranch on the Little Spokane will develop into an attractively designed and desirable community for all homeowners.

These Design Guidelines apply to the development of a home and other improvements on your homesite at River Ranch. The purpose of the Design Guidelines is to preserve to the extent possible, the natural and scenic values of the site, to create a neighborhood of aesthetically designed homes that are visually compatible with each other, the surrounding environment and to preserve and protect the project's trail system and other common areas. It is anticipated that these Design Guidelines will provide the design framework necessary to protect and enhance the property values of all homeowners. These Design Guidelines extend to such matters as height, color, massing and building materials. The Architectural Committee administers these Design Guidelines. This Architectural Committee's job is one of assistance, helping you and your designer maximize your architectural and living experience at River Ranch.

We strongly urge Owners wishing to build homes at River Ranch to have their architectural designers and builders contact an Architectural Committee ("Committee") representative prior to commencing the design phase of a residence, so that these professionals may gain a complete understanding of these Design Guidelines.

Although it is not possible to specifically set forth in writing all the criteria for an acceptable design, the Declaration Establishing Covenants, Conditions and Restrictions for River Ranch on the Little Spokane and any Amendments thereto, referred to herein as The Master Declaration, together with these Design Guidelines, establish the general criteria by which each plan will be evaluated for approval, and serve to assist you in understanding the approval requirements.

These Design Guidelines may be modified or supplemented from time to time so that different standards may apply to different parts of River Ranch to reflect variances in topography, housing types, homesite sizes and orientation, and other relevant factors affecting appearance and general aesthetic considerations; values and general appearance of River Ranch. Accordingly, in a continuing effort to improve and clearly communicate the meaning and intentions of these Design Guidelines, the Committee will periodically revise and/or clarify these Design Guidelines.

It is the responsibility of each Owner and *his* builder to obtain and comply with the latest versions of all applicable regulations, these Design Guidelines, and following receipt of an approved application and plans ("Approved Plan(s)"), to build the home strictly in accordance with said Approved Plans.

## 1. INTRODUCTION TO OBJECTIVES

### 1.1 PRESERVATION OF THE ENVIRONMENT

In contrast to the usual methods of residential development, in which concern for the natural environment is subordinated to the desire to develop as efficiently and economically as possible, the Developer has chosen to approach its planning from a more sensitive viewpoint, where emphasis will be given to development that is planned to harmonize, blend and complement, rather than dominate, the natural environment of the site itself and the surrounding environs.

These Design Guidelines have been written to communicate this philosophy of developing sensitivity for the preservation and maintenance of this environment. These are minimum standards of design, justified in part by the climate, terrain, and the relationship of the site with the Little Spokane River and the project's extensive open spaces and recreation area. Creativity, innovative use of materials and design, and unique methods of construction are encouraged, so long as the final result is consistent with these Design Guidelines and this overall philosophy.

It is expected that the design of each residence in River Ranch will be tailored to the unique features of each individual homesite in an effort to achieve a synthesis of nature and residence. To preserve the natural features of each homesite, such as views, topography and existing plant materials, the site for each residence will need to be individually determined to minimize disruption of the existing environment.

The purpose of the Committee is to evaluate each proposed home for the quality of its design, appropriateness to its homesite and compliance with the objectives of these Design Guidelines. Poorly designed homes or inappropriately sited homes will be rejected by the Committee. The Committee may determine that what was found acceptable in one situation, may not necessarily be acceptable in another. The goal is for the appearance and character of all residences and improvements to harmonize with and enhance their natural and man made surroundings, rather than to dominate and/or contrast sharply with them.

It is strongly recommended that each Owner retain competent professional services for the design and siting of the home, and for landscaping design. A thorough analysis and understanding of a particular homesite and the Owner's special needs and the skill to translate these factors into building form, as well as the ability to convey to the Committee the concept and design of a proposed residence or other improvement, are all elements of the design review process. If an Owner elects to do his own design or to obtain non-professional services, and the result in either case is not approved by the Committee, the Committee has the right to require that an Owner thereafter utilize professional\* design services.

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\* A duly licensed architect, civil engineer, land surveyor or landscape architect registered to practice in the State of Washington.

## 2. DESIGN GUIDELINES

### 2.1 GENERAL SITE PLANNING RECOMMENDATIONS

Consider the potential impact of future homes and improvements on neighboring and nearby homesites upon the views and privacy of your own home. Conversely, consider the impact of your home upon the views and privacy of your neighbors.

Give careful consideration to the daily and seasonal paths of the sun. Also consider the advantages of placing your garage, kitchen, pantry and service areas in close proximity to one another and the desirability of morning light into the kitchen and breakfast areas.

Evaluate the daytime versus nighttime quality of your views and arrange your living spaces to correspond to these differences.

Whenever possible, position your driveway and garages so they do not dominate the entry experience of your home or significantly impact the views or enjoyment from your living and entertaining areas. Whenever possible, the Committee will expect that the garage will be designed so that the garage doors will not be facing the street, and that the garage facade facing the street is designed as an integral element of the home. Designs that have the garage doors facing the street and that are unscreened with landscaping will be rejected by the Committee, unless there are extenuating circumstances requiring such a design.

Carefully consider site drainage and building runoff. Avoid unnatural modifications of existing drainage that may cause soil erosion. Carefully consider the location of the existing trees on site. Removal and grading within the drip line of these trees should be minimized, and the trees incorporated into the overall site design.

Be creative in the design process. Plan to alter the site as little as possible from its original native condition, protecting existing watershed and drainage ways wherever practical. Limit structures to the area on the site where drainage, soil and geological conditions will provide a safe foundation. Soil analysis shall be obtained to assure proper foundation design.

Typically, residences should be nestled into the land, remaining low, so as to be part of the site rather than being perched on it; thus avoiding unnecessary height. Step buildings and improvements down slopes, using split and multi-level solutions wherever possible to follow existing contours and achieve a balance of cut and fill. When the construction is finished, the earth around the residence and site walls should lie against the walls at an angle as close to the original angle of slope as possible. The creation of unnatural "benches" or "pads" that are inconsistent with the natural terrain is discouraged and may not be approved.

### 2.2 BUILDING FLOOR PLANS AND ELEVATIONS

Home plans acquired from so-called "plan books" or other non-site specific plans, may be acceptable to the Committee, provided the plans, and particularly the elevations, are accurately adapted to the existing topographic conditions and the proposed re-grading of the site, and that such "stock" plans and elevations are otherwise modified as may be required to conform to these Design Guidelines.

Of particular importance to the Committee is that all proposed plan elevations accurately reflect proposed final grade conditions and otherwise be consistent with the Site Plan. "Stock" plans that have not been modified to accurately reflect existing or final proposed grades as set forth in the Site and Landscape Plans, or that are otherwise incompatible or inappropriate for site conditions, will be rejected.

All Owners are strongly encouraged to retain the use of a professional architect and land planning consultant to assist in the design and proper siting of the home, and the preparation of submittal drawings.

Regardless of whether a "stock" plan or a custom designed plan is proposed, it is important that all home designs at River Ranch are sufficiently differentiated so as to appear to be unique. The primary design goal is to promote individuality among home designs and the use of exterior materials, as well as to design the home to reflect topographic and other features unique to each homesite. The Committee will apply a higher standard of uniqueness in evaluating homes that are in close proximity to each other.

### 2.3 BUILDING ENVELOPE

The "Building Envelope" is the portion of each homesite within which all improvements must be built and generally the only area in which alterations to the existing landscape may occur, as approved by the Committee.

Before any conceptual planning is done, the Owner and/or his architect are advised to discuss the building and its envelope with a designated representative of the Committee during the pre-design meeting.

Early consideration should be given to any future expansions or building needs such as guest houses, pools, tennis courts (where appropriate), etc., so that in the future these expansions may occur within the Building Envelope. Any such future considerations shall appear on the preliminary design submittal, if possible.

All homeowners should understand that the Committee has the authority, in its sole opinion, to modify the final Building Envelope for each homesite from that designated at the time the final plat is completed for such homesite, based upon topographic or other site information, or extenuating circumstances that dictate a modification of the Building Envelope. The Committee may require reduction or reconfiguration of the proposed Building Envelope if, in its opinion, doing so would protect, preserve or enhance the homesite without unduly impeding construction. All future improvements, including requested changes in the Building Envelope, must be approved by the Committee in writing.

The proposed Building Footprint must be accurately located on the site/grading plan, and the actual location of construction staking and foundation construction must accurately reflect the location of the Building Footprint as shown on the Site Plan. It is recommended that owners use the services of a professional land surveyor to accurately locate the Building Footprint in the field, as well as to accurately set the correct elevations of the foundation footings and walls, so that there is no deviation in proposed floor elevations from those contained in the Approved Plans.

Building Envelopes for all homesites finally platted as of the adoption of these Design Guidelines have been provided each Owner and are available at the office of River Ranch Homeowners Association. The Building Envelopes indicated on a final plat may only indicate the maximum area permitted for building by the County, and all prospective purchasers must review the more restrictive Building Envelopes established by Committee.

## 2.4 SETBACKS

All setbacks are reflected by the designated Building Envelopes for River Ranch, which setbacks are more restrictive than the minimum setbacks established by the County and as may be indicated on the plat as the minimum County setback. The proposed siting of each home will be reviewed on the merits of the submitted site plan design.

