TUMBLE CREEK™

Design & Construction Guidelines

Note:
Underlined words are additions or modifications of prior editions of the Guidelines.

Contents

CHAPTER ONE
INTRODUCTION

The essential mission of these Guidelines is to protect and enhance the value of Tumble Creek by creating governing principles and restrictions for the design of homes within the community. They have been created with the best of intent and are drawn from the experience of their authors. They are unique to Tumble Creek and are designed to create a style and form of architecture and landscape that is not only elegant and appealing but also appropriate to the community, the region, and the climate.

The Design Review Committee (DRC) is charged with the responsibility to enforce these Guidelines with an even hand and with the primary purpose of preserving and enhancing value of the real property within Tumble Creek. The standards herein are rigorous in their requirements for high quality design, construction, and building materials. Designs for residences in Tumble Creek should be within a consistent vocabulary of traditional forms and materials. The Guidelines do, however, permit flexibility in the details and exterior finishes thereby allowing a relatively broad range of traditional and contemporary styles of Northwestern mountain architecture.

The DRC has broad capacity to interpret the Guidelines either to stiffen or to relax requirements based on its mission to realize the intent of these Guidelines over and above the enforcement of the quantitative requirements. Each topic in the ensuing chapters on design is generally divided into three categories: Intent, Quantitative/Specific Requirements and Subjective Requirements. In all cases, the expressed intent serves as the primary guide to the DRC in its decision making as it may grant exceptions to either or both the Quantitative or Subjective requirements provided that it feels the design achieves the intent of these Guidelines.

The DRC has the ability to amend the Design Guidelines with approval from the Declarant and after the Declarant period the Tumble Creek Village Association's Board from time to time as it learns from its experiences reviewing proposed designs and in response to changes in building technologies. ***It is the Owner's responsibility to ensure that they have the most current edition of the Guidelines and Appendices, and have carefully reviewed all applicable sections of the CC&R's.***

INTRODUCTION

As was the case with the creation of these Guidelines, the review process is to be implemented with the best of spirit from both the DRC and Applicants proposing designs for review.

DESIGN OBJECTIVES

There are four core objectives in designing buildings to preserve and enhance Tumble Creek's rich history and natural environment:

1. ***Preserve, protect, and enhance the existing landscape and ecology.*** Buildings are to be sited within prescribed building envelopes, surrounded by the natural or restored natural conditions. Tree removal is to be minimized to that necessary to accommodate buildings, create a fire free zone, create defensible space, comply with wildfire protection guidelines, and forest health measures and selective frame views; thereby preserving the beautiful pine and fir forests that provide the landscape framework for Tumble Creek and the Cle Elum River corridor. Grading and drainage designs are to minimize disruption of natural landforms and existing natural drainage flows and patterns.

2. ***Draw upon the traditional rustic Northwestern mountain architectural vernacular characterized by the close integration of buildings to their environment.*** Buildings and landscape are to reflect the natural environment within which they are located. Buildings are to be designed to step with and blend into the existing topography and forest. Structures are to utilize natural and indigenous building materials that help strengthen the connection of buildings to the land. The unique landforms and vegetation patterns on each Homesite are to create unique, site-specific designs that create a variety of traditional and contemporary mountain homes.

3. ***Design buildings and surrounding outdoor improvements to respond to the climate.*** Building orientation, roof forms, snow and ice management, window placement and sizes, and porch and deck locations are to respond to the local climate. Rain/snow fall, sun penetration and directions of prevailing breezes are all to be considered when siting building(s) and locating outdoor spaces, decks and porches. The buildings are to respond to and follow the natural land form and large scale site re-grading is to be avoided.

4. ***Maintain and enhance views of the landscape while minimizing and filtering views into private Homesites.*** Buildings and outdoor areas are to be sited to both preserve and take advantage of views of the landscape from the site, neighboring properties and public areas. Tree planting, trimming and removal are to be carefully studied to minimize and filter views from off-site and to knit the home and Improvements into the landscape.

CHAPTER TWO

SITE, PLANNING AND LANDSCAPE GUIDELINES

The following chapter sets forth Guidelines and standards for all site work relating to the Homesite, including grading, planting, siting of structures, design of outdoor areas and preservation and enhancement of the landscape and views.

2.1 SITE AND LANDSCAPE OBJECTIVES

- ***Preserve, protect and enhance the existing forest and natural environment around Suncadia.*** Houses are to be sited so that they preserve the integrity of the surrounding forested landscape by maintaining a natural buffer between the house and street, neighboring Homesites, Common Areas, the golf course and any other Privately Owned Amenity. Tree removal is to be minimized to that necessary to accommodate buildings, comply with wildfire protection, forest health measures and selective frame views, thereby preserving the beautiful pine and fir forests that provide the landscape framework for Suncadia and the Cle Elum River corridor. Landscape design is required to promote water conservation.

- ***Incorporate unique solutions that are responsive and subordinate to the specific Homesite's topography, climate and environment.*** Buildings are to be sited to minimize grading and maintain a low, subordinate profile against the backdrop of the surrounding forests. Outdoor areas are to be designed to take advantage of sunlight, provide wind protection and capture views.

- ***Design decks and outdoor spaces to emphasize the outdoor-oriented lifestyle of the Northwest.*** Landscape design is to blend the architecture with the natural environment. Natural/existing landscape features such as rock outcroppings, vegetation and topography

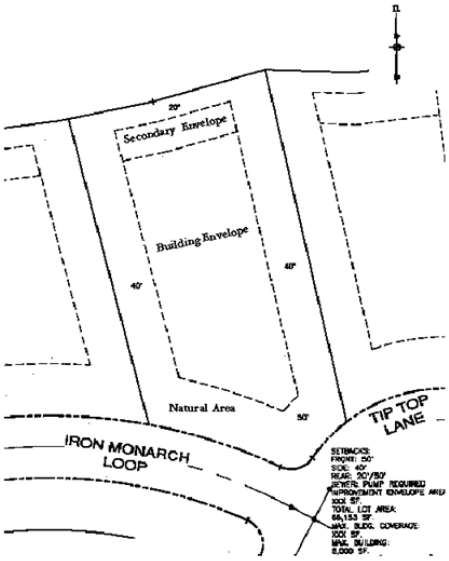
are to be incorporated into landscape designs to help achieve the transition between the built and natural environments.

- ***Use natural and indigenous building materials for landscape structures, site walls and outdoor areas.*** Wood and stone building materials that complement both the architecture and the natural environment are to be incorporated into landscape designs.

- ***Contain storm water and snow melt within the Homesite and encourage natural infiltration on-site.*** Landscape and drainage design is to retain and infiltrate all storm water, snow melt, and water from roofs and other impervious surfaces on-site.

2.2 SITING AND THE HOMESITE DIAGRAM

A Homesite Diagram has been prepared for each Homesite. This diagram graphically describes the particular Homesite and indicates important design parameters such as building setbacks (front, side, and rear) that define the Building Envelopes and Natural Area; golf, trail, drainage and utility easements. The Homesite Diagram provided with each Homesite provides additional design criteria for each Homesite, including maximum Building Square Footage and maximum Building Coverage.



Homesites are designated on the Master Planned Resort Final Plat, as approved by Kittitas County. Homesite Diagrams are available at Design Review Office and are provided at the time of closing on the property. Building Envelope locations are determined based on the specific characteristics of each Homesite, zoning setback criteria, golf course requirements and other relevant factors to achieve the planning and design objectives. Specifically, those objectives are to:

- Minimize grading;
- Maximize privacy;
- Minimize visibility of Improvements from Common Areas, golf course corridors and other resort amenities;
- Minimize disruption of natural drainage patterns and contain runoff from impervious surfaces within each Homesite;
- Protect, extend and maintain the natural forest canopy and understory throughout the community;
- Protect golf easement corridors
- Protect and enhance the distinctive natural landforms, wildlife and vegetation; and

- Preserve the dominance of the natural setting by siting buildings to blend with the surroundings.

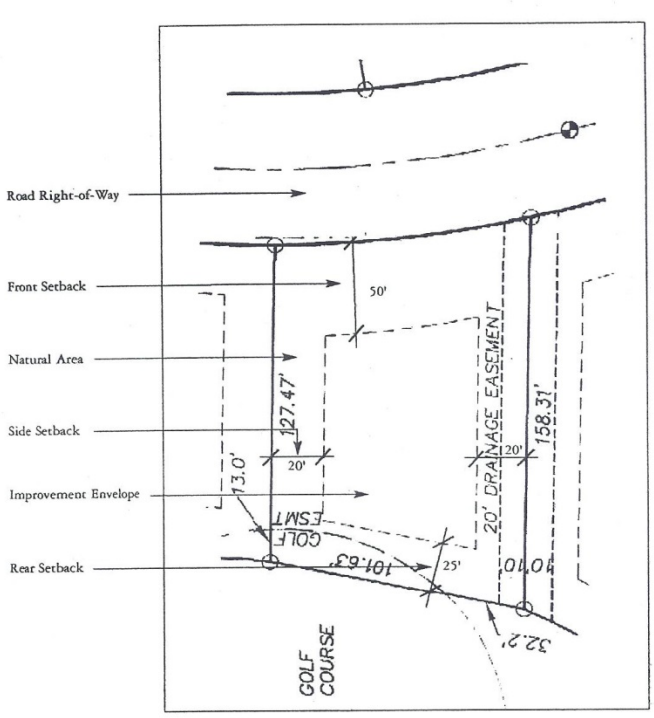
Homesite Diagram and Building Envelopes

A Homesite Diagram has been prepared for each Homesite. This diagram establishes the boundaries of the Building Envelope, Secondary Envelope (applicable to some Homesites) and Natural Area within each homesite. Homesite Diagrams are available from the DRC administrator and are provided at the time of closing on the property.

Intent

The Building Envelope

The Building Envelope is the area in which the home and potential ancillary structures can be constructed as well as other improvements such as terraces, landscape walls, ornamental streams and pools, swimming pools or spas and auto-courts. It is also the area in which landscaping such as gardens and lawns may be created and offers the least restrictions on what types of vegetation can be installed.



The Secondary Envelope

The Secondary Envelope is an extension of the Building Envelope to the rear of the homesite in which landscaping and outdoor spaces such as terraces and patios may be constructed. Homes and Ancillary Structures, however, may not be built within the Secondary Envelope. Secondary Envelopes were created in Tumble Creek to allow owners to create outdoor areas that extend closer to the rear of their properties such that they could enjoy greater proximity to either the golf course, the river corridor or other desirable views corridors without allowing the greater impact of buildings too close to a property boundary.

The Natural Area

The Natural Area of the Homesite is the area around the perimeter and outside of the Building and Secondary Envelopes. The Natural Area is to remain a natural

forest or, if previously existing, a meadow. With the exception of driveways, approved walking paths and minimal complementary improvements such as address markers, no construction of any kind shall take place within the Natural Area. The natural forest or meadow landscape may be enhanced through either the addition of approved, indigenous species that are compatible with the existing vegetation or tree thinning for the sake of forest health and fire safety. Limited clearing will, however, be permitted for the purpose of creating framed openings that allow views to important features such as the river corridor, mountains and the golf course.

2.3 COMBINING HOMESITES

Prior to combining two or more Homesites, approval is to be obtained from the Declarant during the Development Period or from the DRC thereafter. When combining two or more Homesites, the DRC will designate a new Building Envelope, maximum Building Square Footage, maximum Building Coverage and driveway access.

1. There shall be no net loss of natural open space (the area of the lot outside the Building Envelope).

2. The perimeter setbacks for the combined lots shall be no less than in the original individual lots. The setback where the lots are attached shall be eliminated. Lots with unusual or irregular setbacks shall be considered on a case-by-case basis. Any setback adjustment available to the individual lots, such as a reduced geotechnical setback, shall be available to the combined lot.

3. The total Maximum Building Square Footage of structures on the combined lot shall be no more than 150% of the average of the Maximum Building Square Footage allowed on the individual lots.

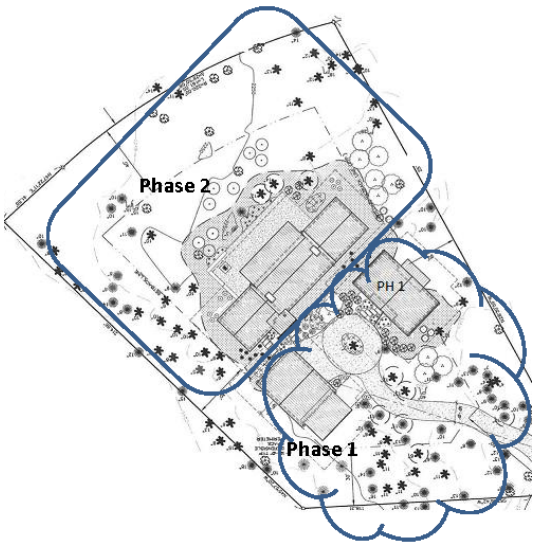
4. The Maximum Building Square Footage of any individual structure shall be no more than 125% of the average of the Maximum Building Square Footage allowed on the individual lots.

5. Two curb cuts may be allowed onto the combined properties, subject to DRC review to consider impacts on adjoining properties.

6. Payments of fees shall be as if the two lots were not combined.

2.4 PHASING OF HOMES

Phasing of homes is acceptable as long as the entire built out project is drawn, modeled, and properly wedded to the topography of the site, and done in a way that meets the requirements of the Guidelines, both for the initial phase, as well as the future built out home. Landscaping must be enhanced so that the site has the appearance of a completed project. In addition a written commitment of the timeline for the completion of the future phase is required by the DRC before it will approve any phasing. In no event, will completion of future phasing be greater than 5 years after the commencement of the first phase without written approval of the DRC. This obligation transfers with the land. There may be no more than two phases of the submitted project. In order to be approved for phasing, the owner must not only submit the currently required Design Fee but also submit upfront compliance deposits and any other fees (per the then current rate schedule of the DRC) for the two phases. In other words, double compliance deposits and other fees must be submitted. No deposits or fees will be refunded until after total completion and final inspection of the entire project. If the completion of the project does not meet the 5 year requirement, all deposits will be forfeited and other fines and penalties imposed per the Rules and Regulations of the Association. Prior to beginning Phase 2, all plans must be reviewed to ensure that the originally submitted plans comply with current building codes and Guidelines. The then current re-review fee will apply to this process.



2.5 GRADING

Objectives:

- *Blend new improvements into the site.*
- *Preserve natural drainage patterns and retain and infiltrate storm water on site.*

- *Retain the character of the site's natural topography and existing vegetation.*

Guidelines:

Grading and drainage improvements are to focus on minimizing impacts to the site and landscape, reducing water quality impacts, minimizing removal of the existing trees and understory, preserving existing rock outcroppings and promoting the use of natural drainage systems within the Homesite.

A licensed Engineer or Landscape Architect registered in the State of Washington is to prepare a full set of drawings including grading, drainage, utility locations, re-vegetation and sedimentation and erosion control plans for all new construction. Please refer to Section 6.15, for grading and erosion control measures required during construction.

The following standards are to be integrated into all grading plans:

- The long axis of the building is to run parallel to existing contours in order to minimize site disturbance. Building foundations and main floors are to step with the existing topography as it rises and falls to create split floor levels rather than one flat building pad. If owners desire to have one flat building pad, the request will be evaluated on a case by case issue. While it is required that building masses follow natural site contours, nothing in these guidelines shall prohibit a single floor level provided that the intent of the building height, massing, and grading guidelines are met.
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- Whenever feasible, natural slopes are to be used rather than retaining structures. When, in the opinion of the DRC, retaining structures provide the only feasible solution, they are to comply with the Guidelines outlined in Section 2.5.
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- All cuts, fills, and retaining walls are to create smooth transitions at the top and bottom of slopes that appear as extensions of the natural landform. Grading designs are to protect and retain as many existing trees, shrubs and rock outcroppings as possible.
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- Slopes are not to exceed 2:1 unless it can be demonstrated that a steeper slope will not erode. Natural slopes are to be used instead of structures wherever feasible.
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- Grading may not extend outside of the Building Envelope with the exception of that associated with driveways, minor paths, and utility Improvements. In rare cases, the DRC may approve small extensions of landscape terraces and/or grading outside of the Building Envelope if it achieves a more natural-looking solution and/or enhances site design and compatibility.

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- Cut and fill slopes are to be re-vegetated with plantings appropriate to the site to blend them into the surrounding environment. Re-vegetation is to be completed as soon as possible and erosion control measures implemented upon completion of grading. Refer to the appropriate section of Appendix B for the approved erosion control seed mix.
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- Cut and fill quantities are to balance on site to the extent feasible.
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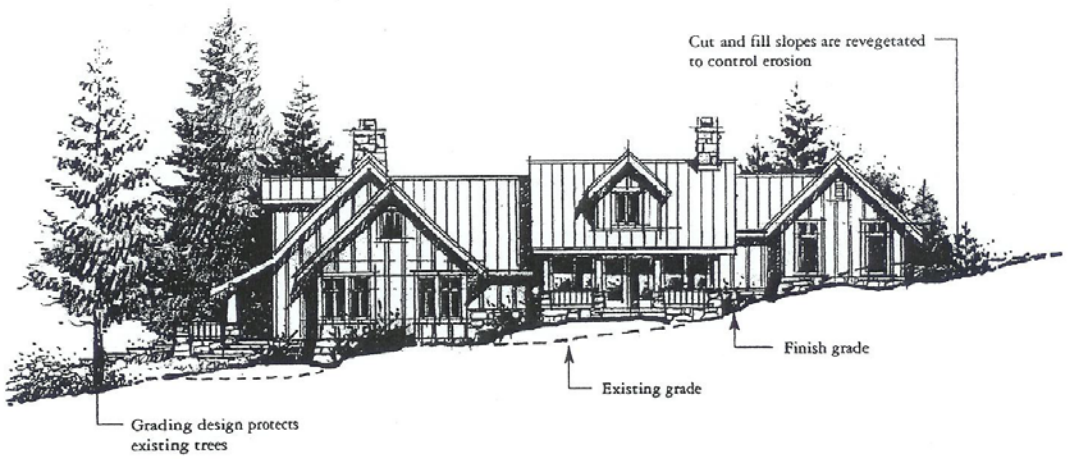
- Fill may not be used to significantly raise the first floor elevation.



House foundations step with the natural topography

2.6 RETAINING WALLS

Objectives:

- *Minimize the use and height of retaining walls and their visual impact.*
- *Blend retaining walls with the natural topography.*

Guidelines:

Graded slopes are preferred to retaining walls. When retaining walls are necessary, the following guidelines apply:

- All retaining walls which are visible from off-site are to be built of natural or cut stone laid so as to appear structural and not veneered. Concrete retaining walls may be used only with specific DRC approval. Block concrete retaining walls are not permitted.

- The tops of walls are to be shaped to blend with natural contours. Ends of walls are not to end abruptly, but are to create natural-looking transitions with existing landforms and vegetation.

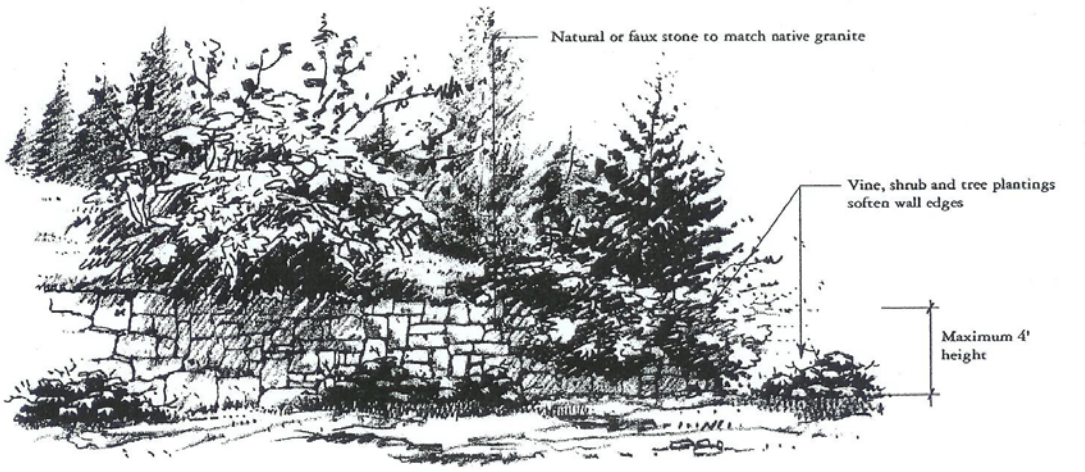
- Retaining walls are not to exceed 4 feet in height. Where grade changes exceed 4 feet, stepped-back or terraced wall structures with ample planting terraces (4-foot minimum width) are to be used. Higher walls may be considered only if they are not visible from off-site, and if doing so significantly reduces overall impacts to the site and/or adjacent land.

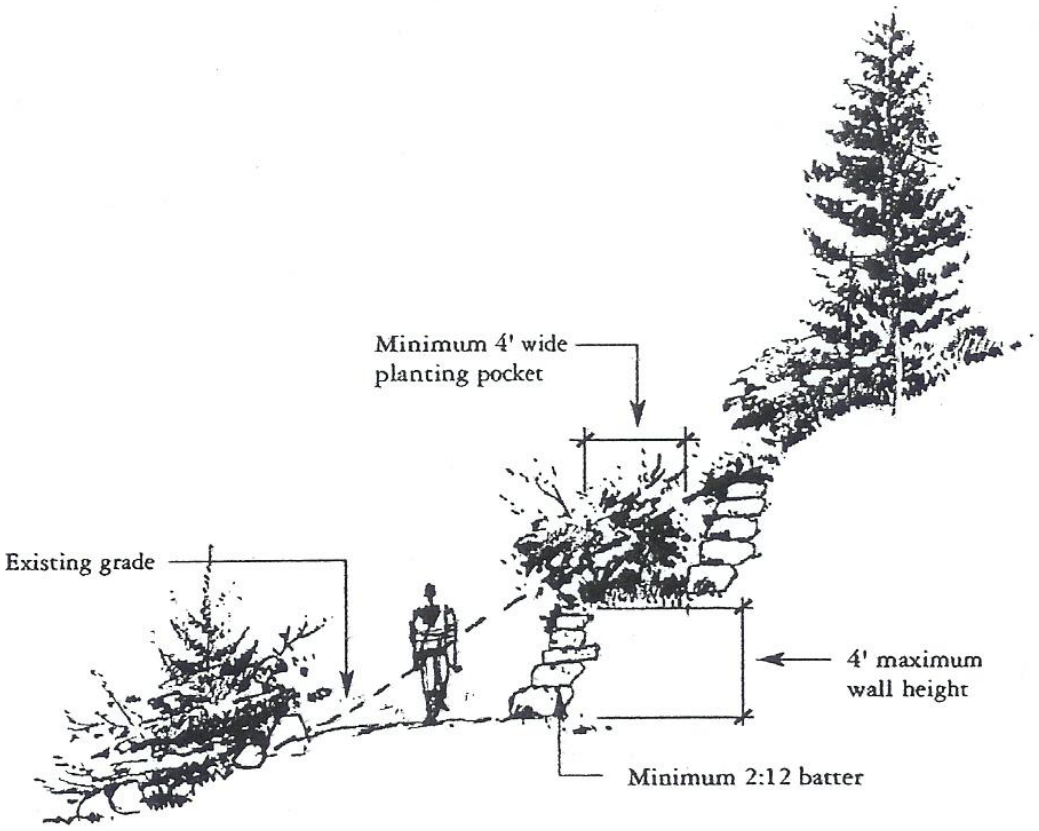
- Retaining walls are not to be built within 5 feet of property lines with the exception of those required for driveway access.

- Walls exceeding 2 feet in height are to be designed with a minimum 2:12 batter.

