

# DESIGN GUIDELINES

FOR



## DESIGN GUIDELINES

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

The Design Guidelines apply to the development of a home and other improvements on your homesite at The Ridge. 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 and the surrounding environment and, to preserve and protect the project's extensive 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. The Design Guidelines extend to such matters as height, color, massing, building materials and landscaping. The Architectural Committee, which includes experienced architectural and land planning consultants, administers the Design Guidelines. This Architectural Committee's job is one of assistance, helping you and your designer maximize your architectural and living experience at The Ridge.

We strongly urge Owners wishing to build homes at The Ridge to have their architectural designers and builders contact an Architectural Committee representative prior to commencing the design phase of a residence, so that these professionals may gain a complete understanding of the 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 The Ridge at Hangman 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.

The Design Guidelines may be modified or supplemented from time to time so that different standards will apply to different parts of The Ridge 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 The Ridge. Accordingly, in a continuing effort to improve and clearly communicate the meaning and intentions of the Design Guidelines, the Architectural Committee will periodically revise and/or clarify the Design Guidelines.

It is the responsibility of each Owner and his Builder to obtain and comply with the latest versions of all applicable regulations, including The Ridge at Hangman 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

### 1.0 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 of The Ridge 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 of the Hangman Valley Golf Course.

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 Hangman Valley Golf Course and the project's extensive protected open spaces. 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 The Ridge 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 Architectural Committee is to evaluate each proposed home for the quality of its design, appropriateness to its homesite and compliance with the objectives of the Design Guidelines. Poorly designed homes or inappropriately sited homes will be rejected by the Architectural Committee. The Architectural 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 manmade 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 Architectural 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 Architectural Committee, the Committee has the right to require that an Owner thereafter utilize professional\* design services.

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

## 2.0 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. Any construction activity 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 is recommended 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 Architectural 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 the 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 The Ridge 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 Architectural 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 Architectural 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 Architectural 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 Architectural 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 Architectural Committee in writing.

In locating each Building Envelope, every effort has been made, based upon existing aerial topographic information, to locate most, if not all, of the Building Envelope outside of areas where the slope may exceed 30 degrees. Building on slopes, greater than 30 degrees is prohibited by the county. Additionally, to provide each Owner as

much design flexibility as possible on each homesite, the Building Envelopes have been drawn liberally wherever possible.

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 the Property Manager. 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 The Ridge Architectural Committee.

## 2.4 SETBACKS

All setbacks are reflected by the designated Building Envelopes for The Ridge, 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 The Ridge at Hangman is varied with hilltops, valleys, 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 Architectural Committee may disapprove a proposed residence or other structure if, in the Architectural Committee's sole opinion: it would appear excessive in height when viewed from a street, the golf course, 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 35 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 the 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 Architectural 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. On steep homesites where slopes approach 30 degrees within the proposed building envelope, the plan must show any 30 degrees slope lines, beyond which no building may occur.

Prior to preparing the Site Plan, please contact the Property Manager 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 1' contour maps for all lots in phase 5 and subsequent phases, which are available without charge from Taylor Engineering and which have been made available to realtors.

***The Site Plan shall use the 1' topographic and plat information available from Taylor Engineering as a base map, at a minimum scale of no less than 1" = 20'.*** 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.

In lieu of 1' contours on phase 1-4 lots, sufficient spot elevations around the perimeter of the home, showing both existing grade and proposed final grade will be permitted by the Architectural 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 Architectural Committee. On such phase 1-4 lots, 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 Architectural 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 2,200 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 (excluding a basement level) the main floor living area must contain at least

1,400 square feet and the total living area on both floors (main and upper floor) must contain at least 2,400 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 The Ridge at Hangman:

- 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 the 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 Architectural 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 Architectural Committee. The Architectural Committee shall also have authority to review and approve or reject the design and detail of any exterior address signage and illumination.

## 2.11 ROOF PLAN

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 The Ridge at Hangman 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 Architectural Committee on a case-by-case basis, and the decision of the Architectural Committee shall be binding. Architectural 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.

**All roof flue penetrations and enclosure designs for all flues greater than 3” in diameter must be shown on the roof plan and also on the elevations.**

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 Architectural 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, and metal roofing that is of high quality, interlocking seams and non-reflective.