## 2.5 BUILDING HEIGHTS

The terrain of River Ranch on the Little Spokane is varied with hills, valleys, ridges and treed and open areas, making absolutely uniform applicability of height restrictions (in addition to other design criteria) for residences both inadvisable and impractical. These Design Guidelines are intended to discourage and/or prevent any residence or other structure which would appear excessive in height when viewed from a street, public space, or other homesite, and/or which would appear out of character with other residences because of height. Consequently, despite the maximum heights generally permitted as hereinafter specified in this paragraph, the Committee may disapprove a proposed residence or other structure if, in the Committee's sole opinion: it would appear excessive in height when viewed from a street, nearby common area, or another homesite; it would appear out of character with other residences; and/or it would be prominent because of height, even though the proposed residence or other structure may comply with said maximum height restrictions. These considerations will be of particular importance concerning residences to be constructed on homesites along or near the tops of hills and ridges.

Generally, the overall height of a residence shall not exceed 40 feet, measured in a vertical plane from the highest point of any roof ridge to the pre-existing natural grade or as further restricted on a homesite as recorded in any Supplemental Declaration. Furthermore, no wall shall have an unbroken height of more than 20 feet or an unbroken horizontal surface of more than 35 feet.

## 2.6 SITE PLAN AND ESTABLISHING FIRST FLOOR ELEVATION

As part of the Application submittal, the Owner/builder shall cause a site plan to be prepared, at their expense, establishing the existing natural grade in sufficient detail as may be required by the Committee to fully evaluate the potential impact of the proposed development on the existing topography and the extent of any proposed cuts and fills and any retaining walls or extended foundations.

Prior to preparing the Site Plan, please contact the Developer or the Committee for assistance in obtaining whatever topographic information that may already be available for your homesite.

In an effort to assist homeowners and builders, the Developer has prepared maps for all lots which are available without charge.

The Site Plan shall show the proposed re-contouring of the areas around the Building Footprint, and in particular, noting the proposed elevation of the garage and main floor(s), any outdoor patios/terraces, and the elevations along the center line of the proposed driveway.

Sufficient spot elevations around the perimeter of the home, showing both existing grade and proposed final grade will also be permitted by the Committee on homesites that have slopes less than 15% within the Building Envelope, provided sufficient information is contained on the proposed Site Plan so that the extent of the proposed site re-contouring can be fully understood and evaluated by the Committee. A permanent base elevation reference point must be identified on the Site Plan - such as the elevation at a lot corner adjacent to the street, and the proposed elevations of all the floors, garage, and outdoor walkways and terraces, including the proposed top of retaining walls.

At any time during or after framing, the Committee may require the architect, builder, or a licensed engineer retained by the Owner to certify in writing that the as-built first floor elevation and finished height of the residence does not exceed the height as shown on the Approved Plan. Should the heights in any aspect exceed the heights set forth in the Approved Plans, the Owner/builder shall immediately bring the residence into full compliance. Owners are responsible that their builder or engineer or other design professional responsible for accurately siting the house vertically and horizontally on the lot, does so in accordance with the Approved Plan.

## 2.7 BUILDING SIZE

Unless specifically given a variance, residences will contain at least 2,500 square feet for main floor living area, exclusive of garages, basements, daylight lower levels, patios, breezeways, storage rooms and other similar areas. On a two story or multilevel residence the main floor living area must contain at least 1,000 square feet and the total living area on both floors (main and upper floor) must contain at least 3,000 square feet.

## 2.8 BUILDING MASSING

It is important that the massing of buildings not dominate the environment and harmonize with the area and its natural features. Building masses should be predominantly horizontal rather than vertical, yet not create long, unbroken elements. Changing the plane of the walls, changing direction and providing some variety in the roof form offers diversity and visual interest.

## 2.9 PRESERVATION OF SIGNIFICANT VIEWS

Two kinds of views are important at River Ranch on the Little Spokane:

- Views from a site which preserve off-site views by creating new corridors from the ground up, and
- Views from off-site through the site to significant features beyond.

Both kinds of views shall be preserved, provided, however, each homeowner and the Committee shall recognize the property rights of neighboring properties when potentially competing goals are at issue in the proposed design. The objective is to create as many opportunities for views as possible, within the constraints posed by each homesite and the objectives of these Design Guidelines.

## 2.10 EXTERIOR LIGHTING

The philosophy of preserving the natural environment applies to appearances at night as well as during the day. The intent of these Design Guidelines is to allow for the minimum lighting necessary to provide for safety, security and the enjoyment of outdoor living, without detracting from site quality by obliterating night views and interfering with a neighbor's privacy.

In an effort to allow each Owner the flexibility and freedom to creatively resolve unique conditions, the Committee will ultimately consider the acceptability of each installation and its resultant light levels and visual effects on surrounding properties and common areas on a case-by-case basis.

The design objective is to provide lighting discreetly, illuminating only what needs to be lit. In general, light sources should be shielded and directional, with the source of the light not visible. A permitted exception may be driveway entry statements. All exterior address signage shall be back illuminated or illuminated in a manner acceptable to the Committee. The Committee shall also have authority to review and approve or reject the design and detail of any exterior address signage and illumination.

## 2.11 ROOFS

Rooflines form an important part of the visual environment and they must be carefully designed. Roof designs that contain uninteresting or long unbroken ridgelines, as well as roof designs that are not well integrated or appear "cluttered" will generally be denied. Roof slopes at River Ranch on the Little Spokane generally should be no less than 6:12 pitch. Roof slopes with lesser slope will generally be prohibited, unless there are compelling reasons for their consideration. Flat roofs and metal roofing (which must be of high quality, interlocking seams and non-reflective) will be considered by the Committee on a case-by-case basis, and the decision of the Committee shall be binding. Committee approval of a roof slope is applicable only to the homesite for which it was approved, as site topography and natural features vary considerably from homesite to homesite.

Roof overhangs protect walls from the elements and contribute to the building's overall design and character. Roofs should generally overhang walls 18" - 24".

Roof surfacing materials are an important visual element of the overall design. All roofs, including the colors and materials, must comply with the standards set by the Committee. The objective is to choose roof surfacing materials that help the building blend with its site and which are also functionally appropriate.

The following roof materials are permitted: tile, slate, or fire-retardant, architectural grade 40 year composition shingles.

The following roof materials are not permitted: cedar shingles, cedar shakes or standard asphalt shingles.

## 2.12 MATERIALS - EXTERIOR SURFACES

Exterior surfaces must generally be of materials that harmonize with the natural landscape as well as provide an outer skin that will withstand the climate extremes. Brick, stone, wood and stucco/dryvit are examples of such materials, and their use is strongly encouraged.

It is highly recommended that the side and rear elevations contain the same materials and incorporate the same design elements (such as architectural knee braces if used on the front, or the use of similar windows, or extensions of stonework details, etc.), as the front elevation. Accordingly, it is important that homes do not appear to have one elevation that is well designed with the use of high quality exterior materials, and side and/or rear elevations predominately devoid of such design elements and materials. When such side or rear elevations are visible from any street or on the uphill lots where the "rear" elevation is the dominant elevation as viewed from the street, the burden of incorporating such design elements and materials into such elevations shall be greater. Enhancing the elevation viewed from the street will also enhance the "curb appeal" of the home, increasing the future marketability.

Specifically prohibited are: T-111 or other manufactured sheet siding, metal siding, vinyls and plastics, reflective materials, reflective exterior artwork and sculpture, and other materials whose appearance in the judgment of the Committee does not convey strength, quality, permanence or durability. Glass generally may not be mirrored.

Avant garde or highly trendy contemporary styles and high technology materials or materials commonly associated with commercial or industrial buildings are also strongly discouraged, and may be rejected by the Committee in its sole discretion.

## 2.13 EXTERIOR WALL COLORS

Exterior wall colors should harmonize with the site and surrounding buildings. Accent colors on wall surfaces can enhance buildings, however, their location should be confined to entries and gathering points which do not disrupt the overall harmony of the area. On exterior walls, the predominant tone should tend toward warm, earthy hues which blend with the natural setting whether in the natural patina or weathered color of the wall surface itself or in the color of the paint, stain or other coating. Bright and highly contrasting colors that accent the facia or exterior trim are discouraged and may not be approved by the Committee. All proposed exterior colors must be included in the initial submittal.

## 2.14 BUILDING PROJECTIONS/ROOF PENETRATIONS

All projections from a building including but not limited to chimney caps, vents, gutters, downspouts, utility boxes, porches, railings, and exterior stairways shall be visually integrated into the overall design and generally match the color of the surface form which they project, unless otherwise approved by the Committee. All building projections must be contained within the Building Envelope.

Roof appurtenances, such as dormers, clerestories, and skylights, create interesting, pleasant interior spaces; however, their location on the roof is critical to avoiding an over-decorated, visually confusing appearance.

Wood, stucco, concrete and masonry finished flues are permitted. Exposed metal chimneys are not permitted. Solar collectors shall be approved or disapproved on a case-by-case basis and shall not be visible from the roads or other homesites.

All flue penetrations greater than 3" in diameter must be enclosed and shown on the roof plan and elevation. In general, all roof penetrations, including plumbing, should be located along the rear plane of the roof, whenever possible, to reduce their visibility from the street.

Skylights may be placed flush against the roof surface. Roof mounted mechanical equipment and skylights, which are not flush against the roof surface, are prohibited on any roof, unless in the judgment of the Committee it does not adversely affect views from streets, other homesites, and public spaces. When permitted, such equipment or skylights must be screened from view from streets, other homesites, or public spaces. Skylights higher than one foot above the roof plane, or placed at an angle to the roof plane, or which are visible from the street may not be approved.

#### 2.15 ANTENNAE, SATELLITE DISHES AND FLAGPOLES

There shall be no transmission or receiving antenna, or satellite dishes, in excess of 18" in diameter either installed or maintained within River Ranch on the Little Spokane, except as expressly permitted by the Committee. Any Owner considering the use of such a device (other than small satellite dishes) should first discuss possible installation solutions with the Committee representative and indicate the location of such equipment on the submittal drawings before acquiring any necessary hardware. When permitted, such equipment must be screened from view from streets, other homesites, and public spaces.

