

ARCHITECTURAL GUIDELINES

INTRODUCTION

The overall success of a community is achieved in part by how well houses and groups of houses relate to each other. While homes may have distinct features, they must be considerate of adjacent homes with respect to height, form, exterior finish and colors. This is managed by administering a thoughtful level of architectural design guidelines on all houses throughout the community.

The objectives of the Newland Communities Architectural Design and Construction Guidelines are to:

- Provide a pleasant and consistent environment throughout Newland communities.
- Provide interest and variety to exterior elevations, materials and colors while avoiding repetition or extreme contrasts on all housing.
- Achieve a sense of openness while properly using available lot widths.
- Provide appropriate orientation of residences to promote safety, security, and a sense of community.

The following are general guidelines for Eagle Ridge. Special design requirements for individual areas are contained in the matrix following the general guidelines.

The guidelines will be applied on a first come first serve basis. The Architectural Consultant is permitted flexibility to approve or disapprove house plans, which by their nature and design may or may not comply with the guidelines. Newland reserves the right, at its sole discretion, to waive any part of the design guidelines when Newland deems such an action is in the best interest of Eagle Ridge or Newland.

PROCESS OF APPROVAL AND HOUSE CONSTRUCTION

- **Review** all lot information, marketing material and the Architectural Design and Construction Guidelines provided by Newland prior to choosing a lot.

- **Preliminary Approval** - the Purchaser submits the following to the Architectural Control Committee for preliminary approval:
 - floor plan sketches showing all exterior dimensions
 - front elevation and side elevation if a corner lot
 - materials and colors if preference is already known
 - site plan at a scale of 1"=20'The house type, color, position, both vertically and horizontally, and siting will be reviewed to ensure compatibility with adjacent homes and adherence to these guidelines.
This information will be reviewed and returned with siting information, any comments or revisions if necessary and a final approval form.

- **Site Check** - the Purchaser is responsible for checking the recorded plat, the site, marketing map and title documents to the land for locations of:
 - light standards
 - fire hydrants
 - catch basins
 - dedicated common areas
 - covenants, conditions and restrictions
 - bus zones
 - utility right of ways or easements for drainage
 - transformer boxes
 - driveway locationsor other items which may affect the house siting or driveway and report any problem situations to the Architectural Consultant.

- **Lot Purchase** - the Purchaser reviews the preliminary approval information, checks the site and then contacts Newland to complete the purchase of the lot.

- **Final Approval** - the Purchaser submits the following to the Architectural Review Committee for final approval:
 - 2 sets of 1/4" scale professionally drawn working drawings including:
 - Floor Plans
 - Foundation Plans
 - Drainage Plans
 - Cross Sections - complete with all dimensions from subfloors to footings and subfloors to front and rear grades
 - Four Elevations - complete with all exterior materials clearly noted and detailed
 - Plot Plan - drawn at 1:20 scale
 - Final Approval Form - completed with materials and colorsUpon completion of a favorable review, the Architectural Review Committee will sign the Approval Form allowing the purchaser to submit for a building permit.
The review will be completed in a timely manner, usually within five (5) working days of the submission of a complete application.

- NOTE: the Purchaser is responsible for checking the approved plans, plot plans and final approval form prior to proceeding with construction.
The Purchaser shall not apply for a building permit until the Sales Agreement for the lot has been fully executed, the sale has closed and the Architectural Control Deposit has been received by Newland.

- **Building Permit** - the Purchaser acquires a building permit from the City of Spokane.

- **Security Deposit**- the Security Deposit is due in the offices of Newland at closing and prior to Purchaser applying for a building permit from the City of Spokane.
- **Footing Check** - the Purchaser excavates the basement and forms all footings. Prior to pouring the footings the Purchaser may choose to contact the Engineering Consultant (see page 12) to have the footing forms checked.
- **Final Lot Inspection** - following total completion of the exterior of the house and loaming of the lot to grade, a Final Lot Inspection (FLI) and an Architectural Inspection can be requested for all improvements by contacting Newland at 443-8108.