- Shrubs and vines are to be planted at the base and top of walls to blend them with the site.

Retaining walls are combined with plantings to blend them with the surrounding landscape





Terraced Retaining Wall Design

2.7 DRAINAGE

Objectives:

- *Maintain natural drainage patterns.*
- *Encourage percolation and biofiltration of driveway and autocourt run-off.*
- *Retain and infiltrate storm water runoff on-site.*
- *Minimize any potential for erosion and downstream water quality impacts.*
- *Design drainage treatments to appear natural in form and materials.*

Guidelines:

- Drainage is to be designed by a licensed Engineer or Landscape Architect.

- Natural drainage courses and patterns are to be protected and maintained.

- Drainage is to be dispersed within the Homesite.
- Trenching for drainage lines is not to encroach within the drip line of existing trees.

- New drainage courses are to appear and function like natural drainage ways. Native vegetation cover is to be used to naturally filter runoff and promote infiltration and dispersion.

- Downspouts and gutters are not recommended.

- Drainage and landscape designs should consider the effects of roof run-off and splash against the home.

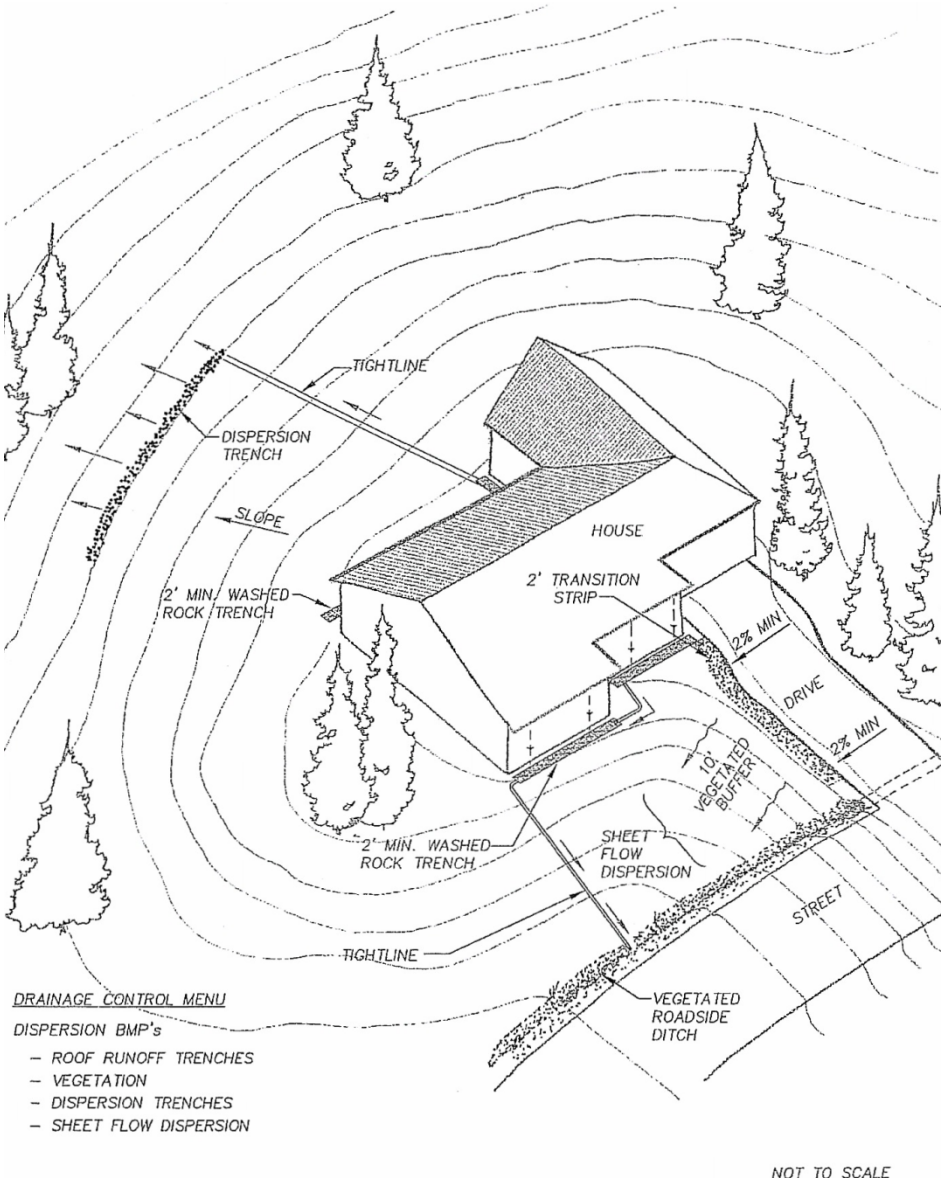
- Impervious surfaces (such as asphalt and concrete paving) are to be minimized to the extent feasible to encourage water percolation into the ground. The use of more pervious (water permeable) materials, such as porous asphalt or open-celled pavers is encouraged. (See Section 2.9 – 'Exterior Hardscape Design'.)

- Materials and sizes for all culverts, headwalls, visible drainage structures, and driveways are to be approved by the Design Review Committee to ensure structures appear natural and "disappear" into the landscape.

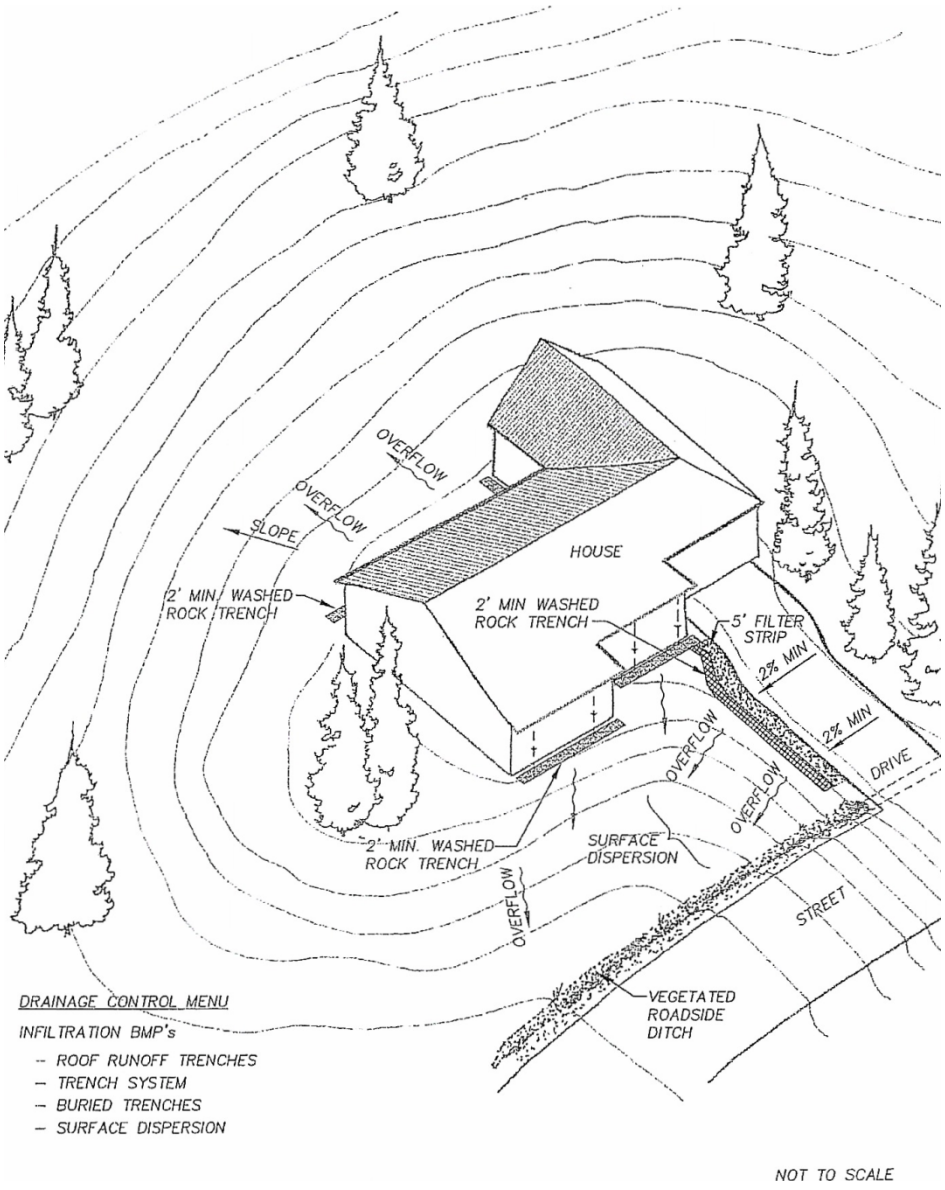
- Drainage across or under driveways is to be incorporated into driveway and apron design and concealed with stone headwalls that are similar to those used as part of the public infrastructure within Tumble Creek.

- Drainage systems should be designed with clean-outs for maintenance.

- Drainage design is to minimize any potential for erosion and consequent downstream water quality impacts. (See Section 6.15 – 'Excavation and Grading' for erosion control measures.)



Residential Drainage BMP's Till and Bedrock Area



Residential Drainage BMP's Till Outwash Areas

2.8 DRIVEWAYS AND AUTO COURTS

Objectives:

- *Minimize visibility of paved areas from off-site.*
- *Accommodate all parking needs within the Building envelope.*
- *Blend driveways into the terrain by following the natural grade.*
- *Utilize special, enriched paving materials on auto courts and parking areas.*
- *Use decorative paving, integrated landscape areas and other mechanisms to make parking areas aesthetically desirable.*

Guidelines:

- **Appropriate** paving materials for driveways include:
    - *Colored, stamped, exposed aggregate, broom finished, and/or patterned concrete*
    - *Native stone or faux stone to match native stone.*
    - *Asphalt*
- Appropriate paving materials for auto courts include:
    - *Colored, stamped, exposed aggregate, broom finished, and/or patterned concrete*
    - *Pre-cast concrete pavers*
    - *Native stone or faux stone to match native stone*
    - *Asphalt*

- Inappropriate paving materials include:
    - *Untextured, uncolored concrete*
    - *Decomposed granite or gravel*

- All driveways are to follow alignments that minimize grading, tree removal, or other disruption of the site. Driveway alignments, parking, and garage layouts are to minimize visibility of garage doors, driveways and parking from off-site. Plantings of trees, shrubs and other vegetation are to be incorporated to screen driveways, garages, and auto courts; and to protect the residence and neighboring homes from car headlights.

- Driveways are to be a maximum of 12 feet in width, except at the driveway apron, garage entrances, guest parking areas, and/or where they provide a turnaround.
- Buffers up to 2 feet in width on each side of driveway are allowed for drainage. Stone must appear to be sourced from the region. DRC must approve rock selection in writing. Please consult the DRC for acceptable samples.
- Parking and turnaround areas must be located within the Building Envelope and screened from off-site views by supplementary plantings as approved by the DRC as part of the

Landscape Plan. Decorative borders are not permitted. Additional parking areas that use permeable pavers may be approved on a case by case basis.

- Driveways are not to be located within 30 feet of neighboring driveways unless otherwise approved by the DRC. Shared driveways are discouraged but may be permitted as approved by the DRC subject to submission of recorded easement and mutual maintenance agreements.
- A maximum of one driveway entry/cut will be permitted for each Homesite except for combined Homesites (see section 2.3).
- Driveway pavement is to be joined to roadways by a full depth cut with a tack coat to form a full-depth butt joint.
- Driveway aprons are to match community road paving material.
- Driveway curbs are not allowed.
- Driveway gradients are not to exceed 12%. Owners with steep driveways may want to consider a snowmelt system.
- Drainage from all driveways is to be released into the properties landscape through an approved vegetated bio-filtration strip.
- All driveways are to comply with local governmental and emergency response requirements.

2.9 GARAGES AND PARKING

Objectives:

- *Minimize visibility of parking areas.*
- Accommodate all parking needs within the Building Envelope.

Guidelines:

- Garages are for the parking of vehicles and re not to be converted to living spaces.

- All Homesites are to provide a minimum of two enclosed parking spaces and two guest parking spaces which can be on the apron in front of the garage. Enclosed parking spaces shall be adequate to handle the parking needs of the Owners and their family.

- To help break up building Masses, side-loading garages are strongly encouraged. Detached garages are also encouraged.

- Garages, particularly garage doors, are to be sited and located to minimize visibility from off-site. Three car garages may not face the street. At the DRC's discretion, one- and two-car garages with doors facing the street may be approved, if site conditions warrant the deviation.

- No mobile home, recreational vehicle (including campers), snowmobiles, all-terrain vehicles,

dirt bikes and other vehicles designed primarily for off road use, commercial vehicles, any vehicles exceeding 9,000 pounds in gross vehicle weight, any trailer of any kind, any truck with a rated load capacity greater than one ton, or any boat, shall be kept, placed, maintained or parked except in an enclosed garage for more than 48 hours within any 30 day period.

- Parking is not permitted on roadways, road shoulders, along the cul-de-sacs, in Open Spaces, on vacant properties, or in the natural or landscaped areas of a property. Parking is permitted only in driveways,

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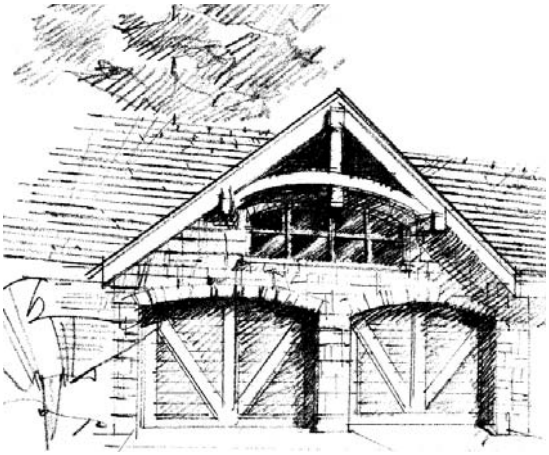

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Garage Designed for Snow Country

- utocourts or parking lots. **Note:** Special temporary parking permits will be issued for special needs or events.
- Garage window and lighting design is to comply with those Guidelines listed in Section 3.15 – 'Exterior Lighting'.
- Items in garage must be screened from external view.

- Gravel parking areas including roadside gravel strips are prohibited.

- **Garages must be able to accommodate no less than two standards sized vehicles. There**

can be absolutely no conversion of garages into living space.

2.10 EXTERIOR HARDSCAPE DESIGN – OUTDOOR STAIRS, PATHS, AND TERRACES

Objectives:

- *Create outdoor "rooms" as extensions of indoor rooms.*
- *Design outdoor spaces that take advantage of the climate.*
- *Design outdoor Improvements to respond to the Homesite's topography and landscape Characteristics.*

Guidelines:

- Appropriate paving materials for exterior hardscape areas include:
  - *Native stone*
  - *Faux stone that has the appearance of native stone*
  - *Colored, stamped, exposed aggregate, and/or patterned concrete*
  - *Pre-cast concrete pavers*
  - *Approved decomposed granite or gravel*

- **Inappropriate** paving materials for exterior hardscape areas include:
  - *Clay tile*
  - *Bricks*
  - *Non-colored, unpatterned concrete*
  - *Asphalt*
  - *Crushed concrete*

- Designs are to minimize the use of several different types of paving materials in order to produce an understated, unified design. Materials are to augment and complement architectural materials.

- The spatial organization of the Residence and that of outdoor rooms and terraces is to be designed as one unified whole and is to relate to existing site and topographic conditions.

- Outdoor spaces are to transition gradually from the more formal, geometric lines associated with buildings to the more organic forms of nature. Terraces are to respond to existing trees and/or outcroppings, which may be used to create a gradual transition from the built to the natural environment.

- Patios and terraces are to take into consideration shade, sun, wind, and snow shedding requirements. Plant materials, walls, architectural devices, and/or landscape structures are to be incorporated into the design of outdoor spaces.

- Designing a terrace or outdoor room around a focal point such as a shrub, rock outcropping, or natural looking water feature is encouraged.

- Impervious surface areas are to be minimized and kept close to the house. Moving away from the house, there is to be a transition to pervious or "softer"' surfaces such as compacted earth, decomposed granite and/or non-wood mulch. Bark is not permitted.

- Hardscape elements, paths, outdoor stairs, and terraces are to be located within the Building Envelope. Pervious paths may, with written DRC approval, be located outside of the Building Envelope provided they follow natural contours and utilize pervious materials.

- Approved footpaths through the Natural Area are restricted to a maximum width of 5 feet. Paths may not encroach into the golf buffer or into common area open spaces.

- It is recommended that a pathway be constructed in the fire free zone for safety access.

2.11 WALLS, FENCES AND GATES

Objectives:

- *Minimize the use of site walls, fences and gates.*
- *Construct high quality walls and fences out of stone or wood in a design that is complementary to the architecture of the home.*
- *Where they are necessary for screening of spas, equipment, etc. or by code, minimize the visibility of walls, fences and gates from off-site views.*

Guidelines:

- Fences, unless required by code or explicitly approved by the DRC, are prohibited.

- Pool and spa fences required by code may require additional detailing and landscape treatments, as specified by the DRC, to mitigate off-site visibility. If allowed by Kittitas County, the use of non-fencing solutions, such as locking pool covers, should be explored.
- Approved fencing, as mentioned above, in areas visible from off-site is not to exceed 48 inches in height or as required by Code. Deer/wildlife fencing that is not visible from off-site, and fencing that extends from the house to manage pets, create a private terrace, such as to

conceal a hot tub, may extend up to 6 feet in height, with written approval from the DRC. Transitions in fence and/or wall heights are to be gradually stepped.

- Privacy or screen fencing is to be used to block views of utilities, mechanical equipment, and outdoor work areas, and may extend up to 5 feet in such areas, if the fence is close to the house and does not adversely affect off-site views.

- Golf ball fences or screens are not allowed.

- Fences, walls and gates must be contained within the Building or Secondary Envelopes and are to relate to the residence and site topography rather than to property and/or setback lines. **Perimeter fencing is prohibited.**

- Fencing materials are to complement and/or extend from the principal building walls, site walls and/or landscape structures.

- Appropriate fence types include:
    - "Open" (non-solid) wood fences, such as horizontal board
    - Low stone walls not to exceed 4 feet in height
    - Wing wall extensions that match building materials

- Inappropriate fencing materials/types include:
    - Concrete block
    - Formal hedges
    - Chain link
    - Picket fences
    - Stucco
    - Wrought iron
    - Brick
    - Solid board

- Wooden fences and gates are to be treated or stained so that they blend with surrounding trees and vegetation.

- Fences and walls visible from roads, paths, parks, public spaces, golf course, or other common areas are to incorporate plant materials to cover at least 50% of structural components at plant maturity.

- Dog runs are permitted provided they are constructed of materials that are complementary to the principal building walls, site walls and/or landscape structures. Dog

runs shall be attached to residences and not free standing, and are limited to an area of 400 square feet. Dog runs shall be screened from the street or golf course and must be contained within the Building or Secondary Envelope.

- Pool and spa fences required by code may require additional detailing and landscape treatments, as specified by the DRC, to mitigate off-site visibility. If allowed by Kittitas County, the use of non-fencing solutions, such as locking pool covers, should be explored.

- Fencing in areas visible from off-site is not to exceed 48 inches in height. Deer/wildlife fencing that is not visible from off-site, and fencing that extends from the house to create a private terrace, such as to conceal a hot tub, may extend up to 6 feet in height. Vegetable and ornamental gardens visible from off-site but within either the Building or Secondary Envelopes, however, may be fenced with up to 6 feet tall wood structure and steel mesh fencing per approval by the DRC. The fencing for such installations must be designed to appear commensurate with the architecture of the home and the rigorous standards for quality of design and construction of these Guidelines.

- Transitions in fence and/or wall heights are to be gradually stepped.

- Privacy or screen fencing is to be used to block views of utilities, mechanical equipment, trash enclosures, and outdoor work areas; and may extend up to 6 feet in such areas, if the fence is close to the house and does not adversely affect off-site views.

2.12 LANDSCAPE STRUCTURES, SITE FURNISHINGS AND OUTDOOR ART

Objectives:

- *Design landscape structures that appear as extensions and/or additional building components of the main Residence.*
- *Incorporate landscape structures to help ameliorate the climate and create shade, shadow and texture.*
- *Screen outdoor art and other ornamentation from off-site views.*
- *Incorporate landscape structures such as trellises to provide summer shade on the residence and to create shadow and texture.*

Guidelines:

- Site furnishings, outdoor art, and landscape structures such as arbors, gazebos, pavilions, porte cocheres, greenhouses, and/or decks, are to be located within the Building Envelope.

- Outdoor art includes, but is not limited to, statuary, fountains, weather vanes, banners, and flags. The American flag may be flown, according to flag etiquette, but night-lighting of the flag is not permitted under Dark Skies. Flag pole location, pole height, color and material must be approved by the DRC.

- The color, materials and style of outdoor structures, and furniture are to be the same or similar to that of the Residence.

- In general, the same Guidelines that apply to architecture apply to the design of the landscape structures (refer to Chapter 3).

- Play structures are to be primarily constructed of natural materials and finished so that they recede into the landscape. Brightly colored play structures if visible from off-site, will not be approved.

- Sports courts and related equipment/structures will be allowed if not visible from off-site.

- Portable sports poles, hoops and related structures will be allowed only to the extent that they can be stored inside the garage. Portable sports equipment may not be left outdoors overnight or when not in use.

Secondary Envelope Requirements

- Pathways, freestanding site furnishings, outdoor art approved by the DRC, terraces and patios that are less than 4 feet (including perimeter walls) in height from existing or final grade - whichever is lower - are permitted in the Secondary Envelope. Wood decks supported by columns are not permitted in the Secondary Envelope.

2.13 WATER FEATURES, SPAS AND POOLS

Objectives:

- *Locate pools and/or water features so that their visibility is minimized from Common Areas.*
- *Design pools and water features that augment outdoor spaces and extend the architectural style of the residence.*

Guidelines:

- Pools, spas, and other water features are to be located within the Building Envelope, visually connected to the Residence, and designed as an integral part of the house's exterior design.

- Water features are to appear natural and not contrived.

- Swimming pools will be approved on a Homesite by Homesite basis and may only be located within areas where the pool is not visible from off-site. Pool safety measures are to be taken in accordance with local governmental regulations. Design solutions that eliminate the need for a pool fence while complying with safety code issues are encouraged.

- Pool and spa covers are to be dark and muted in color to recede from view. Locking pool covers are encouraged.

- Spas are to be set down into the ground, or decks. Above-ground spas are permitted if they are screened from off-site views through the use of berms, stone walls, fences, screens, natural topography or vegetation. All pool fencing must be pre-approved in writing by the DRC.

- Spa and water feature equipment enclosures are to appear as extensions of the home and/or located in underground vaults to contain noise. Solid noise absorbing covers for equipment may be required after installation if it is discovered that the equipment is audible from adjacent properties.

- Water features are to be designed using recirculating water. Standing water on-site, including storm water run-off, is not permitted.

2.14 PLANTING DESIGN

Objectives:

- *Utilize new plantings to preserve and extend the forest landscape and enhance the natural setting for each home.*
- *Use plants that are adapted and native to the climate, since they are less invasive and require less water and maintenance.*
- *Use plants to frame outdoor spaces, lessen impact of new structures, enhance privacy and screen use areas.*

Guidelines:

- Existing trees and major shrubs are to be preserved in accordance with Firewise and Forest Health best practices.