Free-standing flagpoles may be allowed, provided the proposed location, height and material of the flagpole has been approved in writing by the Committee. Generally, flagpoles taller than 25 ft. or at unnecessarily obtrusive locations will not be approved. The temporary display of the American flag is otherwise permitted if it is hung from a pole bracket mounted on the residence or if it is suspended from a roof overhang.

#### 2.16 SITE DRAINAGE AND GRADING

Site drainage and grading must be done with the goal of minimum disruption to the homesite. Surface drainage shall not drain to adjoining homesites or open spaces except as established by natural drainage patterns, nor cause a condition that could unnaturally lead to off-site soil erosion on open spaces. It is the intent of these Design Guidelines to discourage excessive cut and fill, and cut and fills as well as any disturbed areas must be re-contoured and re-vegetated in accordance with a landscape plan approved by the Committee.

Structures, roads, driveways and all other improvements should be designed with the objective of fitting the existing contours of the site as nearly as possible, with minimal excavation.

Developing a proper drainage plan will be the responsibility of the Owner. Ensure that, when driveways intersect streets, any existing road shoulder drainage patterns are maintained. Driveway culverts should have beveled ends and be appropriately sized to accommodate runoff in the road shoulders. Any drainage damage that may occur due to flows from one homesite to other homesites or common areas because of a change in natural conditions will be the responsibility of the Owner of the homesite that caused the unnatural drainage flow.

Approval of a drainage plan by the Committee does not constitute any enforceable right or warranty in favor of any party, nor shall it make the Committee liable or responsible to the Owner or others with respect to the plan's adequacy of the engineering or design. Such approval constitutes only the Committee's opinion that the proposal meets with the intent of these Design Guidelines and with design aesthetics. Committee approval does not eliminate or reduce the obligation of the Owner to comply with all legal requirements, nor does it reduce Owner responsibility for all damages arising from changes in natural conditions.

## 2.17 DRIVEWAY ENTRANCE

Generally, no freestanding site walls, planters, or gate posts will be allowed at the driveway entrance to the street. No driveway entrance shall be designed as a "drive under" using beams or arches spanning the driveway, and generally, no driveway entrance features shall be permitted.

Entrance driveways should be located so as to minimize their visual impact on important natural features of a homesite, such as large or significant plant materials, rock outcroppings, or drainage ways, and to minimize disruption of the existing natural landscape. Generally, only one driveway entrance will be permitted for each homesite unless approved by the Committee.

All driveways shall be constructed of an approved hard surface material. Embossed concrete, exposed aggregate concrete (utilizing integral coloring), colored concrete, flagstone, pavers, or asphalt are all driveway paving materials which may be approved. Feature strips of separate materials and special aggregates in exposed aggregate concrete will be reviewed on a case-by-case basis, including grass-crete.

## 2.18 FENCING

Due to the large size of homesites at River Ranch, and the desire to preserve the natural surroundings, the use of fencing is generally discouraged. Recognizing that it is difficult, if not impossible to completely screen fencing and to otherwise minimize its visual impact upon the neighborhood and ones neighbors, any approved fencing shall be located to the rear of the property, sited in a way to minimize its visibility from the street and adjoining lots and open space areas, and kept to a minimum.

All fence locations, materials, and height must be approved by the Committee. No perimeter fences shall be allowed on property lines. Any allowed fencing shall have a maximum height of 5 feet (except for approved sport court fencing). Generally, fences will only be allowed to the extent necessary to contain animals or small children, or as may be required around swimming pools. Fencing will not be permitted to substantially enclose the rear position of the lot, or to unnecessarily restrict the migration of wildlife throughout River Ranch. Any permitted

fencing should generally be constructed to the rear and not substantially extend out from the sides of the house. Domestic pets must be contained upon the lot and are not allowed to roam through the subdivision. "Invisible fencing" is strongly encouraged to contain dogs.

Recommended materials for fence construction are materials that blend with the surroundings, or that are consistent with those used in the primary residence. Uncoated galvanized fencing is not permitted. Requests to install chain link fencing will generally be rejected by the Committee. The preferred and recommended fencing material is doveled or split rail wood fencing. Vinyl coated wire meshing may be installed on the inside face of such wood fencing to extent necessary to contain animals or children.

Owners are strongly encouraged to use landscaping and berming to create privacy areas, rather than traditional fencing materials.

Recognizing that each homesite will have different site characteristics regarding topography, existing vegetation and visibility to the public, the Committee shall have broad discretion to approve all fencing requests on an individual case-by-case basis, as an approved size and type of fence approved at one homesite may not be approved at another, due to either site differences or differences in the Design Guidelines on the date of application.

## 2.19 COMBINING HOME SITES

If an Owner owns two contiguous homesites and wants to combine the two homesites into a single homesite, the Owner may do so only with the prior consent of the Committee and only if the change, in the Committee's opinion, does not materially impair views and/or privacy from neighboring homesites or common areas. When considering combining homesites, the Owner must recognize that while combining two or more Building Envelopes may be beneficial as it could provide more natural space between adjacent homesites and improve view corridors, it may also have an adverse impact on the views and privacy of other nearby homesites or common areas and therefore may not be approved by the Committee. The Owner is urged to submit a proposed revised envelope for combined homesites as early in the design process as is reasonably possible prior to the preliminary submittal.

Similarly, if two Owners decide to buy a contiguous homesite(s) and add a portion of the purchased homesite(s) to each of their homesites, consent must be obtained from the Committee and Spokane County, if applicable, and once the homesite lot lines have been reconfigured, they may not thereafter be returned to the original lot boundaries.

The newly configured homesite or homesites must be also approved by the County. All actions required and expenses associated with pursuing any required governmental approvals shall be the responsibility of the Owner.

## 2.20 PARKING SPACES/RECREATIONAL VEHICLES

Each residence shall contain parking space within the homesite for at least two automobiles in an enclosed garage either attached to or detached from the main structure of the residence. A minimum of two additional parking spaces should be provided on the homesite to accommodate guest parking. Except for special events, no on-street parking will be permitted for residents' or their guests' vehicles. Views of guest parking areas from adjacent homesites, streets,

or public spaces must be avoided or be screened by landscaping. Naturally contoured, landscaped berms may also be used.

It is recommended that all recreational vehicles or boats be stored off-site. The storage of any recreational vehicles or boats on-site should be integrated into the architectural design of the house. No exterior storage of recreational vehicles, including boats, campers, snowmobiles, etc., will be permitted on any homesite, unless expressly approved by the Committee and unless such approved storage area is completely screened from neighboring properties using existing or additional landscaping treatment approved by the Committee. Recreational vehicles are permitted on-site only for the temporary convenience of each Owner, during the loading and unloading of such vehicles.

#### 2.21 TENNIS COURTS AND OTHER SPORT/RECREATIONAL SURFACES

Construction of a tennis or sport court will only be allowed with approval of the Committee and only when it meets the following criteria:

- a. Any grading required to create a level playing surface must achieve a balance of cut and fill, and minimize the necessity of retaining walls.
- b. The playing surface must be screened from view. It may be required that the court be constructed below grade to reduce the need for fencing.
- c. A combination of solid walls and approved colored fencing is recommended and may be required. The height of perimeter protection may be limited if, in the opinion of the Committee, such devices would be unattractive. Galvanized fencing will not be allowed.
- d. Additional landscaping with trees or shrubs may be required to mitigate the court's visibility from nearby streets, homesites and common areas.
- e. Tennis courts and other sport/recreation areas may be lighted, provided that such lighting is adequately screened from neighboring properties, and directed toward court surface, minimizing off site glare.
- f. Mechanical or storage rooms, and connecting walkways must be visually integrated with the main house and surrounding landscape.
- g. The objective is to create the most inconspicuous tennis court or sport/recreation area as is reasonably achievable.

#### 2.22 SWIMMING POOLS

Swimming pools and spas, if any, must be screened from view from adjacent homesites, streets and public spaces and constructed and fenced according to all applicable regulations. The initial or subsequent installation of either a pool or a spa shall require submission drawings and prior approval by the Committee.

#### 2.23 BASKETBALL HOOPS/BACKBOARDS

Basketball hoops and backboards may be installed on any homesite when approved in advance by the Committee. The installation of such items may be subject to stipulations imposed by the Committee. Particular attention will be given to the privacy of adjacent homesites, as well as color and obtrusiveness of its location. The basketball hoop and backboard must come down when no longer utilized.

#### 2.24 ADDRESS IDENTIFICATION

Individual address identification devices, for each residence, will be provided by the Developer as approved by the Committee. Such devices must utilize the same materials and colors as the residence and must reflect its design character and be durable. Wood numerals or lettering will generally not be approved. No "unique" identification devices will be permitted. No additional signage detached from the residence will be permitted, except one temporary construction sign. The Committee may in the future require installation of replacement uniform address identification devices for all homesites, including homesites with previously constructed identification devices.

#### 2.25 SIGNS

In an effort to maintain the residential character of the neighborhood and to prevent a proliferation of "for sale" or other signage, no construction, financing, "For Sale", "For Rent" and other similar signs or advertising devices of any kind shall be placed in public view on or within any homesite within River Ranch on the Little Spokane, except as expressly permitted by the Committee. The only exceptions are project signage, the address identification described in Section 2.24, the temporary construction sign described in Section 4.13, and signs used by the Developer during the construction and marketing of the Property by the Developer.

#### 2.26 SCREENING CONTAINERS OF OUTDOOR MECHANICAL EQUIPMENT/TRASH

All above-ground garbage and trash containers, clotheslines, mechanical equipment, and other outdoor maintenance and service facilities must be properly screened from other homesites, streets, or public spaces.