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

## 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 Architectural 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 Architectural 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 - 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 Architectural Committee. Any portion of a metal flue cap extending above the flue enclosure must be painted to match the roofing color in a flat paint. 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 Architectural 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 The Ridge at Hangman, except as expressly permitted by the Architectural Committee. Any Owner considering the use of such a device (other than small satellite dishes) should first discuss possible installation solutions with the Architectural 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 Architectural Committee. Generally, flagpoles taller than 25 ft. or at unnecessarily obtrusive locations, will not be approved. The temporary display of the American flag or other banners 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 Architectural 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 Architectural Committee does not constitute any enforceable right or warranty in favor of any party, nor shall it make the Architectural 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 Architectural Committee's opinion that the proposal meets with the intent of these Design Guidelines and with design aesthetics. Architectural 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

Subject to the approval of the Architectural Committee, freestanding site walls no greater than 18 square feet, bollards, planters, or gate posts may 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 feature shall exceed 8 feet in height.

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 Architectural Committee. On homesites that front on both an arterial and secondary street, the driveway shall generally be constructed from the secondary street. Unless required or specifically approved, the driveway will not be permitted from such arterial streets.

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 The Ridge, 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 Architectural 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 The Ridge. 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. Although chain link, vinyl coated fencing has been approved in the past by the Architectural Committee, attempts to provide adequate screening of such fence with landscaping has often been unsatisfactory. As a result, requests to install chain link fencing will generally be rejected by the Architectural

Committee. The preferred and recommended fencing material is doveled or split rail wood fencing. Ornamental iron fencing may be considered. 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 Architectural 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 HOMESITES

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 Architectural Committee and only if the change, in the Architectural 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 Architectural 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 Architectural 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 Architectural Committee and unless such approved storage area is completely screened from neighboring properties using existing or additional landscaping treatment approved by the Architectural 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 Architectural 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 Architectural 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 Architectural Committee.

## 2.23 BASKETBALL HOOPS/BACKBOARDS

Basketball hoops and backboards may be installed on any homesite when approved in advance by the Architectural Committee. The installation of such items may be subject to stipulations imposed by the Architectural 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, must be 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 or other signs as permitted by the Architectural Committee, or address signage located as part of an approved entry pilaster. The Architectural Committee may in the future require installation of uniform address identification devices for all homesites, including homesites with previously constructed identification devices. Owners should submit the design of any proposed homesite identification device with the initial or landscape plan submittal. See Section 2.9 on Exterior Lighting.

## 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 The Ridge at Hangman, except as expressly permitted by the Architectural Committee. The only exceptions are project signage as described below, 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.

Each Owner will, in accordance with the Declaration, be permitted to have "For Sale" listings on the HOA website.

## 2.26 SCREENING OF OUTDOOR MECHANICAL EQUIPMENT/TRASH CONTAINERS

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, common areas or the golf course 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 Architectural Committee.

The design of decks to appear as an integral part of the house will be particularly important in phases 5-8 due to their high visibility from roads below the house.

## 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 GOLF COURSE HOMESITES

As is the case with all golf course properties, the potential hazard of golf balls must be considered in designing the residence. Each Owner is responsible for a home design that mitigates the hazards of living on the golf course. For example, an exterior building material that can withstand the effect of errant golf balls should be used.



Location and size of windows and location of patios and courtyards should also be designed to mitigate this potential hazard. Neither the Architectural Committee nor the Declarants are responsible for any damage or injuries that can and may occur when a home is constructed adjacent to the golf course.

### 2.31 RETAINING WALLS

All retaining walls are subject to Architectural 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 Architectural 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.

### 2.32 MAIL BOXES

Mail boxes for all residents are located at the entry. Any other on-site boxes for newspapers, etc., shall be incorporated into a driveway entry pilaster design, and shall otherwise be approved by and located at places designated by the Architectural Committee.

### 2.33 FIRE PIT USE AND DESIGN

To protect all properties at the Ridge 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 the Ridge 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 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 Architectural 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.

## 3.0 LANDSCAPING GUIDELINES

The goal of The Ridge at Hangman is to preserve the beauty and character of the property's natural landscape while permitting attractive, formalized landscaped areas.