- Manicured or groomed areas and non-native plantings are restricted to spaces confined by buildings, walls and plantings or other well-defined edges so as to not be visible from off-site. As one moves away from the house, into the Natural Area, non-native irrigated planting areas are to abruptly transition to a native landscape so that a buffer of native vegetation surrounds the Residence. Non-native plant species may not extend outside of the Building Envelope. The DRC will disallow any plant it deems to be incompatible with the native plants or which is considered invasive. Landscape materials should be used to blend the new plantings into the Natural Area.

- Only native plantings that are the specific genus and species listed on the Approved Plant List "Appendix "B" are allowed in the Natural Area.

- Plant materials are to use a mix of sizes and be spaced in natural, informal patterns. New plants should be blended into the Natural Area to obscure the edge of the Building Envelope. Plant spacing should consider snowshed especially from metal roofs.

- Shrubs, ground covers, and vines are to be used to soften and reduce the perceived height of foundation walls.

- Landscape design should consider the impact of snow shed, snow and ice accumulation, and snow and ice buildup from driveway plowing during heavy snow years.

- Tree and shrub plantings are to be of a sufficient quantity and size to effectively continue the native forest canopy and understory. Shrubs and trees should be spaced to prevent continuous masses that could contribute to fire spread.

- Disturbed native areas are to be restored to the native condition or planted to the satisfaction of the DRC. Temporary irrigation, for a maximum of two growing season, unless extended by written consent of the DRC will be required to ensure restoration is successful.

- Trees and other vegetation are to be planted so that they define outdoor spaces, buffer views of buildings and frame views. Proposed trees that will mature to a tall height are to be planted sufficiently outside of the Defensible Space (as defined in Section 2.15 – 'Fire Prevention and Safety') to assure limbs will not overhang the home or garage.

- Cut and fill slopes are to be re-vegetated with plantings appropriate to the site (see Appendix B) to blend them into the surrounding environment.

- Plant materials are to be grouped according to water consumption needs. Areas of irrigated landscape are not to exceed 20% of the Homesites allowable maximum Building Coverage.

- The use of plant materials that are resistant to deer, elk and other wildlife is encouraged.

- Landscape plans are to comply with the Kittitas County noxious weed control program.

2.15 TREE / SHRUB PROTECTION, REMOVAL AND THINNING

Objective:

- *Maintain and enhance the native forest throughout Suncadia and Tumble Creek.*

Guidelines:

To assist in the enhancement of existing understory, thinning of vegetation or removal of any tree in the Natural Area must be approved by the DRC. The Firewise Program Brochure is available to assist with this. Contact the DRC office.

- The removal of any tree that has a trunk diameter greater than 4 inches, as measured 4 feet above grade, or any shrub measuring greater than 5 feet in height, must be approved in advance by the DRC.

- Any tree designated as a Wildlife Tree, as marked by a card attached to the tree, may only be removed with the written approval of the DRC. If permitted, relocation, reuse or mitigation will be required.

- Removal of any trees and/or shrubs of the above-mentioned size, whether during or after construction must be approved by the DRC. Failure to obtain DRC approval for tree/shrub removal will result in a fine (See Schedule of fees and fine) per tree/shrub and/or additional tree/shrub mitigation as specified by the DRC. The DRC reserves the right to periodically adjust fines for unapproved tree/shrub removal.

- Periodic thinning and grooming may occur based upon the Firewise Program or such other written plan as approved by the DRC.

Tree Removal in the Building Envelope and Secondary Envelope

Intent

The restrictions limiting tree and shrub removal or pruning are consistent within both the Building Envelope and the Secondary Envelope.

Within these envelopes, trees and shrubs can be removed to accommodate the foundation of the new home and its ancillary structures. Outside of the area required for construction, existing high quality trees are to be incorporated into the landscape plan as best possible and in accordance with the current Firewise Guidelines. Owners may clear the majority of the envelopes but must leave a significant minority in place to accomplish two goals. First, the envelopes are composed with straight lines but trees may not be removed such that a wall or corridor is created; the edge must be softened with undulations in the clearing limits. Second, the forest landscape must be integrated into the landscape design around the home.

Specific Requirements

The removal of any tree that has a diameter greater than 4 inches, as measured 4 feet above grade, or any shrub measuring greater than 5 feet in height, must be approved by the DRC.

Failure to obtain DRC approval for tree/shrub removal may result in a fine up to $2,500 per tree/shrub and/or additional tree/shrub mitigation as specified by the DRC. The DRC reserves the right to periodically adjust fines for unapproved tree/shrub removal.

Subjective Requirements

The DRC is asked to work with Owners to encourage the preservation of particularly large and high quality trees and may require an adjustment in the location of an improvement to achieve this goal, provided the requirement does not prevent the reasonable use and enjoyment of the Homesite. Owners and architects are required to make a reasonable attempt to preserve such trees and to work with the DRC towards this important goal.

Pre-Construction Site Thinning and Clean-up

Intent

In response to owner requests to perform tree and shrub thinning and maintenance on their Homesites in advance of DRC approval of architectural and landscape plans for the Homesite, the DRC has created the following policy.

Subjective Requirements

Owners and/or their contractors must present a plan to the DRC that includes the following:

- A cover letter requesting permission for Pre-Construction Site Thinning and Cleanup.
- A plan showing the area in which the proposed thinning and maintenance work is to be performed including the access route from the street.

Subsequent to receiving written approval from the DRC, work may proceed within the approved work areas with the following restrictions:

- Removal of trees less than 4" in diameter as measured at 4' above grade.
- Removal of shrubs less than 5' in height.
- Removed trees and shrubs must be cut at ground level or lower and be removed from the site or chipped on site and spread evenly within the work area.
- Branches of trees in excess of 25' in height may have lower limbs removed up to 7' from the base of the trunk. Trees less than 25" in height may have lower level limbs removed up to 1/3 the total height of the tree from the base of the trunk.

When complete, the work area must be returned to a state that resembles the pre-existing condition. Any ruts or other damage to the forest or meadow floor must be repaired. The DRC reserves the right to require that the Owner re-vegetate the work area using the approved seed mix.

Prior to commencing work, Owner must submit to the DRC a deposit equivalent to 50% of the current Damage and Compliance Deposit that is subject to the same requirements and policies as the standard Damage and Compliance Deposit required for home construction. (See Page 70) **Additionally, removal of unapproved plant materials will result in automatic forfeiture of the Deposit.**

The Owner and their contractor are subject to all other Construction Guidelines including the section on Damage Repair and Restoration.

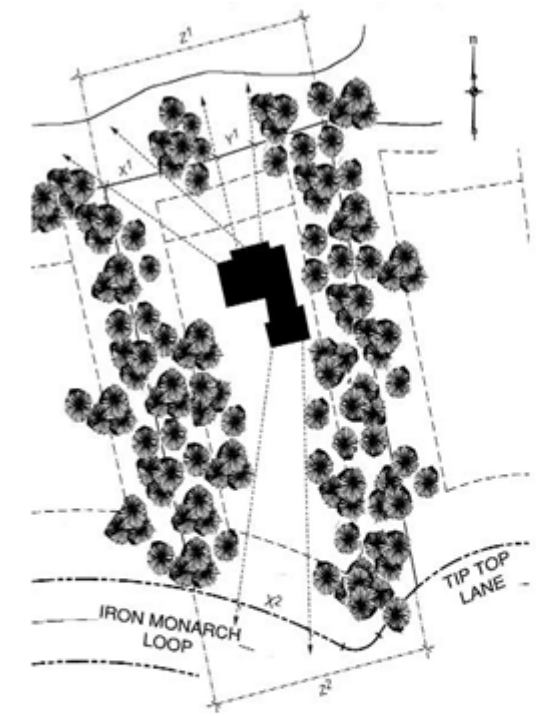
Unless otherwise specified by the DRC, such thinning and clean-up work shall not exceed 30 days.

If the Owner is interested in removing trees or shrubs in excess of the previously described maximum sizes, Owner may seek written approval on a case by case basis from the DRC. For such approvals, Owner must submit a site plan indicating the location of the item(s) to be removed and a photograph(s) of the proposed item(s). If helpful, a description of why the item should be removed is also welcomed.

Framed Openings

Existing vegetation on the perimeter of Homesites in Tumble Creek must be maintained and enhanced in order to create visual privacy between the home and neighboring properties and open spaces. The DRC will, however, allow owners to create openings, on their Homesite; in the

forest that allow framed views from the home to important features such as the river corridor, mountains and the golf course across boundaries that are not adjacent to other Homesites - typically the rear and front property lines. Views to the home or its ancillary structures from off of the Homesite are, however, to be filtered as best possible while still allowing for such "framed openings."



Maximum Framed Openings
$X^1 + Y^1$ may not exceed 60% of Z^1
Neither X^1 nor Y^1 may exceed 40% of Z^1 or 70", whichever is less.
Z.
Z X^2 may not exceed 40% of Z^2 or 70", whichever is less.

Illustration of "Framed Openings" Cleared to Create View corridors

Owners are required to maintain the forested areas on their Homesites in a manner that will both maximize tree health and minimize fire risk.

Specific Requirements

The DRC will allow owners to remove trees <u>within the building envelope</u> such that framed openings in the forest are created that allow views from important elements of the home - such as the main gathering and entertaining spaces and primary bedrooms - to important features such as those enumerated above. The limitations are as follows:

- A newly created framed opening on a front or rear property line may not exceed more than 40% or 70 feet - whichever is less - of the width of the effected property boundary.
- If more than one framed opening is created, the combined width of the openings may not exceed 60% of the width of the effected boundary.
- When possible, the "frame" of the opening or openings must be clusters of three or more trees of significant scale; clusters may be required to include more trees if the DRC believes a larger grouping is needed to maintain the health of the trees. Isolated trees are prone to falling over without the support of previously adjacent trees.

- Such openings are not permitted on boundaries adjacent to other Homesites except with special written permission of the DRC. The DRC will approve such side boundary openings only near corners where the opening will not impact the visual privacy of either the Building or Secondary Envelopes of the adjacent Homesite.

In Natural Areas, areas that have been cleared to create framed openings **must** be re-vegetated using either approved shrub or natural grasses listed in Appendix B such that they appear to be natural clearings and meadows. Prior to removal of any trees for the creation of such a framed opening, trees proposed for removal must be marked in the field and reviewed on site by the DRC. DRC will send a written approval.

In addition to permitting the creation of framed openings, the DRC will also allow trees within the building envelope that offer important view corridors to be pruned such that lower limbs are removed to create filtered views. This pruning activity will, however, be limited such that neither the health of the tree nor its appearance as well-proportioned are negatively impacted. As a rule of thumb, limbs must be left on the upper half of a tree's trunk.

In certain situations, such framed openings and pruning efforts may need to be extended across either Golf Course property or Non- Conservation Easement Open Space areas in order to capture desired views. Owners may with special prior written approval be allowed to remove and prune trees on these properties - at their expense - within the limits of the restrictions as enumerated above. These areas will, however, be subject to special scrutiny by the DRC to ensure strict adherence. Also, the owners or managers of the Golf Course or Non- Conservation Easement Open Space may or may not grant permission for any tree removal or limbing. If approval is granted, these owners or managers are to participate with the DRC in the approval process and in the supervision of the clearing activities. Owners will be responsible for re-vegetation as required above and repair of any damage done within these areas.

With the exception of areas cleared to create these framed openings, Owners are required to thin and prune trees and shrubs in the Natural Areas on their properties according to the Suncadia Land Stewardship Plan and Firewise Guidelines, which, is designed to maximize forest health and minimize fire risk. Adjacent forested areas on Golf Course property or in designated Non- Conservation Easement Open Spaces will be managed by the owning entities without obligation.

2.16 FIRE PREVENTION AND SAFETY

Objectives:

-Reduce the amount of potential fire fuel immediately surrounding the home and enhance

the general fire protection plan within Suncadia. Currently the Fire prevention and protection plan includes an annual assessment of fire risk areas to be thinned and fireswised; a fire hydrant system throughout the community; a secondary fire suppression water source using a coupler system on the golf course irrigation system, a fire station located within Suncadia, a fire season fire watch station and ongoing education on Firewise best practices.

Authority:

The Kittitas County Fire Marshal is the controlling authority for fire prevention and regulations. The Department of Natural Resources, the Conservation District and the Fire District are additional resources.

Guidelines:

Owners are to refer to the current ordinances, documents and **Suncadia Firewise Guidelines** when designing buildings and related Improvements on a Homesite. Please consult the DRC for a current list and Firewise guidelines. Owners are responsible for obtaining the most current issue of these documents:

No charcoal or open fires are allowed. Use of charcoal grills is strictly forbidden.

Other

It is understood that there will be exceptions to some of these guidelines based on the location of individual lots. For a departure from these guidelines, Owner must submit a request for variance in writing to the DRC.

At times of extreme fire danger or threat some these guidelines may be modified by Board approval to adapt to the particular situation.

A process for mandatory inspection of properties may be established at the discretion of the Board of Directors.

2.17 IRRIGATION / WATER CONSERVATION

Objectives:

- *Minimize the amount of landscape irrigation required through water sensitive landscape design.*

- *Utilize automated irrigation systems that provide efficient water coverage and minimize water usage and eliminate runoff.*

Guidelines:

- Irrigation design is to comply with local water conservation requirements.

- All irrigation installations are to comply with applicable codes, including the use of approved back flow devices and anti-siphon devices.

- If permanent irrigation is contemplated, these areas must be shown graphically on the preliminary landscape plan for approval and area calculations included.

- Irrigation systems must not encroach in the roadway right of ways or golf course easements.

- In order to conserve water for the present and preserve water for the future, areas of permanently irrigated landscape are not to exceed 20% of the Homesite's designated maximum Building Coverage with the exception that Owners may have a separate and extended sprinkler system that may only be operated when Owners are notified that fire danger level is a Level 3 or Level 4. Water use will be monitored in order to verify that Owners are complying with water conservation efforts.

- Mulch mixed 1:1 with original native top soil, is to be installed on all new planting areas, to a minimum of 2 inches to retain soil moisture and reduce erosion. This is to aid re-establishment of natural grasses and wildflowers from the Homesite.

- Chipped material is prohibited to be used as a finish topping or mulch.

General Requirements

1. Permanently Irrigated Areas
    - These areas are typically immediately adjacent to the home or other site improvements. Homes are not required to have Permanently Irrigated Areas, but many owners desire to maintain fine landscaping and plantings that requires irrigation.
    - Owner must apply to the water utility company for review and approval of proposed irrigation plans during the Design Review process.

    - Installation of the irrigation system will be inspected as part of the building final inspection process to ensure compliance with the Intent and General Requirements.

    - The area of irrigated landscaping shall not exceed 20% of the combined area of the

Building and Secondary Envelopes. For example, if the combined Building and Secondary Envelope area is 14,000 sf, the permanently irrigated landscaped area shall not exceed 2,800 sf.

- Permanent irrigation systems are to be below ground, fully automatic, and in compliance with local water conservation requirements. The use of water conserving systems, such as drip irrigation and moisture sensors, is required. **Permanent pop up sprinkler systems are not allowed**. Trees and shrubs are to be irrigated on a bubbler system except where planted in irrigated lawns.

- Trenching for irrigation lines is not to encroach within the dripline of existing trees. Plant materials should be grouped according to their water consumption needs. Mulch all new planting areas, including trees in lawn areas with a minimum of 3 inches to retain soil moisture, reduce erosion and provide for weed control.

- Any revision to any portion of the approved irrigation plan must be resubmitted for approval by the DRC along with an additional review fee. Failure to follow this process will result in a fine as defined in the current Schedule of Fines and be brought into compliance with the Design Guidelines.

2. Temporarily Irrigated Areas
   - These areas typically include portions of the home site and Natural Areas that have been disturbed by construction related activity and require reestablishment of vegetation, but do not include the Permanently Irrigated Areas as defined above.

   - Temporary irrigation systems are required as necessary to reestablish vegetation in areas disturbed by construction activity.

   - Irrigation systems in the Temporarily Irrigated Areas shall be completely removed once plantings have been clearly established, or after a one year, whichever is sooner. An inspection of the property after initial installation of the system shall be conducted to ensure compliance and to verify that landscape materials have been re-established.

   - An extension of the one year time limit for temporary irrigation systems may be approved in writing by the DRC if planting reestablishment has not been successful.

   - A typical temporary irrigation system would include above ground installation of black poly pipe, “pop-up” sprinkler heads, and control via an electronic timer.

- Once plantings are established and permission is given for removal of temporary irrigation, these lines must be removed, not abandoned.

2.18 EXTERIOR LIGHTING (See section 3.15)

2.19 EXTERIOR SERVICE AREAS, STORAGE AREAS AND UTILITY LOCATIONS

Objectives:

- *Screen service area and utility boxes from off-site views.*
- *Provide recycling and garbage holding areas to ensure all-season access and protection from animals.*

Guidelines:

- All site utilities within the Homesite are to be installed underground. Utility boxes are to be located so that they are accessible to service personnel. All utility boxes are to be visually screened as effectively as possible with DRC-approved planting and/or architectural devices, while still meeting utility company accessibility requirements.

- Houses are to be heated with natural gas. Air conditioners are permitted. Heat pumps are not allowed. Contact DRC regarding details on regulations.

- Contact Puget Sound Energy early in the design process to ensure design complies with current requirements and specifications.

- Contact the community telecommunications provider on placement of panels and other equipment. Contact provider early in the design process to ensure proper integration of equipment and wiring connections. (See DRC for contact information)
- Outdoor work areas and outside equipment storage areas are to be completely screened from off-site views by the use of architectural features and/or plant materials. Where feasible, these areas are to be integrated into the Residence.

- Pool, spa equipment, heating and air conditioning equipment are to be located behind walls or in underground vaults to contain noise. Mitigation such as solid noise absorbing covers or other remedies may be required for equipment after installation if the equipment is audible from adjacent properties.

- Exterior fans and vent housings and locations for interior hot water heaters and furnaces must be shown on Preliminary Application documents.

- Antennas visible from off-site are not allowed, except as mandated by Federal Communications Regulations, which may change periodically. Antennas permitted under this requirement are to be the smallest possible to receive the signal, placed in a location approved in advance by the DRC and placed in the least conspicuous location, screened as fully as possible and painted to match the adjacent color of the residence.

2.20 ADDRESS MARKERS

Objective:

- *Create unified sign and address marker design standards throughout the community.*

Guidelines:

- Address markers will be produced in cooperation with DRC. Information may be obtained from the DRC office.

- Address markers are to be kept in good repair and clear of snow at all times.

- Address markers should be located on either side of the driveway setback far enough so as not to impede snowplowing.

2.21 MAIL DELIVERY

Mail and newspaper delivery will be to a centralized post office. Should delivery become available to individual Homesites, the DRC will develop appropriate mailbox standards.

CHAPTER THREE
ARCHITECTURAL DESIGN

The following chapter sets forth Guidelines and standards for all work relating to the construction of new building(s) and the renovation, alteration or addition to the exterior finish of an existing structure(s), including Building Heights, Massing, color and materials.

3.1 ARCHITECTURAL DESIGN OBJECTIVES

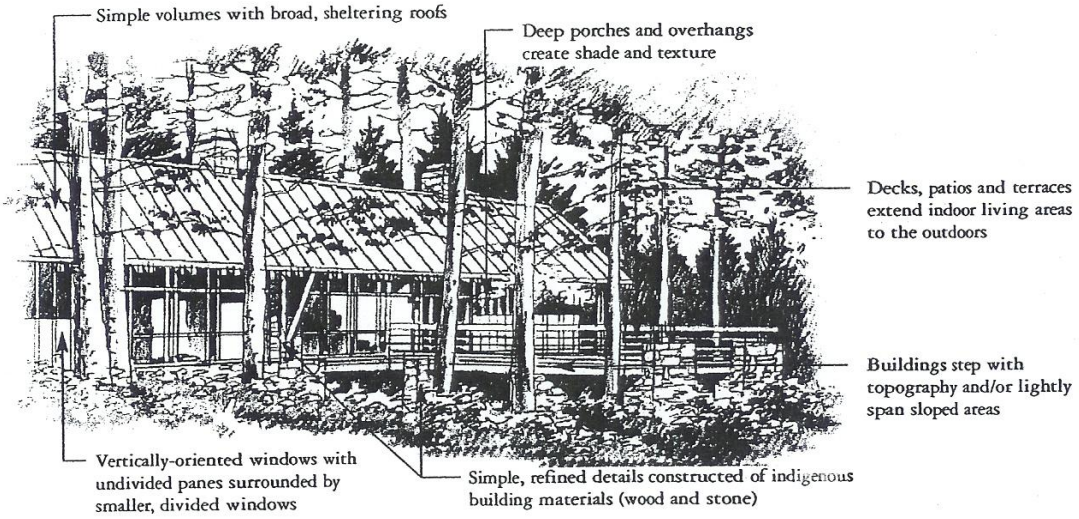
- ***Draw from the region's architectural traditions to create building designs that reflect Tumble Creek's unique environment and meet the needs of today's lifestyles***. Architectural design throughout the Pacific Northwest is reflective of the local climate and utilizes locally-available building materials. Residences are to complement in form and style to the signature buildings located within the resort core in order to create a unified design vernacular throughout the community.

- ***Buildings should evoke the natural, outdoor lifestyle of the region.*** Buildings are to be designed to "celebrate" nature, both by bringing the outdoors in through ample amounts of glazing and by extending indoor living spaces to the outside with "outdoor living rooms" at decks, terraces and other exterior areas.

- ***Buildings should be set into the landscape and respond to the surrounding forest, climate and landforms.*** All buildings are to be designed to take advantage of existing trees, rock outcroppings and landforms, by integrating the Improvements and landscape elements into the site. Buildings are to step with the natural topography to create a sense of "growing" out of, rather than being forced onto, the land.

- ***Use of heavy wooden members in lieu of lightweight framing members, brackets and trim. Contemporary homes will be considered on a case by case basis***. Use of stone should rely on larger scale stones in a dry-set style to anchor foundations and column bases to the terrain.

- ***Incorporate energy conserving measures in design.*** Size and orientation of windows and doors is to be designed to take advantage of sun, shade, and wind conditions to minimize reliance on mechanical heating and cooling systems.



The Elements

3.2 THE TUMBLE CREEK STYLE – THE ELEMENTS

Like the indigenous design traditions of the Northwest, architectural design at Tumble Creek is to respond to the climactic, cultural and geologic influences of the area. The basic design elements are a combination of the following:

- Simple building volumes that have a main mass with subordinated accessory wings and/or additions, which taper off at the ends to “anchor” buildings to the site.
- Buildings that either step with and conform to the natural topography or lightly span sloped areas.
- Decks, patios and terraces that extend off of the house and/or act as a connection between different building masses.
- Broad, sheltering roofs with well-proportioned structural elements reflective of the local climate.
- Shade created by porches, balconies and deep overhangs.
- A reliance on locally derived natural building materials.
- Vertically-oriented rectangular windows with heavy wood trim at frames for Mountain style homes. Contemporary homes window trim will be assessed on a case by case basis.
- Wood and/or steel braces and trusses with simple lines and little ornamentation.

Building Massing

3.3 BUILDING SIZE, MASS, SCALE AND FORM

Objectives:

- *Create simple building forms and masses composed of multiple simple volumes that respond to existing terrain and are in scale with the surrounding landscape.*
- *Avoid large, obtrusive building forms by breaking large volumes into smaller wings and Additions.*

- Appear residential in scale.
- Include single story elements.
- Be composed of multiple, simple volumes as appropriate for the scale of a home.
- Arrange those volumes with balance and rhythm but in an asymmetric pattern.
- Incorporate roof forms that respond to the climate, -including snowfall, ice accumulation, and solar exposure-.step down from a dominant, usually central volume and thereby create the visual effect of roofs that appear to “cascade” downward from the highest ridgeline.