In addition, all future submissions that contemplate the use of propane tanks must reflect propane tanks that are buried in the ground, in accordance with all applicable codes, with the proposed location of such tank to be identified on the site plan.

#### 2.27 GUEST HOUSES, GUEST SUITES AND ACCESSORY STRUCTURES

Guest structures may be attached or detached but should be in the same architectural style as the residence, and should be visually related to it by walls, courtyards, or major landscape elements. Any guest house must comply with all zoning regulations.

All accessory structures, including workshops, storage buildings, etc. must also be in the same architectural style as the residence, using exterior materials similar to the style of the residence. Pole barns, metal sided or pre-fabricated, wood storage sheds, or other structures incompatible with the main residence are prohibited.

## 2.28 PATIOS, COURTYARDS, TERRACES AND DECKS

Patios, courtyards, terraces and other on-grade outdoor spaces are encouraged and should be designed as integral parts of the residence, so they maximize the enjoyment of each homesites exterior spaces and capitalize on the views of and from the homesite. By properly orienting these outdoor spaces, breezes can be captured or deflected, sun can be controlled and privacy can be maintained.

Decks, posts, railings and other similar above-grade appurtenances should also be designed as integral parts of the residence, using similar materials, finishes and colors compatible with the residence, and to convey the same sense of quality as the exterior materials of the residence. Supporting deck posts that are visible from off-site must be of a scale and detail to match the home architecture. Decks that are visible from any road, adjoining homesite or common areas that are not designed to appear as an integral part of the residence, or that appear "stuck on" or that are constructed of different exterior materials, finishes or colors inconsistent with the residence, will not be approved by the Committee.

## 2.29 SOLAR APPLICATIONS

Passive solar applications, or the orientation and design of the residence for maximum winter solar heat gain, will reduce the winter heating needs and will be encouraged, to the extent that such design objective does not adversely impact the site's natural surroundings, involve undesirable removal of existing trees, or adversely impact neighboring properties. Insensitively positioned solar collectors can cause excessive glare and reflection. Solar collectors will only be approved if they are integrated into the structure or landscaping and are not visible from neighboring properties.

## 2.30 RETAINING WALLS

All retaining walls are subject to Committee approval. All foundation walls or retaining walls with more than 12" visible above grade shall have a surface treatment on the surface above finish grade, as approved by the Committee. Generally, retaining walls shall not exceed 30 feet in length and 4 feet in height, and be colored in a compatible earth tone where visible from offsite. Please include proposed location, material, height and color of all proposed retaining walls on the Site Plan.

## 2.31 MAIL BOXES

Mail boxes for all residents will be located at the individual lots. Any other on-site boxes for newspapers, etc., shall be incorporated into the mailbox design, and shall otherwise be approved by and located at places designated by the Committee.

## 2.32 FIRE PIT USE AND DESIGN

To protect all properties at River Ranch and the safety of all residents, all Owners must strictly adhere to the following policies with regard to the use and design of outdoor wood burning fires and fire pits:

- a. Under no circumstances shall there be any outdoor wood burning fires at River Ranch during the months of June, July, and August. During other months of the year, outdoor burning is permitted during burn dates as established by the Department of Natural Resources and Spokane County in accordance with any rules or restrictions then in effect.
- b. The fire pit location must be a minimum of fifty (50) feet from the nearest tree drip line and any combustibles. The Committee must approve the location of any fire pit.
- c. The diameter of the fire pit must not exceed two (2) feet.
- d. A water source must be within twenty (20) feet of the fire pit.
- e. A metal tight-meshed domed spark arrester cover shall be used at all times.

### 3. LANDSCAPING GUIDELINES

The goal of River Ranch on the Little Spokane is to preserve the beauty and character of the property's natural landscape while permitting attractive, formalized landscaped areas. All owners are encouraged to use licensed landscape architects.

All areas disturbed by construction shall be re-vegetated. Ground cover material within the formal landscaped area surrounding each residence shall be predominantly sod, and those areas outside the formal landscaped area shall be restored to their natural state using native wild grasses and wildflowers as the predominate ground cover.

The use of flowering ground covers, shrubs, annuals and perennials within the formal landscaped area can have a dramatic impact if such areas are well controlled and limited in the extent of their coverage. All landscaped areas shall be irrigated by an adequate automatic underground irrigation system.

Owners are encouraged to develop landscape designs that conserve and minimize the use of water. Plans that irrigate over one acre will generally be denied by the Committee.

A detailed landscaping plan must be submitted and approved by the Committee. Owners are strongly encouraged to complete and submit the landscaping plan at the time of other plan submittals. If a detailed landscape is not submitted at the time of house plan submittal, the Site Plan must conceptually indicate how the areas will be landscaped (i.e. lawn, planting beds, re-vegetated with natural grasses, etc.), including elevations of outdoor terraces, patios, and retaining walls, together with sufficient typographic information (see Section 2), so that the Committee can understand the extent of proposed site grading, including all cuts and fills. In such cases, the Committee may approve house siting and plans for the residence, but no further site grading or landscaping improvements may occur until a final landscape plan has been submitted and approved.

The Landscape Plan must also locate and identify any trees over a 4" caliper (measured from a height of eighteen inches above ground level) that the Owner would like to remove.

While selective tree cutting may be approved on a case-by-case basis to enhance views, care must be taken to ensure that natural irregular edges to view corridors are created and that straight cuts through the tree canopy are avoided. The resultant impact of any tree removal upon views of the Owner's property from adjacent and downhill homesites and public spaces will also be considered by the Committee, prior to its decision. If requested by the Committee, all trees to be cut shall be flagged with red flagging and an on-site inspection may be required prior to Committee approval. Under no circumstance shall any trees over 4" in caliper be cut without the written approval of the Committee.

Landscaping shall be implemented as soon as physically practical and shall be completed within the earlier of sixty days following the completion of exterior construction or thirty days following the date of occupancy, except an extension of time may be granted by the Committee for reasons of cold or inclement weather. The Committee may also require such financial assurances as it may deem necessary to insure that the landscaping is completed on time in accordance with the approved landscape plan, including but not limited to, bonds or letters of credit.

In an effort to accommodate River Ranch builders constructing spec homes, landscaping of the rear of the home may be deferred for subsequent completion by the home purchaser, provided that the rear of the home is not visible from the street. Under that situation, at a minimum, the rear of the home must be graded and hydro-seeded with a natural grass mix or provide a lawn area and unplanted mulch beds around the rear foundation. However, the Compliance Deposit will not be released until the entire landscaping, including the rear yard, has been approved and installed. (See Section 4.1 Application Fee and Compliance Deposit.)

#### 4. CONSTRUCTION REGULATIONS

In order to assure that the natural surroundings are not unduly damaged during construction, the following Construction Regulations shall be made a part of the construction contract documents for each residence or other improvements on a homesite. All builders and Owners shall be bound by these Regulations, and any violation by a builder shall be deemed to be a violation by the Owner of the homesite.

##### 4.1 COMPLIANCE DEPOSIT

To guarantee that the Construction Regulations, these Design Guidelines, and all the provisions of the Declaration are adhered to, each Owner, before beginning any construction, shall issue a check payable to River Ranch Homeowners Association, at the time of application as set forth in Section 5.7.

##### 4.2 PRE-CONSTRUCTION CONFERENCE

Prior to commencing construction, the Owner and/or builder should meet with the Committee to review construction procedures and to coordinate construction activities.

##### 4.3 SAFETY ISSUES

All applicable fire protection procedures including but not limited to, water supply, access and clear zones shall be complied with prior to any combustible construction on any

homesite. All applicable OSHA and Washington Industrial Safety and Health Act (WISHA) regulations and guidelines must be strictly observed at all times.

#### 4.4 CONSTRUCTION TRAILERS, PORTABLE FIELD OFFICES, ETC.

Any Owner or builder who desires to bring a construction trailer, field office or the like to River Ranch shall first apply for and obtain written approval from the Committee. To obtain such approval, he shall submit a copy of the architect's Site Plan with proposed locations of the construction trailer or field office, the portable toilet, and the trash receptacle noted thereon. Such temporary structures shall be removed upon completion of construction.

#### 4.5 DEBRIS AND TRASH REMOVAL

Builders are required to maintain a dumpster or other acceptable refuse container on site at all times during construction and shall clean up all trash and debris on the construction site at the end of each day. Trash and debris shall be removed from each construction site frequently and not be permitted to accumulate. Lightweight materials, packaging, and other items shall be covered or weighted down to prevent their being blown off the construction site. Builders are prohibited from dumping, burying or burning trash anywhere on River Ranch. During the construction period, each construction site shall be kept neat and clean and shall be properly policed to prevent it from becoming a public eyesore or affecting other homesites or any open space. Mud and dirt from the construction site shall not be permitted on the paved streets and shall be promptly removed and cleaned by the builder. Each builder shall be responsible for the mud and dirt caused by its subcontractors and suppliers, and for any failures to use any construction entrance designated as such by the Committee.

#### 4.6 SANITARY FACILITIES

Each builder shall be responsible for providing adequate sanitary facilities for his construction workers. Portable toilets or similar temporary toilet facilities are required at each site.

#### 4.7 VEHICLES AND PARKING AREAS

Construction crews shall not park on or otherwise use other homesites or any open space. Private and construction vehicles and machinery shall be parked only within the Building Envelope or in areas designated by the Committee. All vehicles shall be parked so as not to inhibit traffic.

Each Owner and builder shall be responsible for assuring that the builder's subcontractors and suppliers obey the speed limits posted within the development. Fines will be imposed against the Owner and builder for repeated violations. Adhering to the speed limits shall be a condition included in the contract between the builder and its subcontractors/suppliers. Repeat offenders may be denied future access by the Committee.