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 ½ acre will generally be denied by the Architectural Committee. Furthermore, the excess water charges imposed by the Ridge Homeowners Association encourage conservation by charging more for large uses of water.

A detailed landscaping plan prepared by a landscape design professional must be submitted and approved by the Architectural 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 Architectural Committee can understand the extent of proposed site grading, including all cuts and fills.** In such cases, the Architectural 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.

**Owners should avail themselves of the Taylor Engineering lot plan with 1' topographic information and other plat information available to all Owners at no cost. (See Section 2.6.)** Landscape plans must contain a planting schedule identifying location of plants, size, and type. Minimum plant sizes for deciduous trees shall be 1 ½" caliper, evergreens 5'-6' in height, perennials and ornamental grasses in 1 gallon containers and shrubs in 2-5 gallon containers. The landscape plan must also indicate proposed retaining walls (refer to Section 2.6) and any proposed dry stack rock walls and should indicate the heights of such walls and proposed stone materials.

Landscaping shall be implemented as soon as physically practical and shall be completed within the earlier of ninety days following the completion of exterior construction or sixty days following the issuance of either a temporary or permanent Certificate of Occupancy, except an extension of time may be granted by the Architectural Committee for reasons of cold or inclement weather. The Architectural 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.

### 3.1 LANDSCAPING GUIDELINES ON SPEC HOMES

In an effort to accommodate Ridge 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.)

### 3.2 TEMPORARY IRRIGATION (PHASE 5, 6, 7, and 8 lots)

A substantial number of aspens and conifers have been planted and drip irrigation installed on individual lots in Phase 5, 6, 7, and 8. All new owners must maintain these systems on their lots during construction and then design their own irrigation systems to replace the temporary drip irrigation lines. Following completion of the permanent landscaping and transfer of the irrigation of these trees to the homeowners' irrigation systems, the temporary drip irrigation lines to each tree should be capped. However the temporary *distribution* irrigation lines that also serve adjoining lots should be preserved and not capped until such time as the temporary lines are phased out and abandoned, following a build-out on a majority of the lots in each Phase. Following abandonment of the temporary drip irrigation lines, any owners of unimproved lots will need to make alternative arrangements for future irrigation of any trees on their property including hook-up to the Ridge water system or arranging with owners of contiguous lots to continue the drip irrigation, to the extent future drip irrigation is desired.

## 4.0 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, the Design Guidelines, and all the provisions of the Declaration are adhered to, each Owner, before beginning any construction, shall issue a check payable to Ridge at Hangman Homeowners Association, at the time of application as set forth in Section 5.7. Upon completion and signed approval by the Architectural Committee for the residence and landscaping, each Owner is responsible for applying for a refund of the Compliance Deposit. Unclaimed deposits will be forfeited and transferred to the Ridge at Hangman Homeowners Association operating account after twenty four months the date of issuance of a temporary or permanent Certificate of Occupancy by Spokane County.

### 4.2 PRE-CONSTRUCTION CONFERENCE

Prior to commencing construction, the Owner and/or builder is encouraged to meet with the Architectural 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 The Ridge at Hangman shall first apply for and obtain written approval from the Architectural 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 The Ridge at Hangman. 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 Architectural 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 Architectural 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 Architectural 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 Architectural Committee in writing. No blasting or impact digging causing seismic vibrations may be undertaken without the approval of the Architectural Committee based upon such advice from a qualified consultant. Applicable governmental regulations concerning blasting must be observed. The Architectural Committee's only responsibility is to require evidence of such consultant's expertise and the Architectural 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. Further, repairing damage to roadway edges caused by heavy equipment is the Owner's responsibility. If such repairs are performed by contractors hired by the Ridge at Hangman Homeowners Association, the Owner will be obligated to reimburse the Association at the cost of the repairs plus 20%.

#### 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 The Ridge at Hangman
- 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 Architectural 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 The Ridge.