Stepped Massing

Typical Massing and Style for a Tumble Creek Home: Example 1

Typical Massing and Style for a Tumble Creek Home: Example 2

- Express the nature and organization of the home's interior spaces through articulation of volumes and fenestration patterns.
- Step up or down with grade using variation in the heights of foundations, walls and roof forms such that the structure appears integrated into its natural setting.
- Include covered and/or uncovered spaces such as balconies and porches that enhance the composition of the larger volumes of the home.
- Use forms that appear structurally "honest" or appropriate relative to the materials of which they are composed such that those materials are, or at least appear to be, load bearing.
- And, include the garage in the composition such that it appears subordinate to the rest of the home.
- Additionally, design of homes that either are or appear to be divided into multiple structures is strongly encouraged. Detached structures include but are not limited to garages, guest houses, home offices and garden sheds.

Guidelines:

Building Size

- Total Building Square Footage shall mean: the sum of the gross horizontal areas of all floors of all buildings on a Homesite measured to the exterior face of walls including all areas within the home with the exception of below grade basements and covered, but not enclosed walkways and porches. Areas of stairways and double height spaces will be included at full value in the first floor area.

- Below grade basements are basements at which the main floor above is less than four (4) feet above existing or finish grade (whichever is lower).
- Roofed walkways (breezeways), verandas, open free-standing pavilions, decks, porches, screened porches or other outdoor rooms, when located on the ground floor, shall not be included in the Building Square Footage calculation. Open, roofed or screened porches on the upper floor MAY be exempted from square footage calculations, if, in the judgment of the DRC, such elements do not appreciably add to the mass of the upper floor.
- There is no minimum Building Square Footage since the lots are large and can accommodate a variety of sizes within the community.
- The maximum Building Square Footage shall be that shown on the individual lot diagram and includes the garage.
    - Each Homesite in Tumble Creek is in one of three categories as follows that limit the homes Maximum Enclosed Area according to the size, tree cover and visibility of the Homesite:
        - Category 1: 10,000 square feet Maximum
        - Category 2: 8,000 square feet Maximum
        - Category 3: 6,000 square feet Maximum

The majority of Homesites in Tumble Creek will fall in Category 2 with a maximum of 8,000 square feet. In the event that two Homesites are combined into one with a single Building Envelope, the Maximum Enclosed Area may be increased by the DRC but shall in no event, exceed 12,000 square feet.

- The maximum Building Coverage is the maximum first floor Building Square Footage including the garage and shall not exceed fifty percent (50%) of the Building Envelope.
- Maximum Building Square Footages and maximum Building Coverage areas are provided on the Homesite Diagram for each Homesite. The intent within Tumble Creek is to provide for an array of house sizes that create a sense of variety throughout the community. Regardless of the prescribed maximum Building Square Footage, massing of any Residence is to be responsive to the Homesite size and setting.
- Where roof forms create usable secondary volumes – small attic spaces over garages, etc. – the DRC may approve their use.
- Express the nature and organization of the home's interior spaces through articulation of volumes and fenestration patterns.
- <u>Building Mass, Scale and Form – the following Guidelines are carefully interpreted for each house. If a home fails to respond to the intent of these sections, refinement of the design will be required.</u>
- Building Masses are to use simple volumes, typically one to one-and-one-half story, with the second floor either contained within the roof or used as a lower level tucked below that of the main level,

where the terrain slopes away. Structures are to be articulated into two to three volumes with one volume being clearly dominant. At least one of the volumes must be single story in height.

- The Residence should create the image of a group of connected individual buildings or masses. The use of "transparent" connections, such as covered decks and breezeways is encouraged.
- Single two-story height "boxes" and/or long rectangular masses are not permitted. All two-story homes must include single-story elements. Offsets and building projections such as decks, dormers and balconies are to be incorporated to soften and articulate particularly long and/or expansive building forms. "Faux" dormers are not permitted.
- "Prow" or angular, projecting building forms and roofs are not permitted.
- Building elements such as walls, roofs, and roof ridges cannot have an unbroken horizontal length greater than 40 feet, not including distance required for roof overhangs, unless specific approval is granted by the DRC.
- Exterior elevations may not exceed two stories in height without some form of setback or other architectural elements that create visual relief and interest. Likewise, elements that create long horizontal banding such as unbroken wainscots are not permitted.

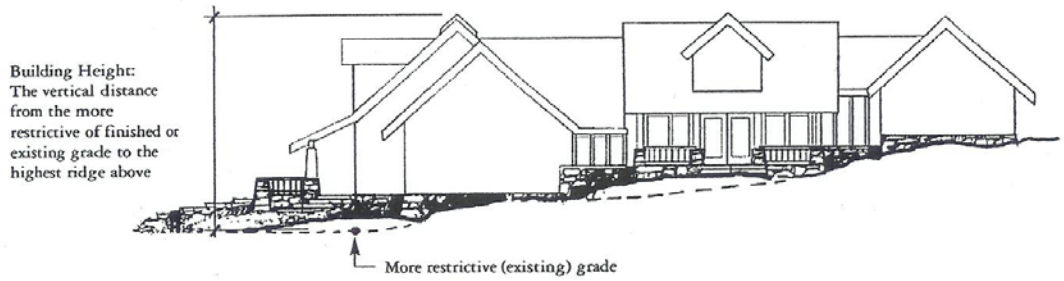
Living space, whether placed above or below the first floor level of the home, may not exceed 60% of the total Building Coverage. Solely for purposes of this calculation, area within double height space shall be included. (This area DOES NOT count against the Maximum Building Square Footage.) The DRC will determine what constitutes a double height space based upon the intent of this requirement which is to limit the area of the building that appears to be two stories.

- Portions of basements where the first floor above is not greater than four (4) feet above existing or finish grade (whichever is lower) will not be included in the 60% calculation.
- Two Story Masses (refer to Appendix A for the definition of Story) and/or the dominant mass of the building are generally to be located towards the center of the Residence and contained within the roof. Subordinate Masses are to step down on the sides to anchor buildings to the land.
- The massing of the home should be designed to indicate to a first time visitor the location of the front door. The volumetric expression must, however, be maintained at a residential scale and not appear to be either palatial or institutional. Porte cocheres' similarly must be residential in scale.
- "Garden level" basements in which a portion of the walls are above grade must be designed carefully. Applications of this form will not be permitted if the increased elevation of the main floor causes the home to appear to be sitting high on a plinth or to have a foundation that is too massive.
- Where visible, garage doors should not face the street unless site conditions are such that a street facing condition is logistically unavoidable. Street facing garages must be approved by the DRC early in the design process. Garages must also respond to snow conditions by either opening at the gable end of a structure or protecting the opening with a shed or other smaller roof form.

- Detached garages which utilize trellises or open or enclosed breezeways to connect to the main residence are encouraged in order to avoid large bulky masses and to strengthen indoor-outdoor relationships. Enclosed breezeways are included in the Maximum Building Square Footage.
- Buildings must follow topographic changes through the use of stepped floor levels or details on the exterior of the home that give the appearance that the building steps up or down where appropriate.
- While it is required that building masses follow natural site contours, nothing in these guidelines shall prohibit a single floor level provided that the building height, massing and grading guidelines are met. The DRC may require in such a case that the exterior detailing of the building reflect changes in contour through changes in siding materials and details.

3.4 BUILDING HEIGHT

Building Height



Objective:

- *Minimize the visual impacts of Residences so that they blend with the forest landscape.*
- *Step rooflines to follow existing slopes.*
- *Keep roof heights below the tree canopy.*

Building Height Measurement:

Homes at Tumble Creek are required to be composed of multiple, attached or detached volumes that move up and down with the topography. Therefore, the Maximum Building Height is determined at multiple points on each home on a volume by volume basis. It is determined by measuring from the center of the perimeter of the building volume in question at either the original or finished grade – whichever is more restrictive – to the ridge of the highest roof of that volume. The DRC will make the final determination of what constitutes the delineation between volumes.

The Maximum Height for individual homes is limited as follows:

- Single Story Volumes: 24 feet
- Two Story Volumes: 34 feet

Building Height Guidelines:

Building Height in general is not to exceed 24 feet at first story roofs and 34 feet at second story roofs. Second Story elements are to be contained within the roof structure by utilizing dormers and/or gables or similar roof designs. Alternatively, in cases where the topography slopes away, a lower level may be proposed below the main level. The additional living, whether placed above or below the main level, is not to exceed 60% of the total Building Coverage. Portions of basements where the main floor above is not greater than four (4) feet above existing or finish grade (whichever is lower) will not be included in the 60% calculation.

- Walls on down sloping elevations are to be carefully studied to avoid large expanses of flat or unarticulated wall. Wall planes are to be offset and/or have a change in building materials in order to minimize perceived wall heights.

Multiple Simple Roof Forms

3.5 ROOFS

Objectives:

- *Design simple roof forms reflective of the Northwest montane climate.*
- *Use naturally textured roof materials colored to help blend houses into the forest landscape.*

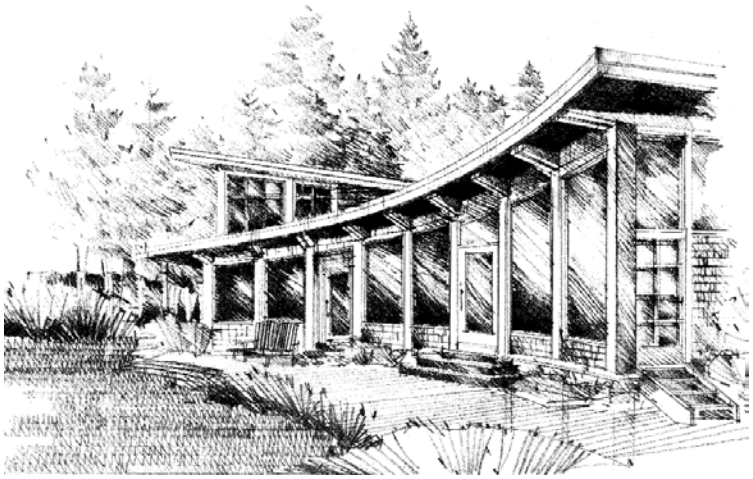
- *Respond to climatic conditions, especially snow shed, snow and ice accumulation and snow melt.*

Guidelines:

Roofs are to be broad and sheltering with clean, simple rooflines. Primary roofs are generally gable, clipped gable or shed. Secondary roofs may be hips, gables or sheds. Large expanses of roof are to be broken up, stepped and/or punctuated with dormers (gable, shed, or hip). "Faux" dormers are not permitted.

Overhangs and Dormers

- Dimensions of dormers, roofs, walls, windows, and structural elements are all to be scaled proportionately to each other. Roof planes and roof ridges shall not have an unbroken horizontal length greater than 40 feet, not including the distance required for roof overhangs, unless the DRC specifically approves a greater length.
- Roof pitches for gabled, clipped-gable and hipped roofs are to be 6:12 to 12:12. On buildings with one consistent pitch throughout, the recommended pitch range is between 8:12 and 12:12. Shed roofs and dormers are to have a minimum pitch of 2:12. Flat roof sections for small portions of roof, such as at connections between building masses are discouraged, but will be reviewed by the DRC on a case-by-case basis. Roof pitch and design are to be consistent with the style of the house.
- Rafter tails and eave soffits are to be detailed in proportion with the architecture of the roof and building. Enclosed or box soffits are strongly discouraged.
- Roofs are to have large overhangs that cause snow to shed sufficiently away from house siding. Broad eaves also reduce glass reflectivity, offer protection at outdoor patios, decks and terraces, and provide summer shade while still allowing for penetration of sunlight during the winter.
- Roof design is to take into consideration potential snow shedding at garages, entries, service doors, walkways, decks, vents, terraces, and driveways. Similarly, dormers should be designed and spaced with adequate consideration for effects of trapping and retaining snow. Designs that do not adequately protect entries and required exits from snow blockage may not be accepted.



Traditional Elements in a Current Interpretation

- Because the junction of many garages with the home often result in multiple roof sheds, garage design is to address snow shed, snow and ice accumulation and snow melt to maintain access through the winter months.
- Consider adding electrical outlets to the exterior of the house near roof shed junctures for heat tapes.
- Consider wider flashing at roof valleys on composite roofs to facilitate snow shed. Keep roofs free of debris and needles. Needles in the valleys form a frozen web, like fiberglass, which adheres to the roof to enhance dam formation.
- Exposed flashing, gutters and downspouts are to be minimized and are discouraged. DRC may approve limited use of gutters at specific locations. Where permitted, they are to be constructed of durable materials and colors that blend with the adjacent walls and roofs.
- Roof edges at eaves and rakes are to include exposed structural elements, including exposed rafter tails.
- Fascia or eave depths of more than 7 inches on any one plane require the specific approval of the DRC.
- Roof vents are to be concealed or designed as architectural gable vents. Pop-up vents will not be approved. Use of continuous ridge vents will be considered on a case by case basis in order to ensure the specified product does not diminish the appearance of the roof. All roof vent and roof penetrations, their locations and treatments shall be shown on the roof plan in the Preliminary submission.
- Roofs are to be Class A fire rated, non-reflective and utilize subdued earth tone colors.
- Appropriate roof materials may include:

  -Slate or faux slate
  -Metal roofs
  -Corrugated metal
  -Oxidized copper or steel
  -Other non-reflective metals (standing and/or batten seam)
  -Asphalt composition (high-profile, heavy textured shingles of non-uniform thickness)

- Disallowed roofing materials include:

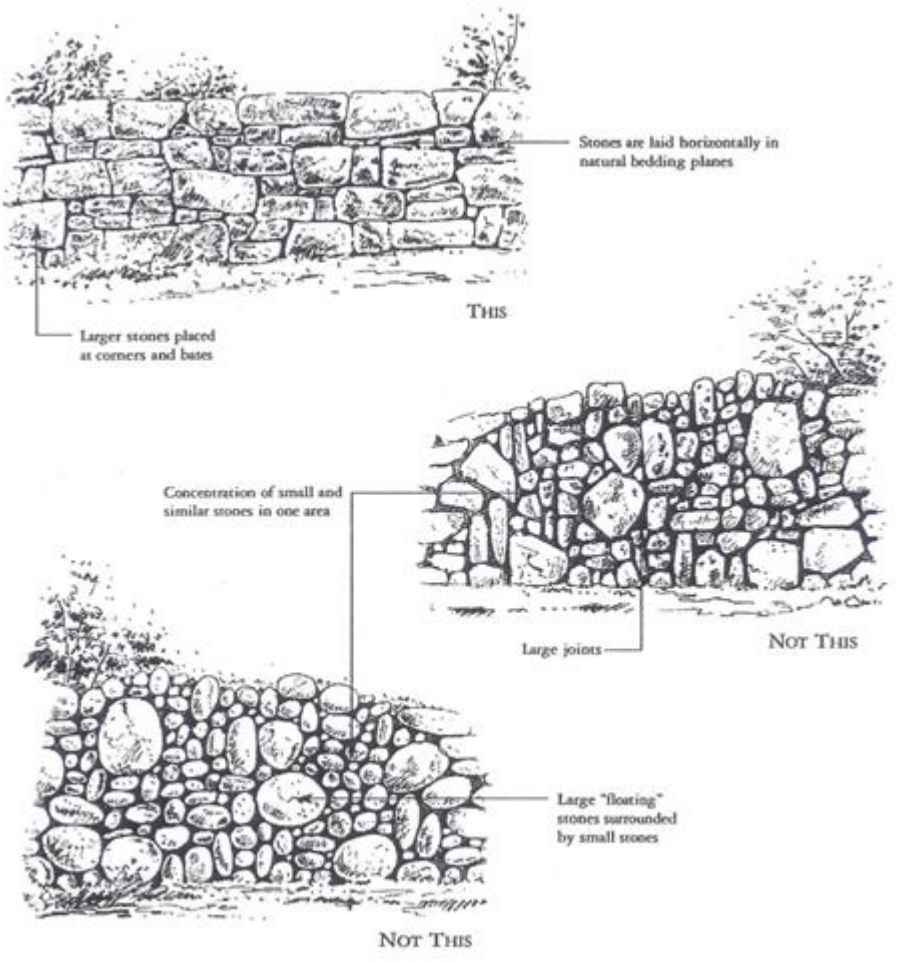
  -Wood shakes and shingles/ Simulated wood shakes.
  -Clay barrel or 'S' tiles
  All reflective metals including galvanized products
  Plastic shingles or tiles
  Metal panels designed to appear as other materials.

- Roof colors are to be 'weathered' greens, dark grays, blacks and/or browns, textured and/or variegated to blend the building into the forest landscape. Roof materials which feature too many different hues will not be approved. Copper and Bronze as accents only.

3.6 EXTERIOR WALLS

Objectives:

- *Utilize building materials that appear natural and indigenous and support the rustic Northwestern architectural vernacular.*
- *Combine color, texture and form to express both structural and transparent elements.*
- *Use colors that help buildings recede and blend into the landscape.*
- *Homes should present appealing elevations to all off-site views, such that views from neighboring homes as well as streets and common areas are considered during design.*



Structural lay of stone walls

Guidelines:

- Exterior walls are to be simple, refined compositions that balance window size, and placement, roof overhangs and expressed structure and masonry elements. The transition from framed walls to foundations should firmly tie the building to the site.
- A minimum of two and a maximum of three exterior wall materials are to be used, with one material clearly dominant.
- Material changes must occur at logical transition points. Vertical transitions must occur at inside corners and horizontal transitions must occur at appropriate heights with dividing ledges stone or trim materials.

3.7 FOUNDATIONS

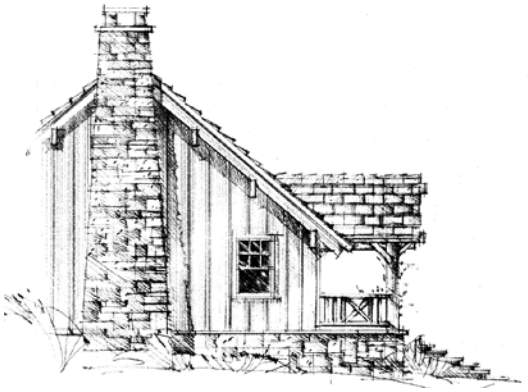
Objectives:

- Foundations and finish grading must be designed such that the home appears to be integrated into the earth.

Guidelines:

- Foundation walls that are above grade by more than 6 inches must be clad with stone or other suitable finish material. Such facing materials must appear structural, that is, beginning below grade. Faux stone is prohibited.
- On sloping sites, foundations must be stepped with the contours to avoid high retaining walls. Retaining walls that are in excess of 4 feet in height are generally prohibited unless the DRC determines the use appropriate for an extraordinary circumstance.
- Foundation vents are to be located and/or screened from off-site views. When foundation walls are stone, vents are to be constructed of stone grids or ornamental metal. Foam or Styrofoam vents and vent plugs are not allowed. Recessed operable vents are to be painted to match the surrounding material to reduce visibility.

3.8 EXTERIOR SIDING MATERIALS



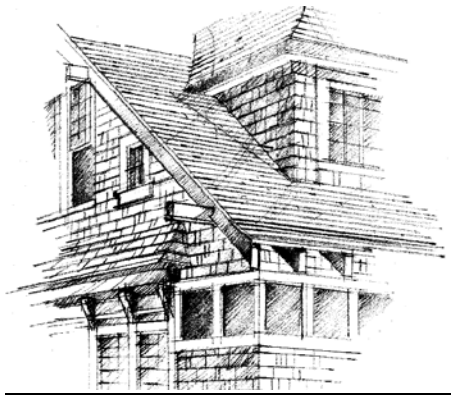
Typical Exterior Siding Materials and Patterns

Objectives:

- *The predominant materials to be used for exterior walls are to be wood and stone. Wood is to be finished to take advantage of its natural grain. Wood and stone colors and patterns must complement the surrounding natural environment.*
- *Utilize building materials that appear natural and indigenous and support the Northwestern architectural vernacular.*
- *Combine color, texture and form to express structural elements.*
- *Use colors that help buildings recede and blend into the landscape.*
- *The selection of exterior finishes and details is the area in which architects have the most flexibility in Tumble Creek to define the style of the proposed home. Homes can be traditional or rustic in nature by combining traditional siding patterns with details such as exposed heavy timbers and trusses. On the other end of the spectrum, the exterior skin of homes can take on a cleaner appearance with more*

refined details using smaller scale elements and a smoother skin. Because this cleaner aesthetic requires a higher level of architectural detailing and is generally more difficult to execute well, the DRC will scrutinize proposed designs that lean towards a more non-traditional expression of traditional materials.

- *In all cases, the application of exterior materials and details must be coherently applied across the entire home in a manner consistent with the overall stylistic intent of the design.*



Typical Siding Patterns and Details

Guidelines:

- A minimum of two and maximum of three exterior wall materials are to be used, with one material clearly dominant, unless the entire home is covered with stone.
- Material changes must occur at logical transition points. Vertical transitions must occur at inside corners and horizontal transitions must occur at appropriate heights with dividing ledge stone or trim materials.
- Locations and extent of all stone must be shown on the Preliminary elevations.

Requirements by Material Type:

Wood Siding Materials

- Wood should be the predominant material unless the entire home is covered with stone.
- Wood is to be stained to let natural grain show through, but should be dark enough to recede into the surrounding forest landscape. Refer to Section 3.17.
- Cementous siding materials that closely simulate wood may be used provided that the appearance is that of stained natural wood. The DRC will evaluate the color board submission to determine that the proposed material complies with this intent.

Approved wood types:

- Board and Batten
- Lap: straight or wavy edged
- Tongue and Groove or Beveled Edge
- Board on Board
- Shingles or Shakes
- Recycled Barn Wood
- Log Plank with chinking
- Ship lap

Log Siding

Log homes are subject to special review by the DRC.
Logs must appear to be hand hewn or rough sawn, not machined milled. They must also appear to be whole logs. In particular, the corner details will be subject to scrutiny by the DRC to ensure that the detail makes the log siding appear to be authentic. Logs must extend past corners to reveal a full log section and may not be covered with trim. “D” log profiles are prohibited.

Up to a 2” difference in diameter from one end to another of a log 20 feet in length is acceptable. Adjoining logs must be of similar size in diameter.

Window openings in log homes must be designed to be commensurate in scale with the structural capacities of logs. Large openings are possible when they include such structural elements as a frame of vertical logs on each side of the window with an appropriately scaled horizontal log installed at the top. Narrow stacks (less than 18 inches) of horizontal logs between windows are prohibited.

Log Construction with Full Round Sections Exposed at Corners

Stone

The use of stone is required on homes at Tumble Creek. A minimum of 10% of the exterior walls must be covered with stone; in no case, however, shall the requirement for stone exceed 500 square feet.

Stone is subject to the following requirements:

- Stone must appear to be sourced from within the region and work within the overall color palette.
- River rock is prohibited.
- Faux stone is prohibited.
- Stone must appear to start below grade and be designed to appear structural and not a veneer.
- Limited use of masonry between stones is required unless an exception is specifically approved by the DRC. Generally, a dry stack appearance is preferred.

- Openings for windows must include sufficiently sized sills and lintels to appear structural. As an alternative, arched openings are permissible provided that the stone work is applied to appear structurally correct.

In general, cladding whole masses is preferred over wainscoting. When used, stone wainscoting must be either discontinuous or varied in height. Windows must be either set into the stone or set a minimum of 6 inches above, not on the ledge. Stone wainscoting must have a ledge stone.

- Stone walls are to be constructed of rough or cut native and are to appear structural and not veneered. The DRC will closely review stone materials (both natural stone to make sure that they appear indigenous to the area and in the case of simulated stone, as authentic as possible and are appropriately installed. Mosaic patterns are not consistent with the design objectives at Tumble Creek. Refer to Section 3.11 – 'Structural Expression' for specifics on stone lay.