#### 4.8 BLASTING

If any blasting is to occur, the Committee must be informed far enough in advance to make sure the applicant has obtained the advice of expert consultants that blasting may be accomplished safely. These consultants must so advise the Committee in writing. No blasting or

impact digging causing seismic vibrations may be undertaken without the approval of the Committee based upon such advice from a qualified consultant. Applicable governmental regulations concerning blasting must be observed. The Committee's only responsibility is to require evidence of such consultant's expertise and the Committee shall have no liability for the blasting.

#### 4.9 RESTORATION OR REPAIR OF OTHER PROPERTY DAMAGES

Damage and scarring of any property, open space or other homesite, including but not limited to roads, driveways, utilities, vegetation and/or other improvements, resulting from construction operations, will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly and any expenses shall be borne by the builder. In the event of default by the builder in meeting these obligations, the Owner who has retained the builder shall be responsible.

#### 4.10 MISCELLANEOUS AND GENERAL PRACTICES

All Owners will be absolutely responsible for the conduct and behavior of their agents, representatives, builders, contractors and subcontractors while on the premises. The following practices are prohibited:

- a. Any construction activity before 7 a.m.
- b. Letting construction debris or luncheon debris accumulate on site without being properly placed in a container.
- c. Changing oil on any vehicle or equipment on the site itself or at any other location within River Ranch.
- d. Allowing concrete suppliers, plasterers, painters, or any other subcontractors to clean their equipment anywhere but the location specifically designated, if any, for that purpose by the Committee.
- e. Removing any rocks, plant material, topsoil, or similar items from any property of others, including other construction sites.
- f. Hunting or carrying any type of firearms within River Ranch.
- g. Using disposal methods or equipment other than those approved by the Committee.
- h. Careless disposition of cigarettes and other flammable material. At least one 10-pound ABC-rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the construction site at all times.
- i. Careless treatment or removal of protected plant materials or plants not previously approved by the Committee.
- j. Use of the Recreation Area.

- k. Allowing pets, particularly dogs, to be brought into River Ranch by construction personnel.
- l. Radios and other audio equipment playing on construction sites at River Ranch are not permitted if they can be heard from another homeowner, street or open space.
- m. Catering trucks, if any, will not be permitted to use their horns. Also, trash generated by the purchase of items from these trucks and from construction practices should be contained and disposed of properly. Repeated problems with these requirements could result in the trucks being denied admittance to the property.

#### 4.11 CONSTRUCTION ACCESS

The only approved construction access during the time a residence or other improvement is under construction will be over the approved driveway for the homesite unless the Committee approves an alternative access point. In no event shall more than one construction access be permitted onto any homesite.

The location of the project construction entrance will be determined from time to time by the Committee and each builder shall be responsible for assuring that it is exclusively used by its employees, subcontractors and agents.

#### 4.12 DUST, MUD AND NOISE

The builder shall be responsible for controlling dust, mud and noise, including, without limitation, music from the construction site.

#### 4.13 IDENTIFICATION AND CONSTRUCTION SIGNAGE

Except for posting requirements required of a builder under Washington state law, temporary construction signs shall conform to the following standards, be limited to one sign per homesite, and their design and location shall be subject to the review and approval of the Committee.

No other signage other than an approved construction sign during home construction or the homesite identification sign (but not both), shall be displayed on any homesite. Any non-conforming or non-approved signs will be removed by the Homeowners Association.

#### 4.14 DAILY OPERATION

Daily working hours for each construction site shall be from 30 minutes before sunrise to 30 minutes after sunset, but in no circumstance shall any construction activity occur before 7:00 a.m. or after 6:00 p.m.

#### 4.15 CONSTRUCTION INSURANCE REQUIREMENTS

All contractors and subcontractors must post evidence of insurance with the Owner prior to entering a construction site. Confirmation shall be evidenced in the form of a valid Certificate of Insurance naming both the Owner and River Ranch Homeowners Association as the

certificate holders. The required insurance must provide coverage not less than the applicable limits of coverage relating to comprehensive general liability, automobile liability and workmen's compensation. The minimum limits of liability shall not be less than \$1,000,000 each for general liability and automobile liability. General liability coverage shall contain provisions for contractual liability and broad form property damage. The certificate shall provide for 30-day notice to the certificate holders in the event of cancellation or material change in the limits of coverage.

## 5. THE REVIEW PROCESS

The design review process was developed to provide adequate checkpoints in an effort to minimize time and money spent on residential designs, which may not adhere to these Guidelines. An attempt has been made to streamline this process and eliminate excessive delays. Nevertheless, each Owner is responsible for complying with these Design Guidelines, and all other applicable provisions of the Declaration, as well as all the rules and regulations of any governmental authority, in order to bring the design review process to a speedy and satisfactory conclusion. Each Owner is also responsible for assuring that his/her builder also complies with these Design Guidelines.

The Committee will conduct reviews of projects during their regular meetings or at such other times as they deem appropriate. Owners, architects, or builders shall have no right to attend any meetings unless specifically requested to do so by such Committee. The Committee will respond in writing no later than 30 calendar days after a submittal is determined to be complete by the Committee. Results of reviews will not normally be discussed over the telephone. Any responses an Owner may wish to make in reference to issues contained in the Committee's notice following review of submittals should be addressed to the Committee in writing.

Although the Committee will enforce all provisions of these Design Guidelines, the following will be of particular concern:

- a. Building siting within the Building Envelope, in relationship to existing site conditions, trees and its sensitivity to views and privacy of other homesites or open spaces.
- b. Building heights and massing.
- c. The extent of cuts and fills on sloped homesites, and the extent to which residences are sited to minimize the cuts and fills.
- d. Exterior elevations of residences in an effort to establish and maintain a high level of aesthetic quality.
- e. Exterior materials and colors.

### 5.1 THE REVIEW PROCESS AND DRAWING SUBMITTALS

In general, the design review process is divided into four (4) phases:

- a. The Pre-Design Meeting/Site Visit

- b. The Submittal
- c. The Landscape Plan Submittal
- d. The Construction Process and the Final Inspection

All drawings for all submittals must be submitted in duplicate.

## 5.2 PRE-DESIGN MEETING/SITE VISIT

To initiate the review and approval process prior to preparing any detailed drawings for a proposed improvement, it is strongly recommended that the Owner and/or his Architect meet with a representative of the Committee at an On-site Meeting to review the homesite and discuss the proposed residence and to explore and resolve any questions regarding building requirements or interpretation of these Design Guidelines or the design review process. This informal review is to offer guidance prior to the initiation of preliminary design. An appointment for the Pre-Design Meeting should be made at least one week in advance. It is most productive when a preliminary sketch plan of the home and site can be discussed at the site visit.

## 5.3 THE SUBMITTAL

The following should be submitted to the Committee after a PreDesign Meeting:

- a. Application and Checks. A completed Application and Covenant to Build In Accordance With Approved Plan, signed by both the Owner(s) and builder, together with the applicable Design Review Fee, as set forth in the Application and the Compliance Deposit as set forth in Section 5.7 below. Both checks shall be made payable to River Ranch Homeowners Association.
- b. Site Plan. A Site Plan at a scale no less than 1" = 10' on a 24" x 36" or a 30" x 42" sheet showing homesite boundaries and dimensions, a north arrow, the locations and areas of the Building Envelope, the residence, and all other buildings or major structures, distances from proposed structures to nearest property lines. The Site Plan should also include the exact location of the proposed driveway, including spot elevations along the driveway centerline, the proper sizing of the driveway culvert, location of parking areas, patios, pools, retaining walls, proposed utility service facilities and routes, proposed septic and drain field locations and sufficient topographic information (either spot elevations or contours so that the Committee can understand the extent of proposed site grading, including the extent of all proposed cuts and fills), topographic features such as drainage swales, rock outcrop pings and existing trees and major shrubs to be retained or removed; including elevations of all building floors, patios, and terraces, shown in relation to site contour elevations or an established base elevation point. The height, color, and material of all proposed retaining walls must accurately be shown on the Site Plan. Any trees, that are proposed to be removed, must also be flagged with red flagging ribbon. Although less preferable, in lieu of existing contours at one foot intervals, existing spot elevations around the proposed residence and exterior improvements may be submitted on homesites have slopes

less than 15%, provided a permanent base elevation is established at the street and noted on the Site Plan.

Each Owner submitting drawings for approval to the Committee shall be responsible for the accuracy of all information contained therein. Site Plans that are not professionally prepared will be considered incomplete and rejected.

- c. Roof Plan and Floor Plans at no less than 1/8" = 1'-0". Roof plans should show areas of flat and sloped roofs and any proposed skylights, roof mounted equipment, such as solar collectors, etc.
- d. Exterior Elevations. Exterior elevations of all sides of the residence, at the same scale as the floor plans, with accurate existing and proposed grade lines shown, with all exterior materials noted. Heights of all parapets and roof ridge lines shall be shown.
- e. Exterior Materials. Samples of all exterior materials and colors. Exterior paint color samples for each exterior color, properly identified, must be included. Pictures of proposed roofing or brick, masonry or stone materials, with color and type identified, may be substituted in lieu of an actual sample. These should be mounted on an 18" x 24" board clearly marked with Owner's name, filing date, and homesite number, and identified with manufacturer's name, color, and/or number.
- f. Other. Any other drawings, materials, or samples requested by the Committee.
- g. Staking. To assist the Committee in its evaluation of the Submittal, the Owner shall provide preliminary staking at the locations of the corners of the residence or major improvement and at such other locations as the Committee may request.