- g. Using disposal methods or equipment other than those approved by the Architectural 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 Architectural Committee.
- j. Use of, or transit over, any golf course area.
- k. Allowing pets, particularly dogs, to be brought into The Ridge by construction personnel.
- l. Radios and other audio equipment playing on construction sites at The Ridge are not permitted if they can be heard from another homeowner, street, golf course or open space. This is to avoid impacting golfers as well as homeowners enjoying living at The Ridge at Hangman.
- 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 Architectural 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 Architectural 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

Each builder shall be responsible for controlling dust, mud and noise, including, without limitation, music from the construction site. At all times during construction, each builder shall install sufficient road base on the driveway to prevent the migration of mud onto the roads.

#### 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 Architectural Committee.

In general, the signage policy is designed to provide consistent signage within The Ridge at Hangman that serves the identification needs of Owners or builders without allowing a proliferation of unnecessary or undesirable signage. In an effort to maintain the residential character of the neighborhood, the Architectural Committee will require all temporary and construction signs to meet the following criteria:

The approved construction signage is detailed in the sketch attached hereto as Exhibit A. To assure signage consistency, the Homeowner's Association will provide the log portion of the construction sign to each builder/owner at no cost, following approval of their final plans. Owners not returning the log frame portion of the construction sign undamaged to the Association following construction/sale of the residence will be billed the cost of replacement by the Association.

Each Owner is responsible for supplying the panel insert and address signage and installing the construction sign. The construction sign shall be set back a minimum of fifteen (15') feet from the street and shall not be illuminated. Arrangements to pick up the log frame portion of the construction sign may be made by contacting the Property Manager.

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 a.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 The Ridge at Hangman 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 \$500,000 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.

## 5.0 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 the Architectural Guidelines. An attempt has been made to streamline this process and eliminate excessive delays. Nevertheless, each Owner is responsible for complying with the 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 the Design Guidelines.

Of the minimum of three (3) members of the Architectural Committee, two members at all times must be Trustees, and there shall also be at least one member who is a licensed architect and one member who is a landscape designer or landscape architect ("Professionals"). Both Professionals shall be familiar with high quality residential design and construction in Spokane, Washington. No Owners shall be appointed to the Architectural Committee (except in their capacity as Trustee which shall be limited to a total of two (2) Trustee Owners) except that an Owner may also be a Professional as defined above. The Board may appoint from time-to-time, an Owner or Owners who are also resident(s), as a community liaison in an advisory, unpaid role ("Resident Advisor").

The Architectural 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 Architectural Committee will respond in writing no later than 30 calendar days after a submittal is determined to be complete by the Architectural 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 Architectural Committee's notice following review of submittals should be addressed to the Architectural Committee in writing.

Although the Architectural Committee will enforce all provisions of the 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 Architectural 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 the 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 Architectural Committee, at the address set forth in the Application.

- 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 and the Compliance Deposit as set forth in the Application. Both checks shall be made payable to The Ridge at Hangman 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 Architectural 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 outcroppings 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 Architectural 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 Architectural Committee.
- g. Staking. To assist the Architectural 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 Architectural 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, *including adequately sized vehicular turnarounds*, 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. The base map for the landscape plan must be an overlay of the Taylor Engineering lot plan with 1' topographic information and other plat information available to all owners at no cost. (See Section 2.6.)

The Landscape Plan must also locate and identify any trees over a 6" 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, including the resultant impact on views from the Hangman Valley Golf Course, will also be considered by the Architectural Committee, prior to its decision. If requested by the Architectural Committee, all trees to be cut shall be flagged with red flagging and an on-site inspection may be required prior to Architectural Committee approval. Under no circumstance shall any trees over 6" in caliper be cut without the written approval of the Architectural Committee.

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 must also be provided.

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 Architectural Committee sufficient time to review said plans.

## 5.5 APPROVAL OF PLANS

Upon receipt of the complete Submittal, the Architectural 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 Architectural 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 Architectural Committee does not relieve the Owner from total responsibility for compliance with the Design Guidelines, and the requirements of all other approval agencies having jurisdiction over the building process. All approvals by the Architectural Committee must be in writing and signed by one member of the Architectural Committee or an agent designated by the Architectural Committee.

The Architectural 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 Architectural 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 Architectural 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 the 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 Ridge at Hangman Homeowners Association in the amount set forth in the Application which will be held by the Association until the Final Release has been issued by the Architectural 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 back to the original depositor 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 the 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 including but not limited to all additional costs, reimbursable expenses, and assessments detailed in the Design Guidelines or the Declaration.