Stone is subject to the following requirements:
In general, cladding whole masses or elements is strongly preferred over wainscoting. When used, stone wainscoting must be either discontinuous or varied in height. Stone wainscoting must have a ledge stone.

Exterior Metal Siding

Rusted corrugated metal or similar non-reflective metal materials is permissible as an exterior siding material but should be limited to coverage of no more than 15% of the total area of the exterior walls unless a greater percentage is approved by the DRC. Galvanized metals are not permitted, even when promoted as non-reflective.

Prohibited Siding Materials

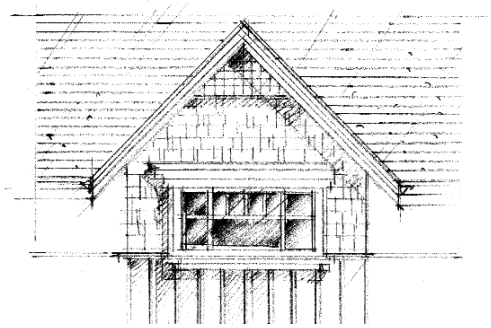
The following materials are prohibited for use as siding:

- Plastics or Vinyls
- Concrete - either masonry units, precast or formed
- Plywood, T-111, OSB or other engineered wood sheet goods
- Composite shingles
- Brick

Other Materials

Owners may propose use of other materials for consideration by the DRC. Construction details, actual samples and product information are required to assist the DRC in its review.

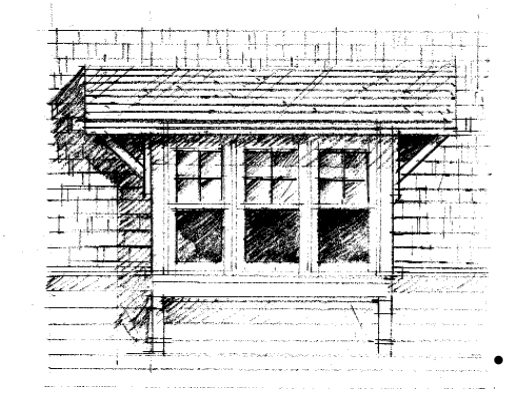
3.9 DOORS AND WINDOWS

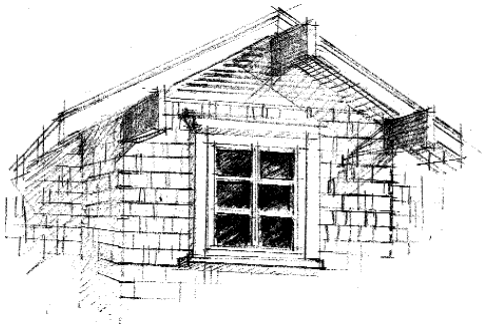


Objectives:

Windows and doors must be designed in scale and patterns that are both complimentary to the form of the home and also expressive of the internal organization of the home. In combination with the form of the various components of the building, an observer of the exterior of the home should largely be able to identify the functions of the rooms behind the windows.

Window and door patterns are to be characterized by simple forms and a high level of detail.
Front doors, in particular, are to be of high quality and craft and consistent with the requirements for simple forms and patterns for the rest of the architecture of homes in Tumble Creek.





Typical Window Styles

- *Use window and door placement and design to take advantage of views and emphasize the connection to the outdoors.*
- *Minimize reflectivity, glare and nighttime light emission, as viewed from off-site.*

Guidelines:

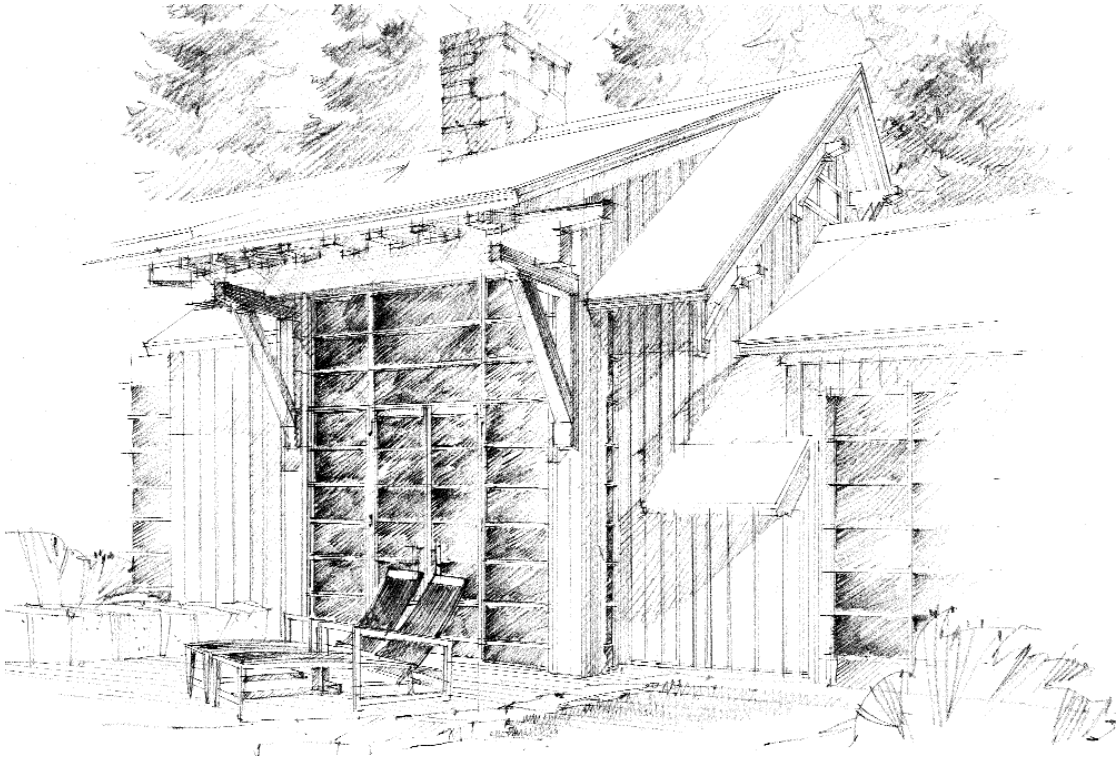
- Numerous windows and doors, opening to exterior spaces from main living areas, are to be incorporated to reinforce the connection to the outdoors.

Windows must be rectangular or square in form and vertically oriented. Special exceptions may be granted by the DRC for horizontal or banded windows when deemed appropriate to the style of the proposed architecture provided that the style meets DRC approval. Arched windows are permissible only in areas such as stone walls where they are consistent with a structural or load-bearing expression. Limited use of triangle and trapezoidal

windows may be approved under special review. Round and elliptical windows are prohibited. Glass block is prohibited for all exterior applications.

Double hung, single hung, casement, awning and fixed windows are appropriate. Other window types will be considered by the DRC if the proposed type achieves the desired texture and detail on the façade of the home. A minimum of one-third of all windows must contain divided lites that are evenly distributed around all elevations. The DRC may also approve - as an alternative - gangs of fixed or single hung windows that create a similar effect. "Snap-in," applied or removable mullions are not permitted.

In order to preserve unobstructed major views, large, undivided view windows up to 40 square feet may be used when surrounded by smaller windows either divided or arranged in a pattern that achieves a similar effect. Windows are to be wood, vinyl clad, or metal clad.



Vinyl Windows

Vinyl windows typically are sold in very limited color ranges most of which do not meet the color requirements of these Design Guidelines. As previously described, all white windows are not permitted. There are a number of "off-white" colors available in the vinyl window market including the Jeld-Wen color "Desert Sand" that present a dilemma. While they are not pure white in color, they create a problem as a lighter window color that tends to create a strong contrast with the rest of the approved colors within the community.
"Desert Sand" or its equal is, however, permissible if the following two conditions are met:

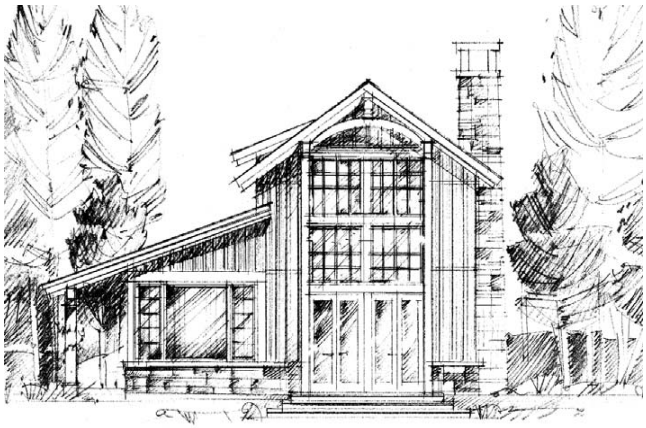
1. The color of the trim around the windows and elsewhere in the home is at the lighter end of the acceptable spectrum as described elsewhere in the guidelines. The intent of this restriction is to minimize the contrast between window color and trim.
2. The Total Building Coverage is less than the maximum allowed Total Building area allowed on the specific Homesite by at least 250 square feet and the Building meets other Guideline massing requirements.

Glass may be coated or tinted to control heat gain but reflective glass surfaces are prohibited. At a minimum, windows must be insulated units.

Appropriate window types include double-hung, single-hung, casement, and fixed windows. Sliding windows may be considered for kitchen pass through windows, but are subject to special review.

Doors

Doors are to be made of wood, glass, or metal. Sliding glass doors are prohibited unless designed to appear to be traditional French doors.



Windows that are set in stone walls must be recessed a minimum of 6 inches and use either stone or wood headers and sills.

Subjective Requirements

General

All elevations must have sufficient fenestration to create visual interest and to prevent the appearance of blank wall areas. Windows and doors must be balanced such that the majority of openings are not concentrated on single elevations.

- Door hardware is to be burnished, worked or brushed finish, compatible with the Northwestern theme of Tumble Creek.

- All doors are to be insulated and properly weather-stripped to reduce heat loss. Exterior doors with significant amounts of glazing are to incorporate, at a minimum, a single low-e coating on one side or between glazings.

Welcoming front door at residential scale

- Glass may be coated or tinted to control solar heat gain, but a reflective, mirrored appearance is not permitted. Coated and/or tinted glass samples are to be submitted for approval by the DRC. Window sizes are to relate to sun exposure to control energy loss and/or heat gain. Ornamental, frosted, leaded or stained glass, if used on the exterior of the home, must be approved by the DRC. Glass block is prohibited for all exterior applications.

- The solar orientation of windows must be considered in their design. On south and west facing exposures, appropriate overhangs in the form of shed roofs or extended overhangs are recommended.

- Hardware for exterior doors including hinges, latches, handles and pulls must be chosen for their high quality and artistic expression. Wrought iron, bronze, copper or similar materials are encouraged. Matte or brushed, non-reflective finishes in warm and darker tones are required.

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- In particular, the main entry door is subject to special review to ensure that it is in keeping with the community's high standards of quality and consistent with the overall design of the home. Art glass may be included but is also subject to similar special review.

Garage Doors

Objectives

- Single-wide garage doors are required. Garage doors must be made of materials and include details that are commensurate with the high standards of these Guidelines.

Guidelines

- Garage doors must be wood, clad with wood or ornamental metal and may include, with the DRC's approval, mounted art or artistic elements.
- Garage Doors cannot exceed 9' (nine feet) in height.
- *Glass doors are not permitted.*
- Alternative materials may be proposed, but must provide the appearance of a high-quality well-designed paneled door. Special review will occur.
- Double-wide doors may be permitted provided that the garage doors do not face the street and that the door is designed with cladding to appear as two single-wide doors.
- Doors and bays scaled to allow recreational vehicles will be subject to special review of the DRC who will require that such oversized elements be integrated into the design such that they blend into the architecture and are not visible from off the Homesite.

Subjective Requirements

- The DRC will scrutinize the proposed cladding design to ensure (1) that it is consistent with the rest of the home in style, and (2) that it appears as authentic as possible when attempting to emulate single-wide doors on a double-wide door.

Colors

- Doors are to be stained or painted and are to be either the same color as the exterior siding or a slightly darker color that is still within the generally approved earth tones and hues.

3.10 TERRACES, BALCONIES, DECKS, PORCHES AND RAILINGS

Objectives:

- *Use balconies, terraces, decks, and porches to strengthen the connection between indoor and outdoor spaces.*
- *Design balconies, decks, porches, and railings using natural materials, consistent with the exterior finish of the Residence.*
- *Porches, balconies, and terraces must be designed to appear complementary and in appropriate proportion to the form to which they are attached or otherwise related.*
- *Provide for year-round enjoyment of outdoor spaces, while taking into account snow and ice issues.*

Guidelines:

- Balconies, decks, terraces, and porches are to extend out from the residence. Decks and porches generally extend along one or two sides of the building and/or serve as connections between wings.

- At-grade terraces are strongly preferred for outdoor living areas, as a way of integrating the house into the site. Wood decks are discouraged for reasons of fire safety and views from golf courses and public areas. Wood decks will be approved if at-grade terrace areas are not feasible.

- Terraces, balconies, decks, and porches are to take into consideration shade, sun, wind, snow shedding, and other climactic influences.

- The underside of balconies where visible must be finished comparably to eaves and overhangs of roofs.

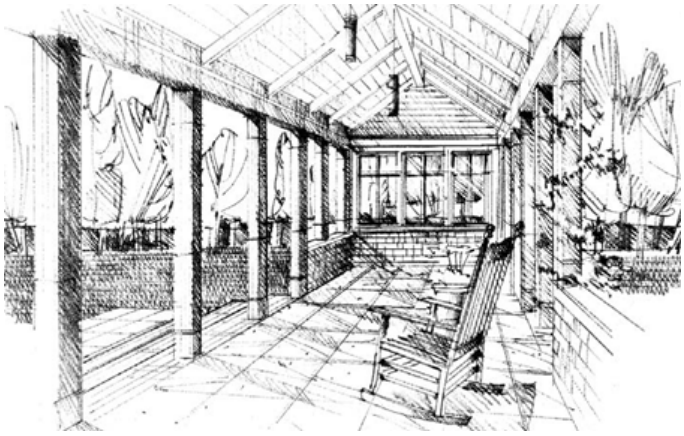
Gracious Porches for Outdoor Living

Detached Structures Connected with a Bridge

- Porches, decks and balconies must be designed to consider the appearance of framing or the view below the porch. Screening material, wood, plastic, or metal lattice, or similar skirting that is deemed not to be sufficiently substantial by the DRC and is prohibited. Screening must be provided to prevent fire spread under porches and entry from animals.

- Structural elements such as columns, braces, and kickers must be designed with a Northwest style and must appear appropriately massive.

- Balconies, terraces, decks, and porches are to be constructed of stone, wood, exposed aggregate, or stamped concrete, as appropriate to the house style and exterior finishes. Woods are to be painted or stained dark colors to recede into the forest landscape. Refer to Section 3.17 for approved colors.



A Breezeway Connecting Two Structures and Serving as a Porch

- Screened porches are encouraged, and, if located on the first floor, will not be included in the Building Square Footage. See Section 3.3. Owner must acknowledge, in writing, that such areas will not, in the future, be enclosed as living space. Details of screen material, fastenings and installation must be approved by DRC. All screens must be kept clean and in good repair.

- Balconies, porches and decks may be covered with deep, overhanging roofs to provide weather protection, year-round enjoyment and to prevent snow accumulation.

- Column and railing designs are to be consistent with the detailing of the house and are to use simple, refined wood forms, rustic appearing metal and/or stone. Highly decorated or ornate railing styles are inappropriate. Glass/Plexiglas panels may be approved depending on the location, size and relationship to off-site views and common areas. Use of glass panels should be noted on the Preliminary Design Review application, in the Project Description.

3.11 STRUCTURAL EXPRESSION

Objective:

- *Create buildings that appear structurally consistent with traditional construction methods of the Northwest.*
- *All elements of a home must appear to be either self-supporting or supported by appropriately scaled structural elements and systems. Cantilevered or suspended masses are generally prohibited unless their structural systems are clearly expressed.*

Guidelines:

- Roof structural systems are to be carried out to the exterior of the building, exposing beams, purlins, and rafters wherever possible.

- Foundations and lower levels are to express greater mass and structural strength than the main floor.

- Stone walls are to have a hand-crafted, structural appearance rather than a veneered look. They are to incorporate a mix of sizes and shapes with larger stones predominantly at lower levels and laid horizontally, as if structural. Mock-ups will be evaluated as to material AND installation method, pattern of stone pieces and grout color.

- In order to realistically simulate a structural function, stone walls are to terminate in concrete sills or heavy horizontal beams, return around building corners and step down to grade. Stone are to be installed to appear they begin below grade.

- Window and/or door headers are to be wider than the opening they span and appropriately scaled for the load they bear. Wood headers are to have a rough-sawn finish. Stone arches are to include keystone designs.

- All exposed horizontal structural elements are to appear to be clearly supported by adequately-sized vertical elements, either freestanding or expressed within building walls, and carried through to the foundation. Trusses or transfer beams are to be used where vertical elements cannot be positioned directly beneath horizontal elements.

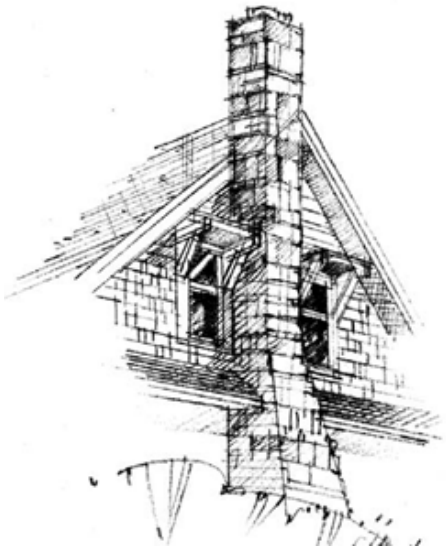
3.12 CHIMNEYS AND ROOF PENETRATIONS

Objectives:

- Chimneys are important elements in the overall formal composition of homes at Tumble Creek. They are required to be expressed as if they are serving a wood burning fire place in scale and height.
- Chimneys are not a required feature of Tumble Creek homes, but are strongly encouraged to convey the mountain architectural themes.
- Tower or turret elements are not in keeping with traditional mountain residential architecture and are, therefore, generally not permitted.

Guidelines:

This



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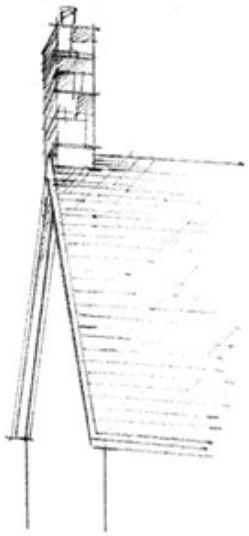

- The preferred finishes for chimneys are to be native stone authentic-looking faux stone. Metal stove pipes, shingles; wood; board and batt; or corrugated metalclad flues may be considered where appropriate to the style of the Residence, but they will receive special review by the DRC for visibility and finish

- When adjacent to an exterior wall, the chimney must start below grade, be offset from the exterior wall a minimum of one foot and be of sufficient height to serve a wood burning fire place, even though wood burning devices are not permitted. If necessary to meet this requirement, the chimney may exceed the height of the highest ridge by as much as three feet.
- Vertical projections for other mechanical equipment such as vents and flues must be diminutive in size or enclosed and hidden from view as best possible.

Subjective Requirements:

- Chimneys must appear to be of sufficient scale to be self-bearing.

- Wherever possible, rooftop equipment, plumbing vents and large vents are to be grouped and concealed in chimney-like structures that are an integral part of roof and/or wall designs.

- Flue terminations at chimney-tops are to be screened with appropriately-styled metal caps, finished to compliment the roof and stone.

- Air conditioning and heating equipment shall not be mounted on roofs.

- All visible metals are to be painted or finished to blend with approved roof colors and minimize reflectivity.

3.13 FIREPLACES, FIRE PITS AND OUTDOOR GRILLS

Guidelines:

- Wood burning fireplaces and stoves are not permitted within residences at Tumble Creek.

Non-wood burning gas fireplaces are permitted.

- Outdoor fire places, fire pits may be built, but must be fueled only by natural gas. This must be noted on drawings for approval.

- Outdoor gas grills must be designed to consider off-site views of the equipment and its venting. Large stone enclosures that are not integrated into the overall design of the home; that terminate without respect to the home structure will not be approved.

- Locate firepits so that their visibility is minimized from outside the Homesite. Firepits must be located in a DRC approved location.

- All materials and specifications must be approved in writing in advance by the DRC.

- Firepits are to be designed to appear as if they were natural.

- Design firepits so that they augment outdoor spaces and extend the architectural style of the Residence.

- Fire Pits or Grills must be installed outside of the Fire Free Zone and a minimum distance as required by Kittitas County fire code from the roof edge of any structure. The precise location must be approved in advance by the DRC. Both must have at least 3' of non-combustible material surrounding the area of placement. Gas couplings should be inspected each year to ensure that they are safe and operating properly.

3.14 ACCESSORY STRUCTURES

Objectives:

Design Accessory Structures consistent with the main residence and the Tumble Creek style.

Guidelines:

- All Accessory Structures are to be subordinate to the main house, utilize the same or similar detailing and stylistic qualities and be located within the Building Envelope. These buildings may include detached garages, gardening sheds, play houses, guest houses and/or art studios.

- They must, however, be designed as part of a composition with the primary structure, subordinate in scale and consistent with its architectural vocabulary.

- The Enclosed Area of detached structures shall not exceed 20% of the Enclosed Area of the primary structure.

- Accessory Structures may be freestanding or connected to the main residence by outdoor rooms and/or architectural projections such as breezeways or trellises.

- Accessory Structures are to be included in the maximum Building Square Footage and maximum Building Coverage calculations for each Homesite. Connecting open breezeways are exempt.

- Accessory Structures in general are to be lower in height and smaller in scale than the main residence. Refer to Section 3.4 for Building Height measurement calculations.

3.15 EXTERIOR LIGHTING *(Combined with 2.17)*

Objectives:

- *Preserve the nighttime dark sky by **minimizing** to the maximum extent possible, the amount of exterior lighting.*
- *Utilize low intensity, indirect light sources to the extent required for safety and subtle drama.*
- *Comply with Zone E1 lighting standards of the International Dark Sky Association and the Tumble Creek requirement for fully shielded light sources.*
- *Utilize high quality, well-made lighting fixtures to accent and compliment the design of the home.*

Guidelines:

In order to maintain the quality of the starry nighttime sky at Tumble Creek, Tumble Creek has committed to have all Homesites comply with the recommendations of the International Dark Sky Association (IDSA), zone E1 standards [as listed in Appendix C]. Additional lighting Guidelines have been established as listed below. Homesites are to conform to both the Guidelines listed below and those listed in Appendix C. In the case of conflict, the more restrictive of the Guidelines will apply.

- Exterior building lighting, either attached to or as part of the building, is to be the minimum needed to provide for general illumination, security and safety at entries, patios, outdoor spaces and associated landscape structures.

- Polished metal fixtures are prohibited. Wrought iron, bronze, oxidized brass and copper and other non-reflective metals are encouraged.

- The DRC will review exterior light fixtures with a high amount of scrutiny to ensure that their quality and design is commensurate with the overall requirements of these Guidelines and the home to which they are to be installed. Their scale must be appropriate to their use, Oversized fixtures, as determined by the DRC, will be prohibited. Fixtures that are or appear to be hand crafted are encouraged.

- Subtle lighting of plant materials may be approved if not visible from off-site and achieved through hidden light sources and in compliance with Dark Skies requirements

- Lighting fixture design is to be consistent with the architectural details of the Residence and designed to completely hide the source of the light. Fixtures are to appear hand-made and to fit into a 'rustic' style compatible with the mountain architecture of Tumble Creek. Ornate detailing will not be approved.