SPECIAL LOTS

Parkside lots, ridge lots, corner lots and generally those lots exposed to public view on more than just the front elevation are considered special lots. These lots offer special privileges and benefits as well as requiring special treatment.

The special treatments that will apply to these lots are as follows:

Ridge Lots

- The exterior appearance of the lots from the rear is as important as from the front. Along with the submission for architectural approval, the purchaser must indicate all fencing, decks, retaining walls, patios, grades and landscaping.

Parkside Lots

- In order to protect the appearance and openness of all parks, school sites and other open space a Restrictive Covenant is registered on each lot to insure that proper development approvals are obtained and to prohibit and/or limit rear yard development. Purchasers should be familiar with the contents of this document.



DETAILED REAR ELEVATION

The reasons for this extra level of control on all of the above types of lots are:

- The rear yard and elevation of these homes are exposed to the public in the same fashion as a front yard and elevation are to the street on a regular home.
- Homeowners have a high level of concern relating to the protection of the peripheral views, which can be adversely affected with improper fencing or planting.
- Uniformity is required in terms of fencing and certain aspects of rear yard development.
- Retaining walls, walk-out basements, and decks must be done in a professional and well-planned manner.
- Landscaping and rear yard development must be completed as soon as possible to avoid soils, debris and pollutants from blowing or washing onto the public lands and/or into the lake.

Corner Lots/Exposed Lots

- ALL LOTS exposed in any way to streets, parks or walkways are to have increased detailing on the exposed elevations to match the detailing on the front elevation.

CORNER LOTS require a low profile element (i.e. single storey, covered porches, side slope roofs) along the flanking side of the lot.

HOUSE SITING

The building footprint should not over power or under use the lot. Front setbacks are varied throughout all communities to achieve an interesting street-scape. Minimum setbacks measured from the property lines are:

Front:	- To face of house/garage structure	- 20 feet
Side:	- To side face of house/garage structure	- 5 feet
	- Corner Lot (Street side)	- 15 feet
Rear:	- Regular Lots - to house/garage structure	- 20 feet
	Accessory structure - Five feet from side and rear yard	- 5 feet
Height	- Multi-family - 2-1/2 stories or 35 feet	

No deck with a floor elevation higher than 24 inches above the highest finished grade elevation, shall extend into the side or rear yard setbacks. Decks lower than 24 inches above the highest finished grade elevation shall not be restricted by side or rear yard setbacks.

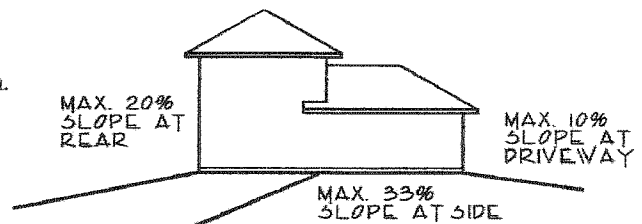
GRADES

In order to take advantage of the natural land form and avoid the excessive use of retaining walls, the Purchaser should give particular attention to lot grading prior to choosing a house design.