#### 5.4 THE LANDSCAPE PLAN SUBMITTAL

A complete landscape plan at the same scale as the Site Plan (minimum 1"=10'), which accurately locates the Building Footprint, driveway, side yard setbacks, and the entire Building Envelope, indicating: all areas to be irrigated, locations, size and species of all trees and other plants to be added, all exterior walks, drives, patios, and other decorative features including exterior lighting, and any driveway entry column details. Any trees to be cut are to be flagged with red flagging ribbon.

A legend using clear symbols, and nomenclature, must be provided on the landscape plan. Landscape plans that are not professionally prepared will be rejected.

An approximate time schedule indicating approximate dates for starting and completion of landscaping work, and anticipated occupancy date.

Although this Landscaping Submission may be deferred, it is recommended that the submission be included with the initial Submittal. If the Landscape Submittal is deferred, it must be submitted no later than the start of interior drywall installation to give the Committee sufficient time to review said plans.

## 5.5 APPROVAL OF PLANS

Upon receipt of the complete Submittal, the Committee will review the submittal for conformance to these Design Guidelines and to any preliminary approval conditions. Upon determining that the required submittals have been received and are in a form acceptable to the Committee, the Committee will try to provide a written response to the Owner as soon as practical, and generally within thirty (30) days after submission of all required materials. Approval of the plans by the Committee does not relieve the Owner from total responsibility for compliance with these Design Guidelines, and the requirements of all other approval agencies having jurisdiction over the building process.

The Committee will make every effort to accommodate the construction time table of each applicant. However, it is the responsibility of each Owner and builder to follow the submission procedures described herein, and to submit an accurate and complete submittal well in advance of the desired construction start date.

All Committee Approvals automatically expire one (1) year following the date of such approval, if construction has not commenced, unless an extension is provided in writing by the Committee prior to the one year expiration date.

## 5.6 CONSTRUCTION PERMIT

Securing of any and all construction and occupancy permits are the responsibility of the Owner and/or builder. Construction shall be in accordance with the Submittal approved by the Committee and in accordance with all applicable governmental rules and regulations.

## 5.7 COMPLIANCE DEPOSIT AND COVENANT TO BUILD IN ACCORDANCE WITH APPROVED PLAN

To assure the Owner's and builder's compliance with these Design Guidelines and their agreement to build all structures, landscaping, and other improvements in complete conformance with approved plans, the Owner(s) and builder shall execute the Covenant To Build In Accordance With Approved Plan and submit the Compliance Deposit by a check made payable to River Ranch Homeowners Association in the amount of \$5,000.00 which will be held by the Association until the Final Release has been issued by the Committee.

If a builder constructs a spec home and chooses not to fully complete the landscaping as set forth in Section 3.2, the Compliance Deposit may not be returned until the home is fully landscaped in accordance with an approved plan. If a homeowner purchases a home with incomplete landscaping, it becomes their responsibility to submit a plan and complete the landscaping as soon as possible after purchase. In such cases, it is suggested that at closing, the Compliance Deposit be transferred to the purchaser as a credit, so that the homeowner will receive the refund of the Compliance Deposit after fulfilling the obligation to complete the landscaping.

If the Owner or builder fails to comply, in any way, with these Design Guidelines, or the Construction Regulations in Section 4, or the provisions of the Declaration or fails to build in accordance with the Approved Plan, then the funds held in the Compliance Deposit may be used to pay the costs of correcting such failure.

Funds remaining in the Compliance Deposit after the Final Release has been issued will be returned to person or entity that made the original deposit upon written request unless the Association receives written authorization from the such person or entity making the deposit that the deposit should be paid to another party. No interest will be paid on any Compliance Deposit.

#### 5.8 ADDITIONAL CONSTRUCTION AND/OR EXTERIOR CHANGES

Any exterior changes to the Approved Plans must first be resubmitted for approval to the Committee prior to construction of such exterior change. If such additions or changes affect 25% or more of the floor plan, or affect the building massing, or affect the siting, the Committee will require a complete re-submittal including a new Design Review Fee. If such additions or changes do not demand a complete re-submittal, all changes must be clouded or otherwise identified on all affected drawings and all drawings must be accurately drawn and coordinated with each other. The applicable Design Review Fee for such changes as set forth in the Application must also be included in this resubmission.

#### 5.9 RESUBMITTAL OF DRAWINGS

In the event of disapproval by the Committee of either a Preliminary or a Final Submittal, any resubmission of drawings must follow the same procedure as the original submittal. To the extent that more than two meetings are required by the Committee on any of the four (4) phases, the Committee may bill the Owner any additional amounts that are incurred, on an hourly basis, beyond the normal submission and review process.

#### 5.10 WORK IN PROGRESS - INSPECTION

It is not the responsibility of the Committee to monitor construction of the home, but rather the responsibility of each Owner to monitor construction to assure that the home is constructed in compliance with the plans approved by the Committee. The Committee may inspect all work in progress and give notice of noncompliance, if found. The Owner shall immediately take whatever steps are necessary to correct such work and have thirty (30) days from the receipt of such notice to bring such non-compliance into compliance. Absence of such inspection and notification during the construction period does not constitute either approval by the Committee of work in progress or compliance with these Design Guidelines or the Master Declaration.

#### 5.11 FINAL INSPECTION

Upon completion of any residence or other improvement for which final approval was given by the Committee, including final completion of all landscaping, the Owner shall give written notice of completion to the Committee. Within sixty (60) days after receipt of notice of completion, the Committee may inspect the residence and/or improvements. If all improvements comply with the Approved Plan, the Committee shall issue a written approval to the Owner ("Final Release").

If it is found that such work was not done in strict compliance with the approved Submittal and these Design Guidelines then, the Committee shall notify the Owner in writing of such violation(s), specifying in reasonable detail the particulars of the violation(s), and shall require the Owner to remedy the violation(s).

## 5.12 OWNER NON-COMPLIANCE

If the Owner fails to remedy the violation(s) within thirty (30) days (or such longer time as may be permitted by the Committee), the Committee shall notify the Board of Trustees of River Ranch Homeowners Association in writing of such failure. Upon receiving notice of violation from the Committee, the Board shall have the authority, in its sole discretion, to determine whether there is a violation and shall notify the Owner of its decision within thirty (30) days. If the Board affirms the Committee's determination of a violation, the Owner shall be responsible for remedying the violation(s) as set forth in the notice from the Committee. If the Owner shall fail to remedy the violation, the Association, may, as one option, remedy the violation(s), and the Owner shall be responsible for all costs and expenses incurred in connection therewith and the Association shall also have the authority to levy an assessment against such Owner in the amount of \$100.00 per day from the date of the Committee's determination of violations continuing through the date corrections are completed, as a compensatory charge to the Association for such violation, which may be assessed and imposed separately for each violation. The Board shall have the right, in its discretion, to increase the \$100.00 per day amount described in the preceding sentence to reflect cost of living increases. Reimbursable costs shall include all actual or estimated costs of remedying the violation(s) including, if applicable, reasonable attorney's fees, reimbursement for time spent by members of the Committee and/or Board members, and all other out-of-pocket expenses. The foregoing option shall not be exclusive and the Association may also elect to pursue any remedy available at law or in equity, or as provided in the Declaration.

## 5.13 NON-WAIVER

Any approval by the Committee of any drawings or specifications or work done or proposed, or in connection with any other matter requiring such approval under these Design Guidelines or Declaration, including a waiver by the Committee, shall not be deemed to constitute a waiver of any right to withhold approval as to any similar drawing, specification, or matter whenever subsequently or additionally submitted for approval. For example, the Committee may disapprove an item shown in the Submittal even though it may have been evident and could have been, but wasn't, disapproved at the preliminary submittal. Furthermore, should the Committee overlook or not be aware of any item of non-compliance at anytime during the review process, construction process or during its final inspection, the Committee in no way relieves the Owner from compliance with these Design Guidelines and all other applicable codes, ordinances and laws.

## 6. MISCELLANEOUS PROVISIONS

### 6.1 AMENDMENT OF DESIGN GUIDELINES

The Committee may, from time to time and at its sole discretion, adopt, amend, and repeal by majority vote, rules and regulations to be incorporated into the Design Guidelines which, among other things interpret, supplement, implement or entirely revise the provisions of those Guidelines. All such rules, regulations, or amendments, as may from time to time be adopted, amended, or repealed, should be appended to and made a part of the Design Guidelines, and shall have the same force and effect as if they were set forth in, and were part of, the applicable Guidelines. Each Owner is responsible for obtaining from the Committee a copy of the most recently revised Design Guidelines, and should inquire if any substantive amendments

to the Design Guidelines have been adopted since the most recent printing of the Design Guidelines.

## 6.2 NON-LIABILITY OF DESIGN COMMITTEE, DEVELOPER AND OWNER

Neither the Committee nor any member thereof, past or present, River Ranch Homeowners Association or any Member or Trustee thereof, past or present, the Developer, the prior Owner of the homesite, or their respective successors or assigns, shall be liable in damages to anyone submitting drawings or specifications to them for approval, or to any Owner or other person by reason of mistake in judgment, negligence, or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any drawings or specifications to the Committee. By submission of such drawings and specifications for approval, an Owner agrees that he or she will not bring any action or suit against the Committee, any member thereof, or any of the above mentioned parties.

Approval of a submittal shall not be deemed to be a representation or warranty that the Owner's design drawings or specification so the actual construction of a residence or other improvement complies with applicable governmental ordinances or regulations. The approval of an application with conditions, only indicates compliance with these Design Guidelines relating to that submission, and the Committee is not rendering any opinion as whether or not said submission, plans and specifications comply with local building codes and ordinances. Additionally, the Committee is not and does not render any opinion nor assume any liability for whether such plans adequately address other design or construction issues including, but not limited to, surface runoff or the suitability of the design given soil conditions for which the Owner assumes sole responsibility. It shall be the sole responsibility of the Owner or other person submitting drawings or specifications to the Committee or performing any construction to comply therewith.

