

THE MEADOWS
PLANNED UNIT DEVELOPMENT
ARCHITECTURAL REVIEW COMMITTEE RULES

As Adopted by the
Meadows Architectural Review Committee
October 1, 1994

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I. OBJECTIVE AND AUTHORITY OF
ARCHITECTURAL REVIEW COMMITTEE

A. DEVELOPMENT OBJECTIVES

The following Rules are designed to establish and preserve the visual impression of The Meadows as a distinctive and desirable place in which to live.

Landscaping, building form, materials, and colors all contribute to an overall community image that is readily identifiable as a high quality development. By following the Rules, residents will protect and enhance each property owner's investment in his or her homesite. The Rules provide standards of quality and design.

Design review by the Architectural Review Committee is not intended to enforce unreasonable or excessively expensive controls. It is meant to coordinate the design and construction of residential dwellings to achieve a pattern of continuous quality and identity.

The Rules have purposely not been made a part of the Covenants, Conditions, and Restrictions in order to allow for additions, modifications, and deletions as circumstances change and as the community develops and matures.

B. APPLICABLE PROVISIONS OF DECLARATION OF COVENANTS

The Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for the Meadows (Covenants) require that no structure, improvement, landscaping or alteration shall be commenced, erected, painted or maintained within the project without the written approval of the Architectural Review Committee. This requires that plans be submitted to the committee for review. This review will normally take only a few days but may take as long as 45 days under the covenants. The Architectural Review Committee is appointed and controlled by the Developer.

II. ARCHITECTURAL RULES AND GUIDELINES

A. DESIGN AND SITE CONSIDERATIONS

1. Utilities: Electric power and natural gas are available at Meadowwood from the Washington Water Power Company. Sewage lines connecting to the Liberty Lake Sewer District treatment plant are extended to the property boundary of each lot, as are LLSD water lines.
2. County of Spokane Requirements: The County of Spokane has adopted the Uniform Building Code with State of Washington modifications. The County requires that a building permit be obtained prior to beginning construction of any improvement or making any additions or changes to an existing structure.
3. Setbacks: As a P.U.D. the Meadowwood project allows deviations from the standard yard setback standards of the Spokane County Zoning Code. These deviations are intended to allow flexibility in design where approved by the Committee.

B. ARCHITECTURAL RULES

1. Accessory Buildings: Only buildings to be used as temporary construction shelter may be erected on a lot prior to construction of the main residence building. Structures such as dog houses, tool sheds, etc., which are not pertinent to the dwelling structure, but are intended for permanent or semi-permanent use, are not specifically prohibited. The structures are, however, subject to Architectural Review Committee approval.
2. Antennae: Exposed roof TV and/or radio antennae and satellite receivers shall be prohibited.
3. Building Height: Building height limitations may be imposed by the Architectural Review Committee in order to preserve views from neighboring homes and to minimize the impact of structures on arterial streetscape areas of the property.
4. Chimneys: All exterior chimneys must be of a material and of such a color as to blend in aesthetically with the residence and will be subject to approval by the Architectural Review Committee.
5. Clotheslines: Exterior clotheslines must be located in screened service yards and out of view from the neighboring property.

6. Driveways: Driveway access onto Meadowwood roads will be limited to one per lot, unless otherwise approved by the Architectural Review Committee.
7. Excavation: All excavation must be done so as to create a minimum disturbance on the site. All dirt and debris as a result of excavation must be leveled and/or removed from the site.
8. Exterior Lighting: All exterior lighting plans must be submitted with construction approval or alteration approval submittals. Exterior lighting which can be seen from the roads or neighboring lots must be indirect. Colored light sources shall be prohibited. Decorative and/or landscape lighting may have limitations placed upon them.
9. Exterior Walls and Trims: The following materials are approved for use in exterior walls and trims:
 - a. Wood composite (natural or treated with earth-tone stain or paint).
 - b. Aluminum, steel, or vinyl siding products in earth tone colors and in an application approved by the Architectural Review Committee.
 - c. Stucco may be permitted as the primary or accent siding material. Colors shall be medium earthtones subject to approval.
 - d. Brick (medium to dark even earth-tone colors)
 - e. Exterior color and material treatment used on the building walls shall be continuous and consistent on all elevations of the residence in order to achieve a uniform and complete architectural design.
 - f. Exterior colors must harmonize with the surrounding landscape and all colors are subject to approval by the Architectural Review Committee.
10. Utility Panels: In general, all utility meter panels shall not be visible to the public and should be installed according to guidelines available from utility companies.
11. Fencing: Fences will be limited at Meadowwood and must have specific design approval from the Architectural Review Committee. A fence is defined as a structural barrier which separates one space from another to define property boundaries or which is constructed for ornamental purposes regardless of height. Fences may be limited where adjacent to common areas and on sloping lots.
12. Garages: The garage should connect to the main house by a roof or screen or be part of the house structure.