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 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. Unclaimed deposits will be forfeited and transferred to the Ridge at Hangman Homeowners Association operating account after two years from issuance of a Certificate of Occupancy by Spokane County.

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

Any exterior changes to the Approved Plans must first be resubmitted for approval to the Architectural 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.

Compliance Deposits will be required on projects that include reconstructions, additions or remodels on the residence or plans for major structural and landscape remodels, deck additions or replacements, raised gardens, water features, play structures, detached structures, and other exterior modifications and improvements considered substantial by the Architectural Committee in the amount set forth in the Application which will be held by the Association until the Final Release has been issued by the Architectural Committee. No Compliance Deposit is required for planting annuals or perennials in existing approved beds, other plantings that do not exceed 5 gallons or less than 5 trees per calendar year, replacement of winter kill, dead or damaged plantings or installation of hanging baskets or container plantings.

#### 5.9 RESUBMITTAL OF DRAWINGS

In the event of disapproval by the Architectural 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 Architectural Committee on any of the four (4) phases, or if notices of non-compliance are issued, the Architectural Committee may bill the Owner for all additional fees and expenses of any Professional member of the Architectural Committee or other charges incurred beyond the normal submission and review process.

#### 5.10 WORK IN PROGRESS - INSPECTIONS

It is not the responsibility of the Architectural Committee to monitor construction of the home, but rather the responsibility of each Owner to monitor construction and the work of their builder to assure that the home is constructed in compliance with the plans approved by the Committee. The Architectural Committee may inspect all work in progress and give notice of non-compliance, 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 Architectural Committee of work in progress or compliance with the Design Guidelines or the Master Declaration.

In order to monitor compliance with the Approved Plans, two inspections of the residence by the Architectural Committee will be required and approval by the Architectural Committee must be received in writing prior to continuing construction. The Required Inspections will take place on or about the same time as inspections required by Spokane County – prior to pouring footings (“Footings Inspection”) and prior to obtaining a certificate of occupancy, either temporary or permanent, (“C of O Inspection”). The Builder and Owner shall notify the Architectural Committee at the same time as the Builder requests Spokane County to perform its inspection. The primary objective of the Footing Inspection is to confirm that the location of the foundation walls and floor elevations are exactly as approved. The primary purpose of the C of O Inspection is to confirm that all exterior construction has been performed in accordance with the Approved Plans. Any deviation from the Approved Plans must be remedied and brought into compliance.

#### 5.11 FINAL INSPECTION

Upon completion of any residence or other improvement for which final approval was given by the Architectural Committee, including final completion of all landscaping, the Owner shall give written notice of completion to the Architectural Committee. Within sixty (60) days after receipt of notice of completion, the Architectural Committee will endeavor to inspect the residence and/or improvements. If all improvements comply with the Approved Plan, the Architectural 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 the Design Guidelines then, the Architectural 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 Architectural Committee), the Architectural Committee shall notify the Board of Trustees of the Ridge at Hangman Homeowners Association in writing of such failure. Upon receiving notice of violation from the Architectural 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 Architectural Committee's determination of a violation, the Owner shall be responsible for remedying the violation(s) as set forth in the notice from the Architectural 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 Architectural 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 inflation. 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 Architectural Committee and/or Board members, and all other out-of-pocket expenses. In addition to the reimbursements and assessments set forth above, the Owner shall be charged a fee of \$100.00 for every notice of non-compliance sent and any subsequent correspondence sent to Owner by either the Board or the Architectural Committee. 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.

In addition to the remedies discussed above or in the Declaration, the Association shall automatically levy an assessment against the Owner of the lot in the amount of \$500.00 for any of the following infractions:

- a. Commencing construction of a home or landscaping without written approval of the plans from the Architectural Committee.