## 6.3 INCORPORATION

The provisions of the Declaration Establishing Covenants, Conditions and Restrictions and Reservation of Easement for River Ranch on the Little Spokane and all subsequent amendments ("the Declaration") applicable to design and landscape control are incorporated herein by reference. Control over the provisions herein in the case of conflict, shall be with the Declaration, except for those provisions relating to fines for Owner non-compliance, in which case, the provisions of Section 5.11 of these Design Guidelines shall control and take precedence over the Declaration. Capitalized terms used herein, but not defined herein, shall have the same meaning as in the Declaration.

## 6.4 ENFORCEMENT

These Design Guidelines may be enforced by the Committee, River Ranch Homeowner's Association, or Developer as provided herein or in the Declaration.

## 6.5 RIGHT OF WAIVER

The Committee reserves the right to waive or vary any of the procedures or standards set forth at its discretion, for good cause shown.

## 6.6 ESTOPPEL CERTIFICATE

Within 20 days after written demand therefore is delivered to the Committee, and upon payment therewith to the Committee of a reasonable fee from time to time to be fixed by it, the Association shall execute, acknowledge, and deliver to the party making such request, a statement in writing stating whether or not, to the knowledge of the Association a particular homesite is in default under the provisions of the Declaration. Any prospective purchaser or mortgagee shall be entitled to rely on said certificate with respect to the matters therein set forth. Reliance on such certificate may not extend to any default as to which the signer shall have had no actual knowledge.

#### 6.7 COMMENCEMENT OF CONSTRUCTION

No site work or other construction shall commence until the Owner has received approval in writing from the Committee.

Upon receipt of written approval from the Committee, the Owner shall satisfy all conditions thereof and commence the construction, reconstruction, refinishing, alterations, or other work pursuant to the approved drawings within one year from the date of such approval. If the Owner shall fail to comply with this paragraph, any approval given shall be deemed revoked unless, upon the written request of the Owner made to the Committee prior to the expirations of said one-year period, and upon a finding by the Committee that there has been no change in circumstances or its review process guidelines. The time for such commencement may be extended in writing by the Committee. The Owner, shall, in any event, complete the construction, reconstruction, refinishing, or alteration of the foundation and all exterior surfaces (including the roof, exterior walls, windows, and doors) of any improvement of his homesite within one year after commencing construction thereof, except when and for so long as, such completion is rendered impossible or would result in great hardship to the Owner due to strikes, fires, national emergencies, or natural calamities. If Owner fails to comply with this paragraph, the Committee may notify the Board of the Homeowners Association of such failure, and the Board at its option, shall either cause the exterior to be completed in accordance with the approved drawings, or cause the improvement to be removed and return the homesite to its natural state prior to construction. The Owner shall reimburse the Association for all expenses incurred in connection therewith, in addition to any fines levied against the Owner by the Homeowners Association.

#### 6.8 SEVERABILITY

If any provisions of these Design Guidelines shall be held to be invalid, the same shall not affect in any respect whatsoever the validity of the remainder of these Design Guidelines to the extent that they can be reasonably understood without the invalid portion(s).

These Design Guidelines have been reviewed, approved, adopted and incorporated herein by reference, as part of the Declaration, as provided by the Declaration as of the date indicated on each page, and shall remain in full force and effect until further revised as provided for in the Declaration.

APPLICATION FOR COMMITTEE APPROVAL

THE UNDERSIGNED, does hereby apply to the Committee of River Ranch Homeowners Association for approval of a residential dwelling, and herewith submits plans, specifications and elevations. The undersigned represents that he/she are the sole Owners of said property, and covenant and agree that any residential dwelling built upon the real property designated below shall be built in accordance with the approved application, plans, specifications and elevations, including any conditions of such approval, and that any noticeable changes to the exteriors of the home, or to the site or landscape plan, must be resubmitted to the Committee for review and approval, prior to such change being made.

The Undersigned has read the Declaration Establishing Conditions, Covenants, and Restrictions for River Ranch on the Little Spokane and the Design Guidelines (effective date February \_\_\_\_, 2007) and will comply with said conditions.

\_\_\_\_\_  
PROPERTY OWNER

\_\_\_\_\_  
STREET ADDRESS

\_\_\_\_\_  
LOT

The Undersigned submits herewith as a part of this Submittal, the following documents and information, to be retained by the Committee. All plans shall be submitted in duplicate. Applications that are incomplete or that do not have all the following information included on the plans will not be reviewed by the Committee.

**(Indicate (x) next to all items that are included in this Submission.) Please be sure that all required items below are included and marked with an "x" in this Application: the Site Plan, House Plans and Elevations, and Landscape Plan. Incomplete plans or inaccurate plans will not be reviewed by the Committee and will be returned to the Owner for completion.**

**A. APPLICATION FEE AND DEPOSIT -Initial Home Construction Plan Submission**

- \_\_\_\_\_ 1. A non-refundable design review fee of \$500.00 is enclosed, made payable to River Ranch Homeowners Association.
- \_\_\_\_\_ 2. A \$5,000.00 deposit is enclosed, made payable to River Ranch Homeowners Association which shall be held by the Association without interest, and returned to the Owner following satisfactory completion of the home and landscaping in compliance with this Application and Conditions of Approval.
- \_\_\_\_\_ 3. Two (2) signed Applications submitted.

**APPLICATION FEE - ADDITIONS OR MODIFICATIONS**

A non-refundable design review fee is enclosed, made payable to River Ranch Homeowners Association, which fee is based on the following schedule:

- \_\_\_\_\_ 1. Landscape plan review as part of an original home construction application (no additional plan review fee required).
- \_\_\_\_\_ 2. Landscape modification plan review fee (includes requests for fencing and any other modifications to an approved Landscape Plan. (\$100.00 fee enclosed).
- \_\_\_\_\_ 3. Exterior house expansion/remodel review fee (\$200.00 fee enclosed).
- \_\_\_\_\_ 4. All other exterior modifications (\$100.00 fee enclosed).
- \_\_\_\_\_ 5. Two (2) signed Applications for additions/modifications submitted.

**B. SITE PLAN (date of plan \_\_\_\_\_)**

All the following items must be included on the submitted Site Plan. Please refer to Section 5.3(b) of the Design Guidelines for specific guidelines and submission requirements.

- \_\_\_\_\_ 1. MINIMUM SCALE -- 1" = 10'. Base topographic map showing 1' contours and plat/ building envelope information available from Developer.
- \_\_\_\_\_ 2. North arrow
- \_\_\_\_\_ 3. Building Envelope and location of residence and all other proposed structures with setback dimensions.
- \_\_\_\_\_ 4. Property lines, easements and dimensions; identification of adjacent lots, common areas, and street.
- \_\_\_\_\_ 5. Accurately locate proposed driveway, parking areas, walks, patios, decks, service yards (indicate materials).

- \_\_\_\_\_ 6. Existing and proposed re-contouring (1' intervals) are required for all submissions. Owner may submit sufficient spot elevations around the perimeter of the house at all house corners and the area to be disturbed, showing existing grade and proposed grade in relation to a Base Elevation reference point established at the street and as shown on the plan. Existing and proposed topographic information must be sufficient and accurate enough for the Committee to fully understand the extent of the proposed cuts and fills and other site grading.
- \_\_\_\_\_ 7. Location of all proposed retaining walls, indicating top of wall elevation, base elevation, type of material and proposed color (include pictures/color and/or description of proposed retaining walls with Application).
- \_\_\_\_\_ 8. Indicate elevation of the main floor, garage floor, driveways, walkways and terraces, in relation to the Base Elevation.
- \_\_\_\_\_ 9. Indicate significant topographic features such as drainage swales, rock outcroppings and existing trees to be retained or removed.
- \_\_\_\_\_ 10. Indicate location of temporary construction signage.
- \_\_\_\_\_ 11. Location of utility services, meters, outdoor mechanical equipment, septic tank and drain field locations, geothermal lines (if any) for ground-source heat pumps.
- \_\_\_\_\_ 12. Indicate location and proposed sizing of driveway culvert. Note; All driveway culverts must have aprons or angled ends.
- \_\_\_\_\_ 13. Lot Number, street address, and name of adjacent street(s).
- \_\_\_\_\_ 14. Two (2) sets submitted.

C. FLOOR PLAN(s) (date of plans \_\_\_\_\_)

- \_\_\_\_\_ 1. Minimum scale: 1/8" = 1'.
- \_\_\_\_\_ 2. Overall exterior floor plan dimensions.
- \_\_\_\_\_ 3. Gross square footage of each floor, including garage, storage and basement areas.
- \_\_\_\_\_ 4. Indicate sq. ft. of interior living areas of each floor:
 

Lower Level	_____
Main Floor	_____
Upper Floor	_____
Total	_____
- \_\_\_\_\_ 5. Door and window openings.

- \_\_\_\_\_ 6. Exterior and interior walls and stairways.
- \_\_\_\_\_ 7. Exterior lights (location and mounting heights)
- \_\_\_\_\_ 8. Garage door type, style, material, finish.
- \_\_\_\_\_ 9. Two (2) sets submitted.

D. **BUILDING ELEVATIONS (ALL VIEWS)** (date of plans \_\_\_\_\_)

(Please refer to Section 2 of the Design Guidelines for specific guidelines and submission requirements).