- Lantern-style fixtures will not be approved unless fitted with an internal shield or use shielded lights. Translucent lenses and shades must be muted in golden tones and fixtures fitted with internal shields to prevent any non-directional light transmission. White, off-white, clear or seeded glass lenses are not permitted. The source of any unshielded/non-recessed exterior light is to be obscured.

- Driveway and path lighting fixtures are to be a maximum height of 24 inches and must be located only within the Building Envelope.

- Pole mounted lighting is not permitted.

- Exterior lighting is to fall within the following wattage ranges:

    - Architectural lights that are fully recessed and downward facing are not to exceed 75 watts.

    - All other architectural lights are not to exceed 40 watts.

    - All landscape lights are not to exceed 20 watts.

- The color of fluorescent light is to fall between 2,700 and 3,500 degrees Kelvin. Sources are to be color corrected to achieve this result, if necessary.

- To preserve the nighttime dark sky and limit light impact on neighboring properties, light emanating from the Residence's interior is also subject to DRC approval. In order to minimize glare and exterior light spill, interior lighting is to be concentrated at activity areas and minimized next to windows. Lighting adjacent to windows is to be directed towards the residence's interior. Architectural or decorative elements, such as trellises and curtains, are to be used to minimize the quantity of light escaping through windows.

- Lighting within garage and service areas shall not produce light impact on neighboring properties or common areas.

- After installation of exterior lighting, and at Final Observation (see Section 6.3) all lighting is to be tested for compliance with these Guidelines and to ensure light spill into unintended areas is minimized. Approved exterior light fixtures may not be replaced without written approval of the DRC.
- Bistro lights are not permitted unless they meet dark sky requirements through use of shades or specially rated bulbs. The temporary hanging of bistro lights for special events will be considered based on written DRC approval.

3.16 DETAILS, TRIM, TEXTURE AND ORNAMENTATION

Intent

A richness of architectural detailing is required in Tumble Creek. The selection of details has a major impact on the apparent style of the design. As described earlier, this is an area in which architects have flexibility between a more traditional, rustic appearance and a cleaner look with a smooth exterior skin. Details must be applied consistently on all elevations and in concert with the stylistic intent of the design.

Details must be substantial in scale relative to the structure and to their inherent structural properties. In all cases, elements that are structural or clad structural components must be scaled and detailed such that they appear functional and structurally appropriate.

Details at eaves, openings, chimneys, joints and other applications of materials are to express continuity with the indigenous, traditional wood, stone and metal construction of the eastern Cascades. Highly ornate details such as Victorian-style "gingerbread" are not appropriate.

All homes will be required by the DRC to have a minimum level of craftsmanship, detail and ornamentation as consistent with the illustrations within these guidelines. The DRC has wide latitude to interpret what constitutes either too little or too much detail, and ornamentation.

Quantitative / Specific Requirements

Trim is encouraged be a minimum of 6 inches in width.

Elements to be used include exposed trusses, decorative vents, crafted window and door trim, exposed rafter tails, corbels, kickers, brackets, fenestration and mullion patterns, exterior siding patterns, decorative garage door cladding, shed roofs, dormers and other elements consistent with mountain and rustic architecture. Architectural attic vents in rectangular or gable shapes.

Metal, whether used in railings, light fixtures or connectors shall be finished to be a subtle compliment to the other detailing of the home. Hammered, worked, wrought and brushed finishes are preferred. Bright, reflective finishes will not be permitted.

Exposed metal connectors, of appropriate scale and finish may be used. These elements must be shown on building elevations and the finish or color noted on the colored, rendered building elevations.

3.17 APPROVED COLORS

Objective:

- *The color of exterior elements, including roofs, walls, trims and landscape structures, is to be subdued, recessive and complementary of the colors found in the surrounding landscape.*
- *To reveal and enhance natural wood grain in building finish materials.*
- *To tie windows into the color scheme of the home to create a smoothly integrated composition.*
- *To use metal details, railings, light fixtures to smoothly compliment the Northwest style of homes.*

Guidelines:

- Building elements are to generally fall within the following color ranges:

    - Roofs are to be black, brown, gray, and/or green in hue.
    - Walls are to be stained in brown, gray and/or green hues.
    - Trim, doors, window cladding, and accent colors are to be of the same tones, to compliment the wood and stone finishes. Accent colors may be approved by the DRC but must be limited to brown, gray, green, or red in hue and subtle in appearance. Blue hues are not allowed.
    - Screening fences are to be stained to match the house and blend in with surrounding forest.

- Semitransparent or semisolid stains are to be used to protect wood from weathering, to give it a more refined texture or to achieve a darker hue. Wood grain must be visible through the protective finish. Clear finishes and stains may be appropriate on log and natural wood materials, but in general, pigment must be added to prevent a 'raw' or unfinished appearance and to help the home blend into the setting.

All exterior trim paints and stains are to have a flat, non-glossy finish.

3.18 SKYLIGHTS, SOLAR PANELS AND SATELLITE DISHES

Objective:

- *The use of dark sky compliant skylights is permitted, when located to minimize visibility from off-site.*
- *Use of solar panels is also encouraged provided they are selected to blend well into the roof material and design and are screened, to the greatest extent possible, from off-site views.*
- *Satellite dishes, if used, are required to be located to minimize visibility from off-site.*

Guidelines:

In order to preserve the nighttime quality of darkness, skylights are to be minimized. Dormer and clerestory designs are good alternatives for introducing light into interior areas.

- Skylights are to comply with the following standards:

    - Glass is to be clear or grey-tinted, flat and non-reflective. Domed and/or bubble skylights will not be approved.
    - Interior light shall not be pointed upwards or directly emitted through skylights.
    - Skylights are to the greatest extent possible not to be located in areas visible off-site.
    - Flashings and frames are to match roof colors. Skylight shafts and/or visible ceilings are to likewise match the color of the roof.

- Solar panels, satellite dishes and antennas are to be integrally designed into the roof structure and located so as to the greatest extent possible to be visually shielded off-site.

- Satellite dishes are not to exceed 24 inches in diameter and must be painted to blend with surrounding surfaces.

- Prior to installing satellite dishes, location and screening plans are required to be approved in writing by the DRC.

3.19 FIRE PROTECTION – SPRINKLERS

In order to ensure adequate fire protection, all buildings and structures are to be equipped with interior, automatic fire sprinkler systems, designed and installed in accordance with the National Fire Protection Association sections 13, 13D and 13R. Designs should be fully coordinated by the Architect with Kittitas County, particularly regarding covered areas with fireplaces, gas grills or other sources of ignition and porte-cochere elements.

3.20 SECURITY MEASURES

Exterior high-intensity lighting is not allowed. Audible alarm systems may be approved by the DRC.

CHAPTER 4

DESIGN REVIEW COMMITTEE ORGANIZATION

The following chapter describes the organization of the Design Review Committee (DRC), including its membership, functions and powers. For a complete description of the powers and limitations of the DRC, Owners are to refer to the Declaration of Covenants, Conditions, Restrictions and Easements for Suncadia Resort Residential Areas (CC&R's), Article 8.

4.1 DESIGN REVIEW COMMITTEE MEMBERSHIP

The Design Review Committee will consist of at least three members appointed by the Declarant or Board. The Declarant or the Board of Directors shall endeavor to select individuals whose occupations or education will provide technical knowledge and expertise relevant to matters within the Design Review Committee's jurisdiction.

4.2 DRC ADMINISTRATOR/MANAGER AND STAFF

A DRC Administrator/Manager and support staff (as necessary) will assist the DRC in administering, scheduling and reviewing all submittals for design review. The Administrator shall not be a voting member of the DRC, but may make recommendations to the DRC regarding design review submittals.

4.3 APPOINTMENT AND TERM OF MEMBERS

The Declarant may, at its discretion, appoint new or additional members to the DRC at any time.

4.4 RESIGNATION OF MEMBERS

Any member of the Design Review Committee may at any time resign upon written notice to the Declarant stating the effective date of the member's resignation to the Declarant. Any member may be removed at any time by the body that appointed them, with or without cause.

4.5 FUNCTIONS OF THE DRC

It will be the duty of the Design Review Committee to consider and act upon such proposals or plans that are submitted to it in accordance with the design review procedures established by these Guidelines and the CC&R's. The DRC will also perform any other duties assigned to it by the Declarant as set forth in this document and the CC&R's.

The Design Review Committee will meet from time to time, as needed to perform its duties. The majority of the DRC members have the power to act on behalf of the entire DRC without the necessity of a meeting or of consulting the remaining members of the DRC. Decisions will be rendered in writing and will be final.

4.6 COMPENSATION

The Board will have the right to set the compensation for DRC members. DRC members are entitled to reimbursement for reasonable expenses incurred by them in connection with the performance of their duties. Compensation may at any time be changed by the Board with or without cause.

4.7 AMENDMENT OF THE DESIGN GUIDELINES

The Declarant shall have the sole and full authority to amend the Design Guidelines during the Development Period unless the Declarant delegates such power to the DRC. Upon termination or delegation of the Declarant's right to amend, the DRC shall have the authority to amend the Design Guidelines with the consent and approval of the Board.

Each Owner is responsible for obtaining a copy of the most recently revised Design Guidelines.

4.8 NON-LIABILITY

Provided that Design Review Committee members act in good faith, neither the Design Review Committee nor any member will be liable to the Declarant, the Home Owners Association, any Owner or any other person for any damage, loss or prejudice suffered or claimed on account of:

Approving or disapproving any plans, specifications and other materials, whether or not defective.

Constructing or performing any work, whether or not pursuant to approved plans, specifications and other materials.

The development or manner of development of any land within Suncadia.

Executing and recording a form of approval or disapproval, whether or not the facts stated therein are correct

Performing any other function pursuant to the provisions of the Design Guidelines.

Revisions to the Design Guidelines from time to time as necessary to prevent the repetition of problematic design elements.

CHAPTER 5.0

DESIGN REVIEW PROCESS

The design review process has been developed to insure that all new construction, alterations and renovations to existing buildings, major site Improvements and landscape improvements conform to the guiding principles of Tumble Creek as outlined in the Design Guidelines. The design review process has been structured to eliminate excessive delays. The DRC suggests that property Owners begin the review process early to allow ample time to obtain required permits. When reviewing design and construction projects, the DRC will be looking for compliance with the principles outlined in this document. This design review process is to be followed for any of the Improvements listed in Section 5.1 below.

5.1 PROJECT TYPES TO BE REVIEWED

- *New Construction* – Construction of any new, freestanding structure, whether as a Residence, Accessory Structure or landscape structure.

- *Alterations, additions or rehabilitation of an existing structure* – Any new construction or rehabilitation to an existing building or landscape structure that alters the original massing, exterior finishes, window placement, roof design, exterior lighting, interior lighting visible from off-site and/or other significant design elements.

- *Major site and/or landscape Improvements* – Any major Improvements or changes to Improvements, including, but not limited to, grading, planting of non-native plants, any changes in plantings within the Natural Area of a Homesite, tree or shrub removal or thinning, irrigation, swimming pools, driveways, paths, fencing, paving and/or drainage, that alter an existing landscape.

The DRC evaluates all development proposals on the basis of the Guidelines. Some of the Guidelines are written as broad standards and the interpretation of these standards is left up to the discretion of the DRC.

From time to time the DRC conducts orientation sessions to acquaint Owners and their design team members with the Design Review Process. Reservations can be made by calling the DRC office.

5.2 DESIGN REVIEW PROCESS OVERVIEW

Tumble Creek's design review process, unless otherwise noted takes place in steps.

1. Pre-Design Conference
2. Preliminary Design Review
3. Final Design Review
4. Construction Monitoring
5. Final Observations

Any Improvement as described above will require and be preceded by the submission of appropriate application forms, plans and specifications describing the proposed Improvements and accompanied by an application fee. Additional fees may be charged if extra meetings or consultations with the DRC or technical consultants are needed. The Owner is to retain competent assistance from an Architect, approved Architectural Designer, Landscape Architect, or approved landscape designer, Civil Engineer, Soils Engineer, and a licensed and bonded Contractor (Consultants) as appropriate. The Owner and Consultant(s) are to carefully review the CC&R's and the Guidelines prior to commencing with the design process. Projects shall vest to the Guidelines which are in use at the time of the submission and acknowledgment of a complete Preliminary Design Application.

Having secured final design approval from the DRC, the Owner is to also meet all submittal and approval requirements of the water utility company and the Kittitas County Planning and Building Departments to obtain any necessary building permits.

In accordance with the CC&R's, the Owner is to commence construction within one year of final design approval and is to diligently pursue completion of construction within a year of start. Final landscape installation is to be completed within 3 months of occupancy; homes completed during the winter months will be granted a reasonable extension by the DRC. Written approval from the DRC is required in order for any construction and/or landscaping to extend beyond the time limits noted above.

5.3 DESIGN REVIEW PROCESS – MINOR IMPROVEMENTS

Minor Improvements (including, but not limited to, construction of, or addition to, fences, walls, and/or enclosure structures), which are being completed independent of any major Improvements as listed in Section 5.1 above, do not need to proceed through all four steps of the general design review process. Minor Improvements may generally be submitted as part of a two-step review process:

1. Final Design Review
2. Final Observation

Specific submission requirements and fees (Sections 5.21 and 5.22) will be determined on a case-by-case basis as required by the nature of the Improvement. Owners and/or Consultants should contact the DRC to verify whether an Improvement qualifies for the abbreviated design review process. Upon receipt of permission to proceed with an abbreviated process, the Owner and/or Consultant will obtain a list of specific submission requirements from the DRC.

5.4 ACTIONS AND APPROVALS

The DRC's actions on matters are to be by a majority agreement of the DRC. Any action required to be taken by the DRC may be taken regardless of its ability to meet as a quorum, if a majority of the DRC is able to review the matter individually and come to a majority opinion. In cases where there is disagreement, the DRC shall make every effort to facilitate a discussion of the matter among all members through teleconferencing and/or other means of communication. The DRC will keep and maintain a record of all actions taken by it.

If an Owner and/or Consultant disagree with the DRC's written decision, , the Owner and/or Consultant may provide, in writing, additional information or input, and request a clarification or reconsideration. Additional expenses incurred by the DRC may be billed to the Owner. However, the decision of the DRC will be final.

After the Declarant has delegated to the Board the appointment of DRC members, any Owner may appeal DRC actions as described in Section 8.4.6 of the CC&R's. Prior to the Declarant having delegated to the Board the appointment of DRC members, any Owner may make a written appeal to the Declarant.

The powers of the DRC relating to design review will be in addition to all design review requirements imposed by Kittitas County and any other governing body with legal action.

5.5 APPROVED DESIGN PROFESSIONALS

The design team is to be comprised of the following Consultants:

- Architect (refer to Section 5.6);
- Landscape Architect (refer to Section 5.6); and
- Additional professional services, as required.

5.6 PROTOCOL FOR APPROVAL OF ARCHITECTS/DESIGNERS

Architects/Designers and Landscape Architects may work on a particular Homesite provided the conditions listed below are met.

1. Compliance with all state registration requirements:

   - The Architect and Landscape Architect are to provide the DRC with a copy of his/her license and/or the license of his/her firm(s) to practice architectural design or landscape architecture in Washington.

2. Affidavit on compliance with regulations:

   - The Architect and Landscape Architect or approved designers are to review the Tumble Creek Design Guidelines.
   - The Architect and Landscape Architect are to provide the DRC with a signed copy of the Affidavit, certifying that he/she has reviewed and understood the documents referred to above and will comply with their provisions.

Owners may submit a request to the DRC for approval of an unlicensed Building Designer and/or unlicensed Landscape Designer for approval by the DRC. The DRC shall have sole discretion to approve or disapprove any Designer or Landscape Architect who is not a licensed Architect or Landscape Architect. The DRC may disapprove an Architectural Designer or Landscape Designer, if, in the DRC's reasonable opinion, the Designer does not have the qualifications, training, experience or understanding of the design requirements to execute the design and construction of a residence at Tumble Creek. *Owners are advised that DRC approval of an unlicensed designer is not assured. No work should be undertaken prior to written approval.* Owners and their Consultants must comply with any licensing requirements established by Kittitas County. The approval of an unlicensed Designer to design a particular residence, or landscape for a particular client does not require the DRC to approve him/her for any other Owner or Lot.

To be considered for approval by the DRC, unlicensed Architectural Designers or Landscape Designers must submit the following:

1. Plans, elevations and photos of three recent examples of the designer's residential designs that would generally meet the Design Guidelines.

2. A list of a minimum of three residential clients whom the DRC may contract as references.

If approved to design a residence at Tumble Creek, Architectural Designers or Landscape Designers must review the Tumble Creek Design Guidelines and provide the DRC with signed affidavits, available from the DRC office, certifying that he/she has reviewed the Design Guidelines and will comply with their provisions.

5.7 GUIDELINES AND VESTING

The guidelines may be amended from time to time. Each Owner is responsible for obtaining a copy of the most recently revised Design Guidelines. **A proposal shall vest to the Guidelines which are in place at the time a complete Preliminary Review submission is accepted as complete by the DRC.**

5.8 PRE-DESIGN CONFERENCE

The Pre-design Conference is a mandatory orientation session designed as an on-site review of site conditions, design, design approach, DRC requirements and processes. This meeting should precede any significant investment in design services

Early in the initial conceptual design process for a proposed project (as described in Section 5.1), the Owner, Architect, Landscape Architect and any other key project team members are to meet with at least one member of the DRC or DRC Administrator to discuss the proposed project. During this meeting, the DRC representative will explain to the project team their responsibilities in implementing the Guidelines. This meeting will initiate the design process and allow any questions regarding building requirements, site conditions, and interpretation of the Guidelines or the design review process to be resolved. Prior to the Pre-Design Conference, the Owner is to have engaged the services of an Architect, Landscape Architect or approved designer and reviewed the Guidelines together with these Consultants. It is strongly recommended that unlicensed designers have completed the process of approval to work in Tumble Creek. Initial concept sketches are encouraged but not required. The Owner and Architect, at a minimum, are to attend this initial meeting.

Additional information may be requested by the DRC as necessary to describe the project.

5.9 PRELIMINARY DESIGN REVIEW

Within six months of the Pre-Design Conference, the Owner is to submit a written application and preliminary design documents for Preliminary Design Review. A checklist of the required preliminary design documents is found in Section 5.9.2 below.

The Preliminary Design Review will insure that:

- All structures are sited to step with the topography, blend into the landscape and minimize grading and site impact.

- The transition between the building and the surrounding environment accomplishes the intent and specifics of the Guidelines.

- The roofs, massing, building materials, landscape materials and other site and architectural Improvements are consistent with any adjoining buildings and/or outdoor amenities and the Guidelines.

5.9.1 CONCEPTUAL SUBMISSIONS (OPTIONAL)

Owners and/or design representatives may choose to submit sketches and/or conceptual designs for DRC feedback prior to submitting for Preliminary Design Review. On sensitive sites and projects, the DRC may, at its discretion, request an Owner/project team to submit conceptual plans for review prior to Preliminary Design Review.

5.9.2 PRELIMINARY DESIGN REVIEW SUBMISSION MATERIALS

The Applicant is to prepare and submit to the DRC for review and approval a Preliminary Design Review package, which adequately conveys: existing site conditions, constraints, building orientation and design, grading, drainage, vehicular and pedestrian access, the proposed use of exterior materials and colors, and conceptual landscape design. The package shall include items on the current Preliminary Checklist. Please obtain from DRC Administration.

The following list describes the information that will be required for new construction projects and for alteration, rehabilitation or additions to an existing structure. ***All pages of submissions and all models and samples must include; date of submittal, lot number, division, scale, as appropriate North arrow and Owner's name.*** Drawings are to be to a standard scale. Elevations

are to be labeled according to professional practice, noting north, east, south and west elevations. Use of "front, left, right and back' is not acceptable.

New construction projects are to submit all items listed below. Submissions for additions to existing buildings need only submit items 2 through 10. Submissions for the alteration and/or rehabilitation of an existing structure and/or major landscape Improvements need only submit items 7 through 10. Incomplete applications will not be considered.

1. ***Preliminary Design Review Application Form and Fee.***

2. ***Written Description of the Project*** – including any unique characteristics of the program or the site design, response to these characteristics and ***any departures*** that are proposed.

3. ***Preliminary Design Review Checklist*** – Completed and signed by the Architect.

4. ***Property Survey*** – (1" = 20'-0" minimum scale), a property survey prepared by a licensed surveyor indicating property boundaries; front, rear and side setbacks; the area of the property and Building Envelope; all easements of record; all existing 4" caliper and greater trees (as measured four (4) feet from the ground); all shrubs greater than 5' in height and any significant drainages, as applicable. Species should be noted and all wildlife trees located.

5. ***Site Plan*** – (1" = 20'-0" minimum scale), showing Building Envelope, existing topography and proposed grading and drainage (1' contour interval), cut and fill calculations, building footprint with finished floor grades and dimensioned roof overhangs, Defensible Space zone, driveway, parking area, drainage, fences, walls, patios, decks, pools and any other site amenities. Existing vegetation patterns, proposed clearance areas and trees to be removed and/or preserved are to be indicated. Wildlife trees, "nurse logs," major rocks, etc. must be shown.

6. ***Floor Plans*** – (1/8" = 1'-0" minimum scale, unless otherwise specified), including all proposed uses, proposed walls, door and window locations, overall dimensions, furnace and water heater locations, finished floor elevations, extent of stone or faux stone veneer, dimensions of all roof overhangs, total square footage for all floors of all structures and calculation showing compliance with the 60% guideline.

7. ***Roof Plan*** – *(1/8" = 1'-0"), containing all plan elements, areas of balconies and porches and main fireplace and furnace penetrations.*

8. ***Schematic Elevations*** – (1/8" = 1'-0" minimum scale), including Building Heights, all roof pitches, graphically illustrate ***existing and finished grades*** and configuration of foundations and footings and notation of exterior materials.

9. ***Conceptual Landscape Plan*** – (1" = 20'-0" minimum scale), a conceptual plan showing irrigated areas, areas of planting, both inside the Building Envelope and any proposed in the Natural Area with a preliminary plant list and key noting both scientific and common names, extent of any lawns, areas of disturbance, areas to be re-vegetated, Building Envelope, the Defensible Space zones(see Firewise Guidelines), any water features, patios, decks, courtyards, schematic utility layout, service areas and any other significant design elements. Preliminary cut and fill calculations must be submitted. Proposed contours must agree with those shown on the site plan.

10. ***3-D Computerized or Study Model*** – (1/8" = 1'-0" minimum scale), illustrating the relationship between proposed and existing building forms and topography, and prevailing site conditions. This need not be an expensively detailed model, but simply adequate to communicate basic three-dimensional concepts.

11. ***Staking Plan*** – (1" = 20'-0" minimum scale), illustrating the layout of proposed building corners and site Improvements. Staking is to occur as described in Section 5.9.3. Property corners and all setbacks are to be verified and staked by a civil engineer or surveyor. Stakes shall be numbered sequentially and recorded on the staking plan.

The DRC reserves the right to amend the Preliminary Design Review submission requirements on a case-by-case basis as required by conditions and considerations particular to each Homesite and/or building(s).

5.9.3 STAKING AND TREE TAPING

Upon submittal of the Preliminary Design Review Application for all Improvements, the corners of the Building Envelope, proposed buildings, any proposed building additions, all other major Improvements and driveway centerlines are to be staked by a qualified professional. The Preliminary Design Review submission will not be considered complete until the building footprint and driveway are staked and taped and approved by the Design Review Member or staff.