- b. Pouring the foundation walls without receipt of written approval of the Footings Inspection by the Architectural Committee.
- c. Failure to submit a landscaping plan which conforms to the requirements of Section 3.0 and Part E. of the Application prior to commencement of interior dry wall. If a home is purchased by a new Owner without a submitted and approved landscaping plan, the new Owner shall have 90 days from the date of closing to submit a landscaping plan which conforms to the requirements of Section 3.0 and Part E. of the Application.
- d. Failure to complete the installation of landscaping in accordance with an approved plan within the earlier of 90 days following substantial completion of the exterior construction or 60 days from the issuance of either a temporary or permanent Certificate of Occupancy. If a home is purchased by a new owner without completion of landscaping in accordance with an approved plan, the new Owner shall have 90 days to complete the landscaping from the later of the date of closing or approval of the landscaping plan by the Architectural Committee.

#### 5.13 NON-WAIVER

Any approval by the Architectural 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 Architectural 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 Architectural 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 Architectural 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 Architectural Committee in no way relieves the Owner from compliance with these Design Guidelines and all other applicable codes, ordinances and laws.

#### 5.14 DEVIATIONS AND MODIFICATIONS WITH REGARD TO SPECIFIC PROPERTIES

Notwithstanding anything in these Design Guidelines to the contrary, the Architectural Committee shall have the right and authority, in its discretion, to modify or deviate from specific requirements stated in these guidelines, as they may be revised from time to time. Such modifications and/or deviations shall not be considered to modify the applicable guidelines with regard to any other property, and shall be considered to comply with regard to the property for which modification and/or deviation was required or approved, so long as the Architectural Committee, in its discretion, determines that the overall objectives of the applicable guideline or standard have been met or satisfactorily mitigated or addressed by circumstances at the property or other alternative means.

#### 6.0 MISCELLANEOUS PROVISIONS

##### 6.1 AMENDMENT OF DESIGN GUIDELINES

The Architectural 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 Architectural 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 Architectural Committee nor any member thereof, past or present, the Ridge at Hangman Homeowners Association or any Member or Director 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 Architectural 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 Architectural 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 the Design Guidelines relating to that submission, and the Architectural Committee is not rendering any opinion as whether or not said submission, plans and specifications comply with local building codes and ordinances. Additionally, the Architectural 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 Architectural Committee or performing any construction to comply therewith.

## 6.3 INCORPORATION

The provisions of 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 5.12 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 Architectural Committee, the Ridge at Hangman Homeowner's Association, or Developer as provided herein or in the Declaration.

#### 6.5 RIGHT OF WAIVER

The Architectural 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 Architectural Committee, and upon payment therewith to the Architectural 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 Architectural Committee.

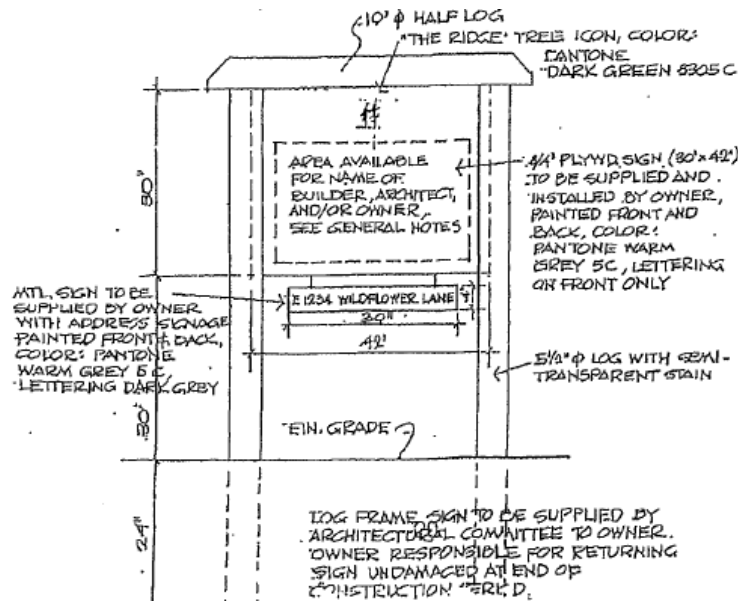
Upon receipt of written approval from the Architectural Committee, the Owner shall satisfy all conditions thereof and commence the construction, reconstruction, refinishing, alterations, or other work pursuant to the approved drawings within one year from the date of such approval. If the Owner shall fail to comply with this paragraph, any approval given shall be deemed revoked unless, upon the written request of the Owner made to the Architectural Committee prior to the expirations of said one-year period, and upon a finding by the Architectural 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 Architectural 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 Architectural 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).