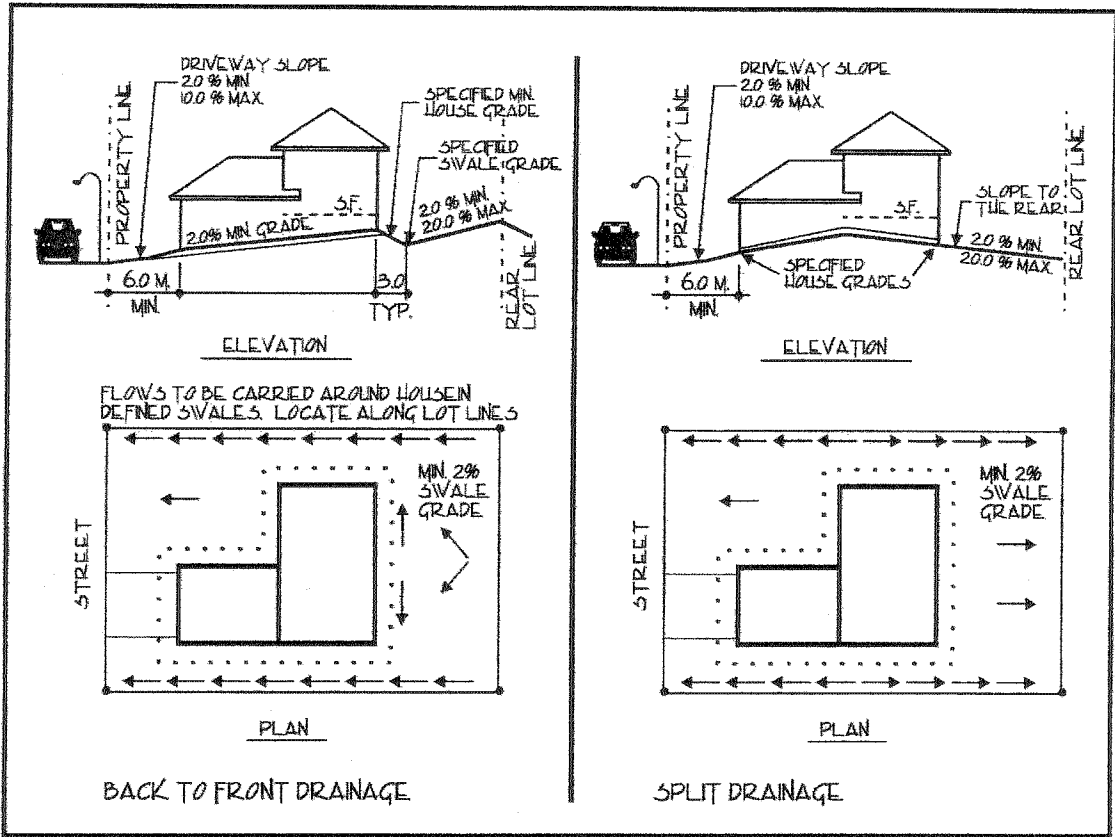
Front elevations are to be as low profile as practical.

Maximum Slopes

Driveway	- 16.0 %
Front & Rear Yards	- 20.0 % (1:5)
Sideyards	- 33.0 % (1:3)



- Where the requirement for steeper slopes exists, an appropriate house design must be submitted to comply with these maximum slope requirements.
- In the case of side and rear yards where retaining walls are required the Purchaser on the lower elevation will normally be responsible for the cost and construction of the retaining wall unless the design of the house on the higher lot (in the opinion of the Architectural Review Committee) creates the need for a retaining wall. When retaining walls are required adjacent to fixed grade situations such as lanes, walkways, parks, or roads the Purchaser will be responsible for the cost and construction of the retaining walls.
- If a retaining wall is required, the Purchaser must construct the retaining wall to Newland's satisfaction, prior to obtaining the Security Deposit refund.
- Prior to landscaping, the grades must provide drainage away from the house in accordance with the design grades for the lot and be approved by the Engineering Consultant through the Final Lot Inspection (FLI) procedure.
- Retaining walls are to be built of stone, river rock, slate, textured concrete (texture to be prior approved), Keystone blocks or equal.
- Driveways are to have a slope of 5% for a minimum distance of 10 feet from the front of the garage door to the street. In instances where this is not achievable a proposal shall be submitted to the Architectural Review Committee delineating an alternative design.



TYPICAL DRAINAGE PATTERNS

DRAINAGE

Each parcel is required to contain its drainage on-site. Some blocks within the development have drainage systems installed that the builder can connect to in-lieu of on-site containment. The builder shall coordinate individual site drainage connections to available drainage systems prior to the start of construction with the Architectural Review Committee as part of the design review process. Each site shall have a drainage plan approved by the Architectural Review Committee prior to the start of construction. The Drainage Plan shall include the main level finish floor elevation and the projected finish grade elevations at the house corners and lot corners.