Trees proposed for removal are to be marked in the field with red tape. Trees to be pruned and/or limbed are to have blue tape tied to the limb and/or area of trimming. Trees proposed for transplanting are to be taped with yellow ribbon and a stake placed in the proposed location of transplant.

5.9.4 PRELIMINARY DESIGN REVIEW PROCESS

Upon receipt of the required documents and staking of the Property, the DRC Administrator will forward a copy of all plans, application materials and other pertinent information to the DRC members and staff, and the Owner of any Privately Owned Amenity that is adjacent to or otherwise in the direct line of sight of the proposed Improvement. The DRC will then notify both the Owner of the specific Homesite and the owner of the Privately Owned Amenity of the scheduled meeting date to review the preliminary design documents. The owner of the Privately Owned Amenity may forward to the DRC any comments it has regarding the proposed design.

The DRC shall review proposals and develop required modifications based upon the Design Guidelines.

If the DRC schedules a meeting, the Owner and/or Consultant(s) will be notified and may attend the meeting but are not required to be present. No formal presentation of the project is planned. DRC will subsequently provide the Owner with the conclusions of the review in writing.

A second cycle of review may be necessary to review corrected and/or new materials. Corrected materials will be provided to the DRC on a published submission date for consideration..

5.10 FINAL DESIGN REVIEW

Within one year of Preliminary Design Review approval, the Owner is to initiate Final Design Review by submitting the written application and final design documents. All items are to be in compliance with the Guidelines prior to submitting for Final Design Review. Incomplete applications will not be considered.

5.10.1 FINAL DESIGN REVIEW SUBMISSION MATERIALS

The applicant is to prepare and submit to the DRC for review and approval a Final Design Review package that adequately conveys compliance with the Guidelines. Final design documents are to conform to the approved Preliminary Design Review documents. All architectural plans are to be prepared by an Architect or approved Designer. All landscape plans are to be prepared by a licensed Landscape Architect, or approved Landscape Designer.

Please contact Design Review Manager for copies required.

1. ***Final Design Review Application Form.***

2. ***Written Description of the Project*** – including any unique characteristics of the program or the site design, response to these characteristics and any departures that are proposed.

3. ***Final Design Review Checklist*** **completed and signed by the Architect.**

4. ***Staking Plan and Tree Taping*** – (1" = 20'-0" minimum scale), illustrating the layout of building corners and site Improvements.

   Upon submittal of Final Design Review documents, Applicants are to re-stake the buildings as necessary as described in section 5.9.3. The Applicant is to contact the DRC prior to re-staking to confirm staking requirements. If plans have not changed significantly in the opinions of the DRC, re-staking may not be required.

   Trees proposed for removal are to be marked in the field with red tape. Trees to be pruned and/or limbed are to have blue tape tied to the limb and/or area of trimming. Trees proposed for transplanting are to be taped with yellow ribbon and a stake placed in the proposed location of transplant.

5. ***Site Plan*** – (1" = 20'-0" minimum scale) showing existing topography and final grading and drainage (1' contour interval), building footprint (including accessory structures) with finished floor grades, building setbacks, easements, Building Envelope, Defensible Space, driveway, address marker, parking area, drainage, utilities, mechanical equipment or generators, fences/walls, patios, decks, pools and any other site amenities. Existing vegetation patterns (including extent of tree canopies), proposed clearance areas and trees to be removed and/or preserved are to be indicated.

6. ***Grading, Drainage and Erosion Control Plans*** – (1" = 20'-0" minimum scale), showing existing and proposed grades, final cut and fill calculations, all drainage structures and/or other drainage design solutions, and cut and fill calculations. Plans are to also indicate the size of stockpiles, where they are to be located on the Construction Site and the length of time they will remain. The extent and location of sediment fencing and measures taken to control erosion during grading and construction are also to be indicated.

7. ***Foundation, Floor Plans*** – (1/8" = 1'-0" minimum scale, unless otherwise specified), for all buildings, including all proposed uses, room dimensions, total square footage for conditioned and unconditioned spaces, line of any basement exemption, door and window locations and sizes, location and type of all exterior lighting fixtures. The Building Envelope must be shown on these plans. Area calculations and floor area apportionment (60% guideline compliance) must be included.

8. ***Roof Plans***– (1/8" = 1'-0" minimum scale, Roof plans are to be dimensioned and indicate ridge elevations, roof pitches and locations of drainage systems, chimneys, vents, flues, satellites, antennas, and solar panels. Visual screening of satellites, antennas and solar panels is to likewise be addressed. The Building Envelope must be shown on these plans, with all overhangs dimensioned to confirm compliance. Any areas proposed for special consideration of gutters must be shown and dimensioned.

9. ***Elevations*** – (1/8" = 1'-0" minimum scale), illustrating the exterior appearance of all views labeled in accordance with the site plan. Indicate the height of chimney(s) as compared with the ridge of the roof, the highest ridge of the roof, finished floor elevations, and existing and finished grades for each elevation. Describe all exterior materials, colors, and finishes (walls, roofs, trim, chimneys, windows, doors, light fixtures, etc.)

10. ***Landscape Plans*** – (1" = 20'-0" minimum scale), including Building Envelope, irrigation plans, both temporary and permanent, with locations of main irrigation lines, areas of automatic irrigation, type of controls and type of heads; proposed plant materials, sizes, and locations; trees to be removed; Defensible Space zones (see firewise section), areas of planting, water features, patios, decks, terraces, courtyards, final utility layout, service areas and any other significant design elements. Finished floor elevations, exterior landscape finished elevations and top of wall elevations must be included.

11. ***Lighting Plan*** – (1/8" = 1'-0" minimum scale), including locations of all exterior architectural and landscape light fixtures. Cut sheets are to be submitted for all proposed fixtures and bulb types, including wattage and lumen specifications for each fixture and the total lumen output calculation for the Homesite.

Sample Board (24" X 36" size)
Please contact Design Review Manager for copies required.

12. ***Typical Finish Details***
    - Door and window trim
    - Exposed columns and beams including details of any exposed brackets or connectors
    - Exterior rails
    - Brackets, decorative beams, etc.
    - Material transitions; wood siding to stone base, columns to stone sections of plinths
    - Stone base and plinth details

13. ***Construction Schedule*** – include start and completion dates for both building and landscape construction.

The DRC reserves the right to amend the Final Design Review submission requirements on a case-by-case basis as required by conditions and considerations particular to each specific project and/or property.

5.10.2 STAKING AND TREE TAPING

Upon submittal of Final Design Review documents, Applicants are to re-stake the buildings, as described in section 5.9.3, if the building footprint has been altered from that staked at Preliminary Design Review or if requested by the DRC. The Applicant is to contact the DRC prior to submitting final design documents to confirm staking requirements.

Trees proposed for removal are to be marked in the field with red tape. Trees to be pruned and/or limbed are to have blue tape tied to the limb and/or area of trimming. Trees proposed for transplanting are to be taped with yellow ribbon and a stake placed in the proposed location of transplant.

5.10.3 FINAL DESIGN REVIEW PROCESS

Upon receipt of the required documents and re-staking of the property (where applicable), the DRC will forward a copy of all plans, application materials and other pertinent information to the owner of any Privately Owned Amenity that is adjacent to or otherwise in the direct line of sight of the proposed Improvement and they shall be briefed on the proposal. The DRC will then notify both the Owner of the specific Homesite and the owner of the Privately Owned Amenity of the scheduled meeting date to review the final design documents. The DRC will review and comment on the application at the meeting and subsequently provide the Owner with an approval or conclusive recommendations in writing for refinements to the design. The Owner and/or Consultants are welcome to attend the DRC meeting. Attendance is not required. A second review meeting may be necessary to review corrected and/or new materials. Corrected materials are to be provided to the DRC.

5.10.4 FINAL DESIGN APPROVAL

Prior to issuing final design approval, the DRC will forward a copy of all plans, application materials and other pertinent information to the owner of any Privately Owned Amenity that is adjacent to or otherwise in the direct line of sight of the proposed Improvement. The owner of the Privately Owned Amenity shall then have 10 working days to reply in writing, either approving or disapproving the proposal, stating in detail the reasons for any disapproval. The DRC may not approve any application without first obtaining approval from the owner of the Privately Owned Amenity. If the owner of the Privately Owned Amenity does not reply in writing within this time period from receipt of application and materials, his/her right to object to the matter will be waived.

The DRC will issue final design approval in writing within seven (7) working days of receiving written approval from the owner of the Privately Owned Amenity. Construction must commence within twelve (12) months of final design approval or a re-submittal for design approval shall be required. Any resubmittal will be subject to the Guidelines and Fee Schedule in place at the time of resubmittal.

5.10.5 CHANGES TO APPROVED PLANS

The Suncadia Residential CC&R's contain provisions that any improvements by property Owner must conform with approved plans. Therefore, the final approval of a proposed design constitutes an agreement with the Association that the proposed home or modification to a home be consistent with the approved plans and specifications. The DRC, however, understands that the construction process may ultimately result in either a need or desire to make a change in the approved drawings and will welcome the opportunity to review proposed changes. In the event a change is desired, the Owner, Contractor or Architect must submit the proposed changes in a graphic form to the DRC for review. The DRC will work in a reasonable manner to respond to a request for change as quickly as possible, but the review process will remain consistent with the aforementioned policies and guidelines. Applications for changes to approved plans shall include the following:

1. A clear statement of the scope of the requested change.
2. A statement supporting the reasons for the change.
3. Appropriate graphic materials or samples illustrating the change.

Field changes must be coordinated with the DRC or its designee. While field changes may be approved, items 1 – 3 shall be required to be submitted to the DRC in a timely manner for the project files. Substantial fines may be levied by the DRC, if field changes occur without approval.

Note: If changes are made to approved drawings without DRC review and approval, a stop work notice may be posted on the project until such time as the required approval is obtained. To avert delays in construction, submit changes as early as possible for DRC approval.

5.11 RESUBMITTAL OF PLANS

In the event that final submittals are not approved by the DRC, the Owner will follow the same procedures for a resubmission as for original submittals. An additional design review fee is to

accompany each resubmission as required by the DRC. See Section 5.22 for design review fees. Additional consultation with DRC or its members may result in hourly fee charges.

5.12 WATER/UTILITY COMPANY APPROVALS

Upon receiving final design approval from the DRC, Owners are to submit irrigation plans for approval. Irrigation plans will then be reviewed for compliance with the Master Plan Resort irrigation standards, including the maximum allowable area of irrigation and the use of anti-siphon devices and backflow preventers. The water and sewer utility lines are required to be inspected by the water utility company prior to occupancy.

5.13 COUNTY APPROVAL

The Owner is to apply for all applicable building permits from Kittitas County Building and Planning Departments. Any adjustments to DRC-approved plans required by the County review are to be resubmitted to the DRC for review and approval prior to commencing construction. The issuance of any approvals by the DRC implies no corresponding compliance with the legally required demands of other agencies.

5.14 SUBSEQUENT CHANGES

Subsequent construction, landscaping or other changes in the intended Improvements that differ from approved final design documents, sample boards or the mock-up are to be submitted to the DRC for review and approval prior to making changes.

5.15 WORK IN PROGRESS OBSERVATIONS

During construction, the DRC will check construction to ensure compliance with approved final design documents. These observations are specified in Sections 6.2 and 6.3 of this document. If construction changes or alterations are made to the approved designs that have not been approved, the DRC will issue a Notice to Comply.

5.16 NOTICE TO COMPLY

In the event that the DRC finds construction changes and/or alterations during the Construction Monitoring process that have not been approved, the DRC will issue a Notice to Comply per the procedures outlined in Section 6.2.1.

5.17 RIGHT OF WAIVER

The DRC recognizes that each Homesite and/or Building has its own characteristics and that each Owner has their own individual needs and desires. For this reason, the DRC has the authority to approve deviations from portions of the Guidelines that are not mandated by Governmental Authorities. It should be understood, however, that any request to deviate from these Guidelines will be evaluated at the sole discretion of the DRC. Prior to the DRC approving any deviation from the Design Guidelines, it must be demonstrated that the proposal is consistent with the overall objectives of these Design Guidelines and that the deviation will not adversely affect adjoining properties or Tumble Creek as a whole.

The DRC also reserves the right to waive any of the procedural steps outlined in the Guidelines provided that the Owner demonstrates there is good cause.

5.18 RE-USE OF PLANS

Tumble Creek homes shall be custom designed to respond to the characteristics of the Homesite. No literal re-use of plans will be permitted. Floor plans may be re-used if, in the opinion of the DRC the resulting home is integrated into the site conditions, responds to tree cover, natural topography and orientation. Proximity will be taken into consideration. Rooflines and exterior treatment must not present the same aesthetic.

5.19 NON-WAIVER, NO INADVERTENT PRECEDENTS

An approval by the DRC of drawings, specifications or work done or proposed, or in connection with other matters requiring approval under the Guidelines, including a waiver by the DRC, shall not be deemed to constitute a waiver of the right to withhold subsequent approval. For example, the DRC may disapprove an item shown in the final design submittal even though it may have been evident and could have been, but was not, disapproved at the Preliminary Design Review. An oversight by the DRC of non-compliance at any time during the review process, construction process or during its final inspection does not relieve the Owner/Developer from compliance with these Guidelines and all other applicable codes, ordinances and laws.

Any error, omission or misjudgment by the DRC in any one instance shall not constitute the creation of a precedent governing future approvals and decisions. The DRC reserves the right to

learn from any such errors or misjudgments and shall not be required to approve repetitions of them.

5.20 NON-LIABILITY

The DRC or any member, employee or agent of the DRC will not be liable to any party for any action, or failure to act with respect to any matter if such action or failure to act was in good faith and without malice.

5.21 DESIGN REVIEW SCHEDULE

The DRC will make every reasonable effort to process all reviews in a timely manner. Due to seasonal fluctuations in activity, the DRC will not be liable for delays that are caused by circumstances beyond their control. Contact DRC for estimated review schedule.

5.22 FEES

In order to defray the expense of reviewing plans, monitoring construction and related data, and to compensate consulting Architects, Landscape Architects and other professionals, these Guidelines establish a total fee for each type of Improvement submittal payable upon submittal of the initial project application. Fees for resubmission are to be established by the DRC on a case-by-case basis. Application fees may be amended from time to time, as needed. A current fee schedule may be obtained from the DRC office. Please check with the DRC Administrator to verify the current fee.

5.23 APPLICATION FORMAT

An application and information package is available from the DRC for each submission. Each submission is to be accompanied by the required information, as specified in the application package instructions and these Guidelines.

Chapter 6
CONSTRUCTION GUIDELINES

To assure the construction of any Improvement within Tumble Creek occurs in a safe and timely manner without damaging the natural landscape or disrupting residents or guests, these Guidelines will be enforced strictly during the construction period. Contractors and Owners are responsible for ensuring all sub-consultants, suppliers and other personnel are aware of and comply with these Guidelines. Fines and penalties may be imposed for non-compliance.

Construction or grading will not begin until final approvals have been issued from the DRC and all building and other pertinent use permits obtained from Kittitas County.

6.1 PRE-CONSTRUCTION CONFERENCE

The Pre-Construction Conference is to be held prior to any site disturbance and the beginning of site set-up. All conditions of final design approval are to have been satisfied prior to scheduling the Pre-Construction Conference. At the sole discretion of the DRC a conditional approval may be issued. During the preconstruction conference, the Contractor and Owner will meet with an authorized representative of the DRC to review the approved final plans, the Construction Area Plan, the Construction Guidelines, the Fine Schedule, and to coordinate scheduling and construction activities with the DRC. Particular emphasis is placed on the importance of requesting approval for any field changes to the design. Prior to the requested meeting date or at the time of the meeting, the applicant is to prepare and submit to the DRC the following:

- Pre-Construction Conference Request Form
- Compliance Deposit, Solid Waste Fee, and Construction Monitoring Fee
- Signed Contractor Affidavit (available from DRC Office)
- Building permit and any related use permits from Kittitas County
- Two (2) copies of the Construction Area Plan. (see Section 6.4)

- Construction sign order form and fee.

- Contractor Emergency Contact Information Sheet.

6.2 CONSTRUCTION MONITORING

In addition to the building inspections required by Kittitas County, the following construction observations are to be scheduled with the DRC:

1. ***Pre-construction Conference***– This observation includes review of staking of the Construction Area (as shown on the Construction Area Plan) including the survey of all corners of proposed buildings, driveways and stakes showing the extent of grading. In addition, flagging of all areas to be protected will be reviewed. To schedule this meeting, the Contractor is to submit to the DRC the Pre-construction Conference Request Form.

2. ***Site Observation*** A water meter and backflow preventer is to be properly installed prior to the Site Observation to ensure water is available for construction. This observation is to occur prior to the start of any Construction Activity.

   After the Site Observation, the DRC issues either an approval or a Notice to Comply. In the event a Notice to Comply is issued, the Contractor is to rectify the discrepancies found and schedule an additional observation.

2. ***Formwork Certification*** – Contractor shall provide written certification to the DRC from licensed surveyor or civil engineer that formwork placement has been completed in accordance to the approved plans.

3. ***Foundation Observation*** – This observation may occur after the foundation and/or subfloor is substantially complete. During the Site Observation, the Contractor and DRC representative will determine the construction milestone that triggers the Foundation Observation.

   - To schedule this meeting, the Contractor is to submit to the DRC the Construction Observation Request Form seven (7) working days prior to the requested meeting date.

   - During this observation, the DRC will look at the general site conditions and confirm they are consistent with what was agreed upon at the Pre-construction Conference and with the Construction Area Plan. The DRC recognizes that the excavation and foundation phase of construction impacts the site substantially. However, by this stage of construction, the Contractor is to have the site orderly, safe and clean, with the following completed:
     - Drainage in place

- Foundations backfilled
- Trenches filled in
- Rough grading for the landscaping completed

- If there are to be exceptions due to construction sequencing, they are to be discussed with and approved by the DRC representative during the Pre-construction Conference and when scheduling this inspection.
- The DRC issues either an approval or a Notice to Comply. In the event a Notice to Comply is issued, the Contractor is to rectify the discrepancies found and schedule an additional observation.

4. ***Framing Observation*** – This observation occurs when framing is substantially complete. During the Foundation/Mock-Up Observation, the Contractor and DRC representative will determine the construction milestone that triggers the Framing Observation.

   - To schedule this meeting, the Contractor is to submit to the DRC the Construction Observation Request Form prior to the requested meeting date.
   - During this observation, the DRC will determine if the building as framed, including window and door openings, is consistent with approved plans.

5. ***Mock-up Observation*** - A full-scale mock-up (minimum 4 foot by 6 foot) that accurately conveys all proposed exterior materials, colors, and detailing, including window, corner and trim details and/or details of areas where one material changes to another is to be constructed, shall be built prior to the application of any exterior finish materials. In order to adequately evaluate reflectivity, mock-ups are to be placed south facing, in full sunlight. The DRC will review the on-site mock-up and either approve it or issue a letter stating which elements or materials are not approved for use and note a time by which the mock-up is to be revised and reviewed by the DRC. If the Contractor cannot meet the schedule for completion, he/she is to submit a timeline, which the DRC may, or may not, approve.

6.2.1 OBSERVATION REPORT REVIEW

Following the construction observation, the DRC administrator reviews the report to determine if any concerns need to be addressed by the DRC. If the report is favorable, the DRC administrator issues an approval. If the report is not favorable, the DRC reviews the report.

- If the DRC determines that the changes made by the Contractor are not in keeping with the Design Guidelines, a Notice to Comply will be issued, along with a copy of the inspection report, notifying the Contractor and Owner that specific changes from the approved plans are not in keeping with the Design Guidelines and therefore the Contractor must correct the deficiency or the Contractor and/or Owner must submit to the DRC an alternative plan to bring the design into compliance with the Guidelines. The proposed revision(s) must be submitted graphically an-d is subject to review by the DRC. The DRC will make every effort to review and respond in a timely fashion.

- If the DRC determines that the changes made by the Contractor are in keeping with the Design Guidelines, a notice is sent to the Contractor and Owner explaining that the changes are acceptable but reminding them that changes need to be pre-approved to avoid delays and additional design review costs.

- If the DRC determines that the deviation(s) is significant, it may impose a fine (See current fee and fine schedule).

- If the Contractor or Owner fails to submit a proposed revision in a timely manner, the DRC will issue a stop work order which, if violated, will be subject to a fine (See current fee and fine schedule) levied for each day work continues without resolution with the DRC of the unapproved construction. The Owner has the right to appeal the decision of the DRC to the Declarant.

If the Contractor or Owner is unable, unwilling, or refuses to submit a proposed revision or is unable, unwilling or refuses to make changes to the home per the DRC's request, the DRC will recommend to the Declarant that it use its powers as outlined in Article 12 of the Suncadia Residential CC&R's. The CC&R's give both the DRC and the Executive Board the capacity to enter the property and cure non-conforming design using funds in the Compliance Deposit to pay for necessary curative work. If the value of the work exceeds the balance of the Compliance Deposit, the DRC and Executive Board also have the ability to use other Association funds to complete the necessary work, which amount shall be payable to the Operations Fund as an Individual Assessment, provided that no items of construction shall be altered or demolished in the absence of judicial proceedings. Prior to the Declarant having delegated to the Board the appointment of DRC members, any Owner may make a written appeal to the Declarant.

6.3 FINAL OBSERVATIONS

Final construction approval by the DRC takes place in two steps as described below:

1. ***Final Construction Observation*** – This observation is to be done prior to applying for Certificate of Occupancy with Kittitas County and may be scheduled when all Improvements, with the exception of landscaping and any landscape lighting, have been completed.

    - To schedule this meeting, the Contractor is to submit to the DRC the Final Observation Request Form along with a "Certificate of Compliance" signed by the Contractor, stating the construction was completed in substantial conformance with the approved drawings.
    - During this observation, the DRC will verify that final construction and exterior lighting installation have been completed in accordance with approved plans. The Contractor is to bring as-built plans to the observation for comparison with DRC-approved final plans.
    - If approved, the DRC issues a written approval Notice of Completion in a timely manner. If not approved, the DRC issues a Notice to Comply in a timely manner. In the event a Notice to Comply is issued, the Contractor is to rectify the discrepancies found and schedule an additional observation.

2. ***Final Landscape Observation*** – This observation is to be done subsequent to the installation of all landscaping and any associated lighting have been installed.

    - To schedule this meeting, the Contractor/Owner is to submit to the DRC the Final Observation Request Form.
    - During this observation, the DRC will verify that final landscape and lighting installation has been completed in accordance with approved plans. The Landscape Architect, approved designer and/or Landscape Contractor are to submit a signed "Certificate of Compliance" form stating that the landscape has been installed in accordance with DRC-approved plans.
    - The DRC issues either a "Notice of Completion" or a Notice to Comply. In the event a Notice to Comply is issued, the Owner/Contractor is to rectify the discrepancies found and schedule an additional observation. Additional fees may be levied for multiple observations.
    - A one year re-inspection shall be conducted to ensure landscape materials are established and to authorize removal of the temporary irrigation system.

6.4 CONSTRUCTION AREA PLAN

Prior to the Pre-construction Conference, the Contractor is to provide the DRC with a detailed Construction Area Plan, showing the area in which all Construction Activities will be confined, and how the remaining portions of the Homesite will be protected. Access during all stages of construction, including after completion of framing, is to be addressed to insure the continued protection of existing trees. Construction Activities are to be limited to within 40 feet of proposed structures with the exception of access drive and utility Improvements.