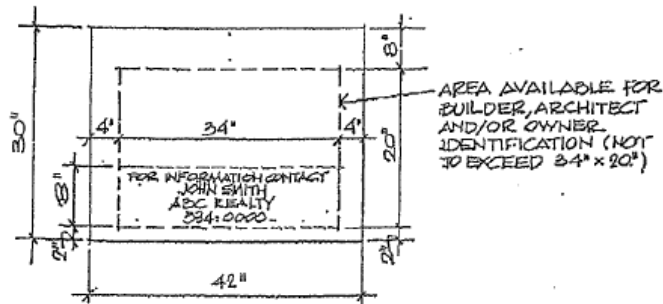
These Design Guidelines have been reviewed, approved, adopted and incorporated herein by reference, as part of the Declaration, as provided by the Declaration as of the date indicated on each page, and shall remain in full force and effect until further revised as provided for in the Declaration.

**EXHIBIT A**



**GENERAL NOTES**

1. All lettering on 30" x 42" sign supplied by Owner shall be dark grey and in "Helvetica" capitol type face; except that builder or architect logos (if used) may be in identifying logo color(s) and type face.
2. Address sign to be suspended below sign approximately 2". Chain/hooks to be painted dark grey.
3. An area at the bottom of the 30" x 42" sign, not to exceed 34" wide x 8" high, may be used to display information containing sales agent name, firm name and phone, generally as depicted below.
4. Design of Owner construction signage to be supplied to Architectural Committee for approval.



**APPLICATION FOR ARCHITECTURAL COMMITTEE APPROVAL**

THE UNDERSIGNED, does hereby apply to the Architectural Committee of The Ridge at Hangman 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 Architectural Committee meets regularly to review, inspect, and respond to current applications. Incomplete applications will not be reviewed or approved and will negatively impact construction schedules and should be avoided. It is strongly recommended that the Owner and/or his Architect meet with a representative of the Architectural Committee at an on-site meeting for an informal review prior to the initiation of preliminary design.

The Undersigned has read the Restated Conditions, Covenants, and Restrictions for the Ridge at Hangman and amendments thereto and the Design Guidelines, effective as of the date set forth above and will comply with said conditions. **Two (2) complete copies of the Plans, Application, Covenant To Build in Accordance With Approved Plans, and all applicable fees and deposits must be submitted to the Architectural Committee % Kiemle & Hagood, 601 West Main Ave, Suite 400, Spokane, WA 99201.**

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

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

\_\_\_\_\_  
LOT                      BLOCK

The Undersigned submits herewith as a part of this Submittal, the following documents and information, to be retained by the Architectural 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. **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 on phase 5 and subsequent phases (available from Taylor Engineering at no charge).
- \_\_\_\_\_ 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 and driveway turnarounds (indicate materials).
- \_\_\_\_\_ 6. Existing and proposed re-contouring (1' intervals) are required for all submissions for phase 5 and subsequent phases. On phases 1-4 lot homesites containing slopes less than 15% (where maps containing 1' contours are unavailable), 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 drainfield 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 and Block Number, street address, and name of adjacent street(s).
- \_\_\_\_\_ 14. Two (2) sets submitted.

**B. 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.

**C. 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):

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\_\_\_\_\_ 3. Exterior siding material(s): (The proposed location of all materials must be noted on all four elevations so the Architectural Committee can fully understand what is being proposed.)

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\_\_\_\_\_ 4. Chimney chases (graphically show and note materials, show type of chimney cap proposed). All roof penetrations and the enclosure designs, 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. Roof plans that do not show all necessary roof penetrations and proposed enclosures for these penetrations will be considered incomplete.

\_\_\_\_\_ 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 the Ridge? Yes \_\_\_\_\_, or No \_\_\_\_\_. If yes, indicate Lot \_\_\_\_\_, Block \_\_\_\_\_. 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.**

**D. 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:

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Description of other exterior siding materials:

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

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

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

Description:

\_\_\_\_\_

\_\_\_\_\_ 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.