- \_\_\_\_\_ 1. Scale -- same as floor plans, showing ALL exterior building elevations *accurately reflecting existing and proposed site topography.*
- \_\_\_\_\_ 2. Roof material - note roofing material (manufacturer, year warranty, color):  
 \_\_\_\_\_  
 \_\_\_\_\_
- \_\_\_\_\_ 3. Exterior siding material(s): (The proposed location of all materials must be noted on all four elevations so the Committee can fully understand what is being proposed.)  
 \_\_\_\_\_  
 \_\_\_\_\_
- \_\_\_\_\_ 4. Chimney chases (graphically show and note materials, show type of chimney cap proposed). All roof penetrations, except for vent pipe smaller than 3", must be shown on elevations and on roof plan. All flue penetrations greater than 3" must be shown. Effort should be made to locate all penetrations, to extend possible, along rear or least visible roof plane.
- \_\_\_\_\_ 5. Door and window openings - graphically indicate type (i.e., casement or single, double hung windows, siding or swinging doors), style (i.e., paneled or flush doors, full glass or grid windows), size and location. Indicate type of glass.
- \_\_\_\_\_ 6. Trim - graphically show and note type and size of trim at windows, doors, corners, material, etc.  

Minimum Facia Size: 1" x 8"
- \_\_\_\_\_ 7. Railings, decks, terraces, privacy screens, fences -- indicate relationship to house, note materials.

- \_\_\_\_\_ 8. Roof Plan - show all proposed skylights, roof mounted equipment, roofing materials, and roof penetrations larger than 3" in diameter.
- \_\_\_\_\_ 9. Show the structure's finished floor lines in relation to the existing and finished proposed grade.
- \_\_\_\_\_ 10. Two (2) sets submitted.

Question: To your knowledge has this plan or a similar plan been built before at River Ranch?

Yes  or No  If yes, indicate Lot \_\_\_\_\_. If a substantially similar plan has been used before, the exterior design and use of exterior materials must be sufficiently altered so that the home appears to be a custom and substantially differentiated design.

E. SAMPLES OF ALL EXTERIOR BUILDING MATERIALS

- \_\_\_\_\_ 1. Exterior body and trim colors, properly identifying all proposed trim colors *on each elevation* and below:

Base color (s) \_\_\_\_\_

Trim colors:

Windows: \_\_\_\_\_

Facia: \_\_\_\_\_

Entry Door: \_\_\_\_\_

Other: \_\_\_\_\_ Location: \_\_\_\_\_

Other: \_\_\_\_\_ Location: \_\_\_\_\_

- \_\_\_\_\_ 2. Samples of any exterior brick or stone, and all exterior siding materials or manufacturer's pictures of proposed material (if available).

Description of brick/stone:

\_\_\_\_\_  
 \_\_\_\_\_

Description of other exterior siding materials:

\_\_\_\_\_  
 \_\_\_\_\_

Please indicate **on each elevation** the location of each proposed use.

- \_\_\_\_\_ 3. Description/picture of type of proposed retaining wall materials and color:

- 
- 
- \_\_\_\_\_ 4. Samples of roof material(s), or manufacturers pictures and identification of proposed roofing material.

Description:

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- \_\_\_\_\_ 5. Pictures of all visible exterior lighting fixtures.
- \_\_\_\_\_ 6. Above samples/colors mounted on an approximate 18" x 24" sample board with owner's name and lot and block number and submitted with application.

F. **LANDSCAPE PLAN** (date of plan \_\_\_\_\_)

Please refer to Section 3.0 and 5.4 of the Design Guidelines for specific guidelines and submission requirements.

- \_\_\_\_\_ 1. Indicate areas to be seeded or sodded, and how all other disturbed areas will be re-vegetated (i.e., hydro-seeded in native grasses, wildflowers, etc.).
- \_\_\_\_\_ 2. Show all foundation planting, planter areas, describing type of plant species, mulch, or other surfacing material (bark, soil mulch, gravel, etc.).
- \_\_\_\_\_ 3. Planting materials, size at time of planting, species.
- \_\_\_\_\_ 4. Areas to be irrigated. Approximate area to be irrigated \_\_\_\_\_ s.f.
- \_\_\_\_\_ 5. Canopy of existing trees and other plant material.
- \_\_\_\_\_ 6. Screening of mechanical units and utility meters.
- \_\_\_\_\_ 7. Proposed contours (1' intervals) or adequate accurate spot elevations in relation to a referenced Base Elevation established at the street and shown on the Site Plan, to provide the Committee with sufficient information to understand the extent of the proposed cuts and fills and other proposed site grading.
- \_\_\_\_\_ 8. Indicate all proposed retaining walls (base and top of wall elevations, and proposed materials and colors.
- \_\_\_\_\_ 9. Drainage - Please indicate direction of proposed runoffs on Landscape Plan.
- \_\_\_\_\_ 10. Estimated Landscape Start Date: \_\_\_\_\_

Estimated Landscape Completion Date: \_\_\_\_\_

\_\_\_\_\_ 11. Two (2) sets of Landscape Plan submitted.

**G. COVENANT TO BUILD IN ACCORDANCE WITH APPROVED PLAN.**

\_\_\_\_\_ 1. Two (2) Agreements signed by Owner(s) and Builder attached.

NOTE: All the above submittal items, A-G, must be included at the time of this Application, with the exception of the Landscape Plan (Item F), which may be deferred. However, if deferred, it must be submitted to the Committee for review and approval prior to commencement of interior dry wall installation.

**GENERAL**

The undersigned specifically acknowledges that all site work or other construction may not commence until this Application and submitted plans have been approved by the Committee in writing.

Estimated Start Date: \_\_\_\_\_

Estimated Completion Date: \_\_\_\_\_

Estimated Sales/Appraised Value: \_\_\_\_\_  
(including land)

The Undersigned specifically understands and agrees that the approval of plans, specifications, elevations and other information and documents required to be submitted, is at the sole discretion of the Committee and will be based on the characteristics of each individual site and the Design Guidelines in effect on the date of submission. Any subsequent change from an Approved Plan to the exterior plans or landscaping plan must be resubmitted to the Committee for approval prior to said change being constructed. Any and all approvals or other communications from the Committee must be in writing to be effective.

The Undersigned understands and agrees that the above design review fee is for the review process as outlined in Section 5 of the Guidelines. To the extent that more than two meetings are required by the Committee on anyone of the four (4) review phases or time spent by the Committee beyond the normal submission and review process, the undersigned acknowledges that the Committee may bill the Owner on an hourly basis and the Owner shall be responsible for any such additional amounts as billed.

The Undersigned acknowledges that any subsequent approval of this application only indicates compliance with the Design Guidelines relating to said submission, and that the Committee is not rendering any opinion nor assumes any liability for whether or not such application and plans properly comply with local building codes and ordinances, or whether or not such plans adequately address other design and construction issues, including, but not limited to, issues such as surface runoff, or the proper siting of the home, or the suitability of the design given soil conditions, for which each Owner assumes sole responsibility.

This Application may be mailed or hand delivered to River Ranch Homeowners Association, \_\_\_\_\_  
\_\_\_\_\_.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

OWNER(s): \_\_\_\_\_  
(please print)

BUILDER: \_\_\_\_\_  
(please print)

By: \_\_\_\_\_  
(signature)

By: \_\_\_\_\_  
(signature)

By: \_\_\_\_\_  
(signature)

Address: \_\_\_\_\_  
\_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone (home) \_\_\_\_\_

Phone (home) \_\_\_\_\_

Fax: \_\_\_\_\_

Fax: \_\_\_\_\_

Phone (work) \_\_\_\_\_

Phone (work) \_\_\_\_\_

Cell: \_\_\_\_\_

Cell: \_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_  
(please print)

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone (home) \_\_\_\_\_

Fax: \_\_\_\_\_

Phone (work) \_\_\_\_\_

Cell: \_\_\_\_\_

Email: \_\_\_\_\_

LANDSCAPE ARCHITECT: \_\_\_\_\_  
(please print)

Address: \_\_\_\_\_

\_\_\_\_\_

Phone (home) \_\_\_\_\_

Fax: \_\_\_\_\_

Phone (work) \_\_\_\_\_

Cell: \_\_\_\_\_

Email: \_\_\_\_\_

**COVENANT TO BUILD IN ACCORDANCE WITH THE APPROVED PLANS**

The Undersigned, as an express condition of being able to construct a home at River Ranch on the Little Spokane, as more particularly set forth in the Declaration Establishing Covenants, Conditions and Restrictions and Reservation of Easements For River Ranch on the Little Spokane (the "Declaration"), the Design Guidelines, and the Application for Architectural Approval, does hereby covenant to River Ranch Homeowners Association (the "Association"), that upon receipt of stamped and signed approved plans (the "Approved Plans") and the approved application from the Committee, Owner and Builder agree to:

1. Not to start construction, including site clearing, sitework or excavation, until a written approval is received from the Committee.
2. Construct the exterior of the home strictly in accordance with said Approved Plans, including any conditions that may be included with the Committee approval, and
3. Not to construct any change, deletion or addition to the exterior of the home (including but not limited to any change in exterior material, color, size, or shape of any window, door, roof line, facia, exterior trim, etc.) without first resubmitting such desired change to the Committee, and until such requested change is approved in writing by the Committee, no work on any such change shall be performed.

The Architectural Deposit submitted herewith is an additional undertaking by the Undersigned to secure such covenant, and shall not limit the liability of the Undersigned to satisfactory performance hereunder, and the Undersigned acknowledges that the Association is entitled to recover from the Undersigned, any and all expenses it may incur, including penalties, as provided in the Declaration, in the event the Undersigned breaches this Covenant with the Association.

\_\_\_\_\_  
STREET ADDRESS

\_\_\_\_\_  
LOT

DATED this \_\_\_\_ day of \_\_\_\_\_, 2007.

OWNER(s): \_\_\_\_\_  
(please print)

BUILDER: \_\_\_\_\_  
(please print)

By: \_\_\_\_\_  
(signature)

By: \_\_\_\_\_  
(signature)

By: \_\_\_\_\_  
(signature)