This Construction Area Plan is to indicate the following:

- Vehicular access route (maximum of one, coinciding with the approved driveway location)
- Extent of construction fence (where appropriate)
- Extent of tree protection fencing around trees that may be impacted by construction.
- Location and size of the construction material storage
- Parking areas (including maximum number of vehicular parking spaces)
- Locations of the chemical toilet, temporary trailer/structure, dumpster and debris storage, and firefighting equipment
- Fueling and staging areas
- Areas of utility trenching
- Limit of excavation
- Location and size of stockpiles and the length of time stockpiles are to remain
- Drainage patterns
- Erosion control measures

A construction fence is required to be installed to enclose the Construction Area after tree removal. Construction fences are to meet the following guidelines:

- The fence is to follow the alignment of the Construction Area boundary, have a single entrance located at the driveway and be maintained intact until the completion of construction.
- Construction trailer(s) (if approved by the DRC), portable toilet(s), construction material storage and dumpsters are all to be in a DRC approved location.
- In special cases and when approved in advance, the DRC may allow materials to be stored outside the construction fence.

The DRC may approve the Construction Area Plan with or without conditions, or require changes to be made and the revised plan resubmitted for review and approval. Upon approval, the DRC will issue a permit to proceed that is to be posted at the Construction Site throughout the building period. All materials must be contained on the construction site and not on adjacent properties or roadsides.

6.5 COMPLIANCE DEPOSIT

After the DRC approves the proposed Construction Area Plan as described in Section 6.4, and prior to commencing any Construction Activity, a Compliance Deposit is to be delivered to the DRC as security for the project's full and faithful performance during the construction process and in accordance with DRC-approved final plans.

The amount of the Compliance Deposit is to be determined by the DRC. (See current rate schedule)

The DRC may use, apply or retain any part of a Compliance Deposit to the extent required to reimburse the DRC for any cost it may incur on behalf of the project's Construction Activity. The DRC is to be reimbursed for any fees incurred to restore the Compliance Deposit to its original amount. Construction Activity shall be halted until the Compliance Deposit is brought up to the original amount.

The DRC shall return the Compliance Deposit to the Owner after the issuance of a Final Landscape Observation approval (See Section 6.3.2).

6.6 ACCESS TO CONSTRUCTION AREA

Access during construction of a building or other Improvement is to be approved by the DRC in accordance with the following requirements:

- Only one construction access route will be permitted onto any one Construction Site, unless otherwise approved by the DRC.
- Access for heavy equipment and tower cranes (including crane reach) is to be approved by the DRC.
- Material and equipment deliveries are to be consolidated to the extent feasible.
- All vehicles are to observe speed limits as posted.

6.7 VEHICLES AND PARKING AREAS

Each Contractor is responsible for ensuring his/her subcontractors and suppliers obey the speed limits and traffic regulations posted within Suncadia. Fines will be imposed by the local police, DRC and/or Community Council against the Contractor, Owner and/or the Compliance Deposit for repeated violations.

All vehicle and parking areas should be in accordance with the following requirements:

- The vehicular access route, staging and parking areas are to be included on the Construction Area Plan submitted to the DRC at Pre-Construction Conference. (See Section 6.4)
- Adherence to the speed limits is to be a condition of contract between the Contractor and his/her subcontractors/suppliers. The DRC may deny repeat offenders future access.
- Construction crews are not to park on, or otherwise use, other sites or any open space.

- Private and Construction Vehicles and machinery are to be parked only within the Construction Area or other areas so designated by the DRC and Community Council.

- All vehicles are to be parked so as not to inhibit traffic.

- Driving or parking within the staked drip line (canopy) of trees is not permitted and may result in fines.

- Area minimum inch and one half gravel construction entrance to be placed at the construction entrance.

6.8 STORAGE OF MATERIALS AND EQUIPMENT

The following guidelines regarding material and equipment storage are to be adhered to:

- All construction materials, equipment and vehicles are to be stored within the DRC-approved Construction Area.

- Equipment and machinery are to be stored on-site only while needed.

- All flammable products are to be stored in a metal cabinet with doors.

- Equipment is to be inspected daily for damaged hoses, leaks, and hazards. Equipment that is not in proper working order is not be utilized.

- Equipment cleaning, maintenance and painting may not occur under tree canopies.

- Proposed storage facility areas are to be designated in the Construction Area Plan.

- Paints, stucco, primers, etc. are to be stored in an enclosed area that is bermed or sealed from spills.

- Fueling and fluid filling is to be confined to contained and designated staging areas as shown on the Construction Area Plan.

- Absolutely no washout or debris may be put into the storm drainage system.

- Concrete is to be disposed of using best practices.

6.9 HOURS OF CONSTRUCTION

The time of construction will be limited to between the hours of 7:00 AM and 7:00 PM, Monday – Friday, and from 9:00 AM to 5:00 PM on Saturday, unless otherwise approved or changed by the DRC. Construction activities may not occur on nationally recognized holidays as posted by the DRC. Essentially quiet activities that do not involve heavy equipment or machinery may occur at other times subject to the review and approval of the DRC. Personnel are not to remain at the Construction Site after working hours.

6.10 FIRE AND SAFETY PRECAUTIONS

The following fire and safety precautions are to be adhered to at all Construction Sites:

- All fires are to be reported even if it is thought to be contained, extinguished or already reported.
- One or more persons are to be appointed as the individual(s) responsible for reporting emergencies and/or phoning 911.
- Access for emergency vehicles is to be maintained at all times.
- Access to fire hydrants, emergency water tanks and emergency turnouts are not to be blocked at any time.
- Smoking materials are to be discarded in approved containers.
- A shovel and fire extinguisher, rated at least 4A, 20BC, are to be mounted in plain view.
- All equipment, including small tools, is to utilize a working spark arrestor.
- Warming fires are not permitted.
- No charcoal grills or wood burning appliances are allowed.

6.11 CONSTRUCTION TRAILERS AND/OR TEMPORARY STRUCTURES

The use and siting of any construction trailer or the like is to be in compliance with the approved Construction Area Plan. The DRC will work closely with the Owner and/or Contractor to site the trailer in the best possible location to minimize impacts to the site and to adjacent Owners. All such facilities will

be removed from the property prior to issuance of a Certificate of Occupancy. Construction trailers are to be painted unobtrusive colors beige, gray or similar or as approved by the DRC.

Temporary living quarters for the Owner, Contractor or their employees are not permitted on the Homesite.

6.12 SANITARY FACILITIES

Sanitary facilities are to be provided for construction personnel on-site in a location approved by the DRC. The facility is to be maintained regularly and, if possible, screened from view from adjacent properties and roads. Sanitary facilities may not be situated closer than 50 feet from drainages and/or sensitive resources.

6.13 DEBRIS AND WASTE REMOVAL

The following debris and waste removal procedures are to be adhered to at all Construction Sites:

- Contractors are to clean up all trash and debris on the Construction Site at the end of each day. Trash is to be securely covered to prevent wildlife access.

- Trash and debris are to be removed from each Construction Site at least once a week and transported to an authorized disposal site.

- To the greatest extent practicable, the Contractor is to develop and maintain a waste management program that separates all construction waste on-site for recycling or reuse and diverts it from landfill disposal. Contractors are to check with local waste disposal agencies to determine which recycling services are available for construction waste materials. Salvage may include the donation of materials to charitable organizations.

- Lightweight material, packaging and other items are to be covered or weighted down to prevent wind from blowing such materials off the Construction Site.

- Temporary concrete “wash pits” are to be situated in approved locations and cleaned by the Contractor after completion of construction.

- Paints, solvents and other hazardous materials are not to be disposed of on-site.

- Contractors are not to dump, bury or burn trash anywhere on the Homesite or other property within Tumble Creek.

- During the construction period, each Construction Site is to be kept neat and tidy to prevent it from becoming a public eyesore or affecting adjacent areas.

- Dirt, mud or debris resulting from activity on each Construction Site is to be promptly removed from roads, open spaces, driveways or other portions of Tumble Creek.

- Any clean-up costs incurred by the DRC, the Declarant or Association in enforcing these requirements will be taken out of the Compliance Deposit or billed to the Owner as needed.

6.14 HAZARDOUS WASTE

In order to monitor hazardous material use and/or respond quickly to spills, the Contractor is to comply with the following criteria:

- The Contractor is to provide a contact person and telephone number for a company experienced in emergency response for vacuuming and containing spills for oil or other petroleum products.

- In the event of a spill, the Contractor is to immediately attempt to stop the flow of contaminants.

- Absorbent sheets are to be used for spill prevention and clean up. Several boxes are to be located at fuel trucks, storage areas and in maintenance vehicles. Inventories are to be maintained as necessary.

- The responsible on-site Contractor is to commit all necessary manpower, equipment, and materials to the containment and rapid clean-up of spills.

- A reportable spill is defined as a spill of one or more gallons and a significant spill is defined as more than ten gallons.

- After any reportable spill is contained, the Contractor is to notify the appropriate local, state and federal agencies as well as the DRC.

- The Contractor is to maintain a list of product names and a Materials Safety Data Sheet (MSDS) for all hazardous material products used or located on-site. In the event of a leak, spill or release, the Contractor is to provide MSDS to emergency personnel for health and safety concerns.

- Equipment is to be fueled in designated staging areas only. Equipment that cannot be readily moved to designated staging areas (track mounted equipment) is to be fueled a minimum of 100 feet from known drainage courses.

- Disposal of paint residue on-site or anywhere in Suncadia is not permitted.

- Disposal of mortar, cement, concrete (containers) and other such materials is to only occur in designated containment areas.

- Prior to storing a hazardous material, the Contractor is to ensure that:

    - The material is stored in an approved container
    - The container is tightly closed
    - The container has the proper warning label
    - The container is inspected for leaks

- All contaminated soil is to be stored in a lined and bermed storage area that is protected from wind, erosion and rainfall.

- Inspect equipment and vehicles for damaged hoses, leaks and hazards prior to the start of and at the end of each shift. Do not run equipment that is leaking hazardous products.

- Working equipment is to be visually inspected daily for proper working condition. Maintenance and service records are to be made available upon request.

- Intentional or unreported spillage or dumping of fuels, hydraulics, solvents and other hazardous materials will be cause for eviction.

6.15 EXCAVATION AND GRADING

During construction, erosion is to be minimized on exposed cut and/or fill slopes through proper soil stabilization, water control and re-vegetation. To insure proper control of erosion and sedimentation, the following procedures are to be adhered to:

- Contractors are to employ Best Management Practices (BMPs), as outlined in the Department of Ecology's Storm water Management Manual for the Puget Sound (1992 Edition) or any subsequent BMPs issued by Kittitas County.

- Silt fencing is to be placed around the down-slope perimeter of graded areas, while still providing adequate space for construction activities. Soil may not be placed against the fence. Silt is to be cleared out regularly.

- Outer slopes are to be completed first and stabilized immediately.

- Modification and/or repair of fencing is to be performed as soon as need is evident. Inspect erosion control measures regularly, especially during storm cycles. Perform pre- and post-storm inspections.

- Emergency erosion control materials, including rice straw bales and silt fencing, are to be stockpiled on-site. Cover bales with plastic or suitable tarp.

- In some areas, multiple silt fences may be required.

- Vegetation disturbances are to be limited to within the Building Envelope and within 5 feet of driveways unless otherwise approved by the DRC.

- Topsoil is to be properly stockpiled, completely covered to minimize blowing dust within the Construction Area and reused as part of the site.

- Slope roughening/terracing may be desirable to stabilize re-vegetation on exposed cut bedrock slopes.

- Disturbed areas are to be watered to prevent dust from leaving the Construction Area.

6.16 VEGETATION AND HABITAT PROTECTION

The following procedures are to be adhered to:

- Trees, whether inside the Building Envelope or in the Natural Area are not to be removed without prior approval from the DRC. (Refer to Section 2.14)

- Adequate drainage is to be provided to prevent ponding of water around the base of trees.

- Vehicle and equipment parking and materials storage is not allowed within the drip line of trees.

- Soil compaction is to be avoided around all trees.

6.17 FOUNDATIONS

If conditions warrant it, it is necessary that the Owner seek the assistance of a licensed soils Engineer to examine and test soil conditions prior to undertaking any design or construction of foundations. The Declarant and DRC make no representations or warranties, expressed or implied, as to the soil conditions.

- The Owner and the Owner's Architect, Engineer and Contractor are to give due consideration to the design of the foundation systems of all structures.

- It is the Owner's responsibility to conduct an independent soils engineering investigation to determine the suitability and feasibility of any site for construction of the intended Improvement.

6.18 AIR QUALITY CONTROL

Air quality control procedures are to in accordance with the following requirements:

- Construction equipment exhaust emissions are not to exceed local code requirements for air pollution limitations.

- Open burning of removed vegetation is not permitted.

6.19 CONSTRUCTION SCHEDULE

Construction must commence within twelve (12) months of final design approval or a re-submittal for design approval shall be required. Re-submittal will involve additional fees as established on the fee schedule. All Improvements commenced on a Homesite (with the exception of landscaping and landscape lighting) are to be completed within twelve (12) months after commencement according to approved Final Design Review plans unless an exception is granted in writing by the DRC. All landscaping and associated lighting are to be completed within 3 months of occupancy unless the DRC grants a variance based on weather conditions or other factors. If an Improvement is commenced and construction is then abandoned for more than 90 days, or if construction is not completed within the required period of time, the DRC may impose a fine for each day (or such other reasonable amount as may be set) to be charged against the Owner of the property until construction is resumed, or the Improvement is completed, as applicable, unless the Owner can prove to the satisfaction of the Declarant that such abandonment is for circumstances beyond the Owner's control.

6.20 DAMAGE REPAIR AND RESTORATION

Damage and scarring to other property, including adjacent properties, existing buildings, roads, driveways and/or other Improvements will not be permitted. If any such damage occurs, it is to be repaired and/or restored promptly at the expense of the person causing the damage or the Owner of the Property.

If the Contractor crosses into protected areas or other areas outside the limits of clearing, the Contractor is to:

- Re-vegetate the area disturbed immediately and maintain said vegetation until established to the Owner's satisfaction, and

- Pay any fines imposed by Kittitas County or other governmental agencies as a result of said violation.

Upon completion of construction, each Owner and Contractor will be responsible for cleaning up the Construction Site and for the repair of all property that was damaged, including but not limited to restoring grades, planting shrubs and trees as approved or required by the DRC, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing. Any property repair costs as mentioned above, incurred by the DRC, Declarant or Association, will be taken out of the Compliance Deposit or billed to the Owner.

6.21 RIGHT TO FINE

The DRC reserves the right to issue fines to the Owner and/or Contractor, or to apply the fine to the posted Compliance Deposit, for the violation of any of the procedures set forth in these Guidelines. All fines imposed will be responsive to the nature and consequences of the violation.

6.22 CONSTRUCTION SIGNS

All signs at Tumble Creek will conform to a unified standard prescribed by the DRC. Temporary construction signs will be limited to one per site and are to be installed parallel to the street. Sign frames shall be obtained from DRC Administration. See fee schedule. A completed sign application form accompanied by the sign fee should be submitted to the DRC office. Allow four weeks for sign production. Construction signs are to be removed at the completion of construction.

6.23 NO PETS

Construction personnel are prohibited from bringing pets of any kind into Tumble Creek. Fines may be levied for non-compliance.

6.24 SECURITY

Security precautions at the Construction Site may include temporary fencing approved by the DRC. Security lights, audible alarms and guard animals are not allowed.

6.25 NOISE CONTROL

The contractor is to make every effort to keep noise to a minimum. In order to minimize disturbance to neighbors and wildlife, radios, stereos or similar devices are not allowed.

6.26 SPEED LIMIT

All vehicles are to adhere to posted speed limits. Fines will be issued for those exceeding the speed limit as posted or as required by road and weather conditions.

6.27 ACCESS REGULATIONS

Prior to the start of construction activity at Tumble Creek, each general contractor shall prepare a "Contractors Vehicle Access list" and the supporting information relating to the description and identification of construction/employee vehicles. No person or vehicle will be allowed past the Caretaker's Cabin until the requisite documents are on file. This also applies to clearance for sub-contractors. For all other gate access, the Contractor will need to furnish the individual's name and company name as well as the arrival date and Homesite destination.

Access during construction of a building or other Improvement is to be approved by the DRC in accordance with the following requirements:

- Only one construction access route will be permitted onto any one Construction Site, unless otherwise approved by the DRC.
- Access will be permitted only during normal Construction Hours.
- Construction personnel may not invite or bring family members or friends to the jobsite.
- Dogs are not permitted on construction sites at any time.
- Access for heavy equipment and tower cranes (including crane reach) is to be approved by the DRC.
- Material and equipment deliveries are to be consolidated to the extent feasible.
- All vehicles are to observe maximum speed limits as posted.

APPENDIX A

GLOSSARY OF DEFINITIONS

Unless the context otherwise specifies or requires, the following words or phrases when capitalized in these Design Guidelines shall have the following meanings:

Accessory/Ancillary Structures

Any structure detached from the main residence, including guesthouse, pool houses, pavilions, storage sheds, potting sheds and/or art studios.

Applicant

An Owner and/or Owner's Consultant that is applying for approval on the new construction, renovation, alteration, addition and/or any other Improvement to any building and/or site.

Architect

A person licensed to practice architecture in the State of Washington.

Association

Refer to definition contained within the CC&RS.

Board

Refer to definition contained within the CC&RS.

Building Coverage

The first floor Building Square Footage, not including roofed outdoor areas.

Maximum Building Coverage

The maximum Building Coverage, also known as the maximum first floor Building Square Footage, shall be fifty percent (50%) of the Building Envelope and shall include the garage.

Building/Improvement Envelopes

Primary - That portion of a Homesite, wherein all Improvements may take place (as established by front, rear and side setbacks), including all buildings, terraces, pools, auto courts and/or garages, with the exception of some landscape planting, utilities, walls and driveways.

Secondary - The Secondary Envelope is an extension of the Building Envelope to the rear of the Homesite in which landscaping and outdoor spaces such as terraces and patios may be constructed. Homes and Ancillary Structures, however, may not be built within the Secondary Envelope.

Building Height

The vertical distance between the lowest perimeter point of each building volume, as determined by the DRC, at existing or finished grade, whichever is more restrictive, to the ridge of the highest sloping roof above.

Building Square Footage

The sum of the gross horizontal areas of all floors of all buildings on a Homesite measured to the exterior face of walls including but not limited to lofts, stairways, fireplaces, halls habitable attics, above-grade basements, bathrooms, closets, storage, mechanical/utility areas, and garages.

Portions of basements where the main floor above is less than four (4) feet above existing or finish grade (whichever is lower) shall not be included in the Building Square Footage calculation.

Roofed walkways, verandas, porches, or other outdoor rooms shall not be included in the Building Square Footage calculation.

Maximum Building Square Footage

The maximum Building Square Footage is calculated based on lot size.

Common Area

Refer to the definition contained in the CC&Rs.

Compliance Deposit

The deposit that is required to be delivered to the DRC prior to commencing any Construction Activity.

Construction Activity

Any site disturbance, construction, addition or alteration of any building, landscaping or any other Improvement on any Construction Site.

Construction Area

The area in which all Construction Activity, including Construction Vehicle parking, is confined on a particular Homesite.

Construction Site

A site upon which Construction Activity takes place.

Construction Vehicle

Any car, truck, tractor, trailer or other vehicle used to perform any part of a Construction Activity or to transport equipment, supplies or workers to a Construction Site.

Consultant

A person retained by an Owner to provide professional advice or services.

Contractor

A person or entity engaged by an Owner for the purpose of constructing any Improvement within Tumble Creek.

Damage and Compliance Deposit

The deposit that is required to be delivered to the DRC prior to commencing any Construction Activity.

Declarant

Refer to definition contained within the CC&Rs.

Defensible Space

Defensible space is the area around and on a structure where fuels and vegetation are treated, cleared or reduced to slow the spread of wildfire toward the structure.

Design Guidelines (Guidelines)

The architectural, landscape, design and construction standards, restrictions and review procedures adopted by the Declarant and enforced by the Design Review Committee as set forth in this document and any future books or addenda that may be adopted by the Design Review Committee. The Design Guidelines shall apply to all Homesites at Tumble Creek. Refer also to definition provided in CC&RS.

Design Review Committee (DRC)

The Design Review Committee appointed by the Declarant as provided in the CC&Rs to review and either approve or disapprove proposals and/or plans and specifications for the construction, exterior additions, landscaping, or changes and alterations within Tumble Creek.

Development Period

Refer to definition contained within the CC&RS.

Enclosed Area

The sum of the gross horizontal areas of all floors of all buildings on a Home-site measured to the exterior face of walls including but not limited to lofts, stairways, fireplaces, halls, habitable attics, basements, bathrooms, closets, storage, mechanical / utility areas, and garage's.
Roofed walkways, verandas, porches, or other outdoor rooms shall not be included in the Enclosed Area calculation.

Engineer or Professional Engineer or Civil Engineer

A person licensed to practice as a professional engineer within the State of Washington.

Fire Free Zone - The Fire Free Zone forms a perimeter around all structures on the Homesite. The Fire Free Zone is to be kept clear of all combustible materials, including forest/wood debris and dry/dead vegetation. The minimum distance of the Fire Safety Zone from structures is currently 15 feet. Fire Safety Zone is measured from the outer edge of building eaves.

Governmental Authority

Refer to definition contained within the CC&RS.

Homesite

A subdivided residential lot within Tumble Creek. Refer to the definition for “Unit”, as contained in the CC&RS.

Homesite Diagram

The individual site plan for each Homesite provided to the Owner by the DRC and/or Tumble Creek Resort at the close of escrow and/or at the commencement of the design review process. Each Homesite Diagram specifies important design parameters for the individual Homesite, including the Building Envelope, Natural Area and easement areas.

Improvement

Any changes, exterior alterations, additions or installations on a Homesite including any grading, excavation, fill, clearing, Residence or buildings, Accessory Structures, roads, driveways, parking areas, walls retaining walls, stairs, patios, courtyards, hedges, posts, fences, signs, mailboxes, sports and play equipment or any structure of any type or kind.

Landscape Architect

A person licensed to practice landscape architecture in the State of Washington.

Mass or Massing

The overall size, volume, spread, expression and articulation of building forms, including the main house, accessory structures, covered terraces and other roofed areas, as they relate to the topography and landscape of each particular property. A building’s compliance with the maximum Building Square Footage requirement is necessary but may not be sufficient to demonstrate a building has complied with Massing requirements as described in these Guidelines.

Master Plan

See definition contained in the CC&RS.

Natural Area

That is the area of a Homesite that lies outside of the Building Envelopes. The Natural Area is to remain in a natural vegetated state to create screens that obscure built Improvements from neighboring Homesites, streets, Common Areas the golf course and/or other Privately Owned Amenities.

Owner

The term “Owner” shall mean the record owner of any Homesite within Tumble Creek. The Owner may act through an agent provided that such an agent is authorized in writing to act in such capacity.

Phased Homes

A Phased Home project is drawn, modeled, and properly wedded to the topography of the site and meets the requirements of the Guidelines, for the initial phase, as well as the future built out home. The individual phases would not be sited as if they were a stand-alone house. This definition does not refer to remodels or approved additions on existing homes that were fully built out from the original complete home plan.

Privately Owned Amenity

See definition contained in the CC&RS.

Residence

The building or buildings, including any garage, or other Accessory Structures, used for residential purposes constructed on a Homesite, and any Improvements constructed in connection therewith.

Story

That portion of any building (including garages) included between the surface of any floor and the surface of the floor above it, or if there is no floor above, then the space between the floor and the ceiling next above it. Any portion of a Story exceeding 18 feet in height shall be considered as an additional Story for each 18 feet or fraction thereof. If the finished floor level directly above a basement is more than six feet above grade, such basement shall be considered a Story.

Wildlife Tree

A tree that has been marked for preservation due to its aesthetic character and/or its value (or potential value) for wildlife habitat.

APPENDIX B
APPROVED PLANT LIST

See Design Review Administration for current list