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

Please refer to Section 3.0 and 5.4 of the Design Guidelines for specific guidelines and submission requirements. Plans that are incomplete will generally not be considered.

- \_\_\_\_\_ 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. Existing and proposed contours (1' intervals) 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 (indicate heights) and proposed materials and colors.
- \_\_\_\_\_ 9. Drainage - Please indicate direction of proposed runoffs on Landscape Plan.
- \_\_\_\_\_ 10. Driveway entry gate details (if any). Please provide sketch indicating size, height, and materials, including any proposed address signage.
- \_\_\_\_\_ 11. Address Signage. Indicate location, size, color and material of proposed address signage, entry pilasters, etc. All signage must be durable. Wood lettering will generally not be acceptable.
- \_\_\_\_\_ 12. Estimated Landscape Start Date: \_\_\_\_\_  
Estimated Landscape Completion Date: \_\_\_\_\_
- \_\_\_\_\_ 13. Two (2) sets of Landscape Plan submitted.

**F. 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-F and the checks for the fees and deposit, if applicable, must be included at the time of this Application, with the exception of the Landscape Plan (Item E), 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 Architectural Committee in writing.

The Undersigned agrees to contact the Architectural Committee for the Footings and C of O Inspections at the same time as the Builder contacts Spokane County to inspect, and agrees not to pour the foundation walls prior to receipt of the written approval from the Architectural Committee following the Footings Inspection.

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

Estimated House 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 Architectural 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 Architectural Committee for approval prior to said change being constructed. Any and all approvals or other communications from the Architectural 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 these Guidelines. To the extent that more than two meetings are required by the Committee on any one 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 Architectural 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 The Ridge at Hangman Homeowners Association, % Kiemle & Hagood, 601 West Main Ave. Suite 400, Spokane, WA 99201 (509) 755-7500 (phone) (509) 458-4014 (fax) Attn: Kim Floyd

**Please indicate (x) where applicable.**

**APPLICATION FEE AND COMPLIANCE DEPOSIT** - Initial Home Construction Plan Submission

- \_\_\_\_\_ 1. A non-refundable design review fee of \$800.00 is enclosed, made payable to The Ridge at Hangman Homeowners Association.
  
- \_\_\_\_\_ 2. A \$5,000.00 Compliance Deposit is enclosed, made payable to The Ridge at Hangman 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 and Covenant to Build in Accordance with the Approved Plans.

**APPLICATION FEE AND COMPLIANCE DEPOSIT – Additions or Modifications**

- 1. A non-refundable design review fee is enclosed, made payable to The Ridge at Hangman Homeowners Association, which fee is based on the following schedule:
  - \_\_\_\_\_ a. Landscape plan review as part of an original home construction application (no additional plan review fee required).
  - \_\_\_\_\_ b. Landscape modification plan review fee (includes requests for fencing and any other modifications to an approved Landscape Plan. (\$150.00 fee enclosed).
  - \_\_\_\_\_ c. Exterior paint color modification (\$75.00 fee enclosed).
  - \_\_\_\_\_ d. Exterior house expansion/remodel review fee (\$150.00 fee enclosed).
  - \_\_\_\_\_ e. All other exterior modifications (\$150.00 fee enclosed).
  
- 2. For exterior modifications where the cost of improvements is in excess of \$25,000, a Compliance Deposit is enclosed, made payable to The Ridge at Hangman Homeowners Association which shall be held by the Association without interest, and returned to the Owner following satisfactory completion of the improvements in compliance with this Application and Conditions of Approval and Covenant to Build in Accordance with the Approved Plans.
  - \_\_\_\_\_ a. A deposit of \$1,000 is enclosed for a project of 0 - 400 s.f.
  - \_\_\_\_\_ b. A deposit of \$2,500 is enclosed for a project of 401 - 1,500 s.f.
  - \_\_\_\_\_ c. A deposit of \$5,000 is enclosed for a project over 1,500 s.f.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

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

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

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

\_\_\_\_\_

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

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

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

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

E-mail: \_\_\_\_\_ E-mail: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_ LANDSCAPE ARCHITECT: \_\_\_\_\_

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

\_\_\_\_\_

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

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

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

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

E-mail: \_\_\_\_\_ E-mail: \_\_\_\_\_