13. Grading: All grading shall conform to natural contours of the maximum extent feasible.
14. Gutters and Downspouts: All gutters and downspouts shall be designed as a continuous architectural design feature. Exposed gutters and downspouts shall be colored to blend in with the surface to which they are attached.
15. Heating and Cooling Systems: All interior or exterior heating or cooling systems must be screened from the view.
16. Mail Boxes and Newspaper Receptacles: Individual mail boxes and newspaper receptacles are prohibited. Group mail boxes will be provided at central locations by the developer.
17. Parking: A minimum of two interior parking places shall be required for each residential lot. Parking must be in a garage or an area adequately screened from any road and neighboring views. Camping trailers, trucks, campers, boats, cars under repair and boat trailers must be parked so as to be concealed from view from roads or neighboring lots.
18. Prefabricated Housing: Prefabricated housing shall not be permitted.
19. Roofs: All homes and structures within the project shall use horizon "slatestone" composite roofing unless otherwise specifically approved by the Architectural Review Committee.
20. Signs Limitations on the size and placement of residential identification signs may be imposed by the Architectural Review Committee. All signs and their proposed locations must first be approved by the Committee. No lighted signs shall be permitted. All residences shall have a designated street number that is easily viewed from the road.

One sign identifying the contractor during construction, or advertising a home for sale is permitted, provided it is single sided, with a maximum area of 200 square inches and the longest dimension is not greater than 40 inches. The sign is to be on its own post and shall not be placed higher than 60 inches from the prevailing ground plane. The sign must be placed no closer than 10 feet from the nearest roadway and be approximately parallel to the centerline of the roadway. Subcontractor and materialmen signs are prohibited.

No other signs shall be permitted except as specified in this section, unless otherwise approved by the Architectural Review Committee.

21. Utilities: All connections from trunk lines to individual structures must be underground. Exposed plumbing and electrical lines are not allowed. Materials must conform to the Electrical and Plumbing Codes. Water and sewer hookups must be inspected by the appropriate inspectors. All excavation for site utility hookups must be restored to its natural condition.
22. Solar Heat Systems: Any solar heat system must be reviewed on an individual basis and requires the approval of the Committee.

C. LANDSCAPING POLICIES

1. Front Yards: Front yard is defined as that area between the front property line and the plane of the face of the building, or intercepting side yard fence or wall. The total front yard area (except the driveways and entry paving) is to be landscaped and irrigated. The front yard landscaping shall be maintained in a healthy and neat appearance at all times. The front yard landscaping shall be designed in conjunction with and in harmony with the architectural design of the residence and lot. The following standards shall be followed when designing and installing the front yard landscaping.
 - a. Ground Plane: All landscape areas shall be irrigated by an underground sprinkler system. Seventy-five percent (75%) of the ground area shall be planted in grass. The grass area shall be designed so as to accomplish a continuous grass appearance along the property frontage from the back of the street curb. Twenty-five (25%) of the ground area may be planted with shrubs, ground cover, slope banks, or utilized as an entry patio.
 - b. Trees: A minimum of one tree shall be planted each 30 feet of street frontage. Such trees shall be planted along a line five (5) feet behind and parallel to the street curb. Specific street trees used must follow the Meadowood master street tree program.

Required trees shall be a minimum of two-inch caliper measured at 24 inches above ground plane. Trees shall be properly staked to prevent wind damage or breakage. Any tree planted that does not survive shall be replaced within 150 days.

2. Rear Yards

- a. A rear yard is defined as all areas that are not visible from the street.
- b. Ground plane rear yard: All areas shall be landscaped and irrigated by an underground irrigation system.
- c. Trees: One tree shall be planted per 1,500 square feet of rear yard area.
- d. Grading shall conform to the natural ground terrain as much as possible.
- e. Service yard and detached out structures: No service yard or out structures, such as garden sheds, shall be visible from the street.
- g. Landscaping: The same landscaping requirements described for front yards shall apply.

3. Side Yards

- a. Landscaping will have the same requirements as typical rear yards. Landscaping requirements and fence restrictions for side yards facing streets shall be the same as front yard requirements.
- b. Driveways: Maximum slope is 12 percent or as needed to conform to Spokane County codes. The material shall be concrete, unless otherwise specifically approved.
- c. Solar encroachment: Any planting that interferes with the existing use of solar energy on an adjacent property is prohibited.

III. SEVERABILITY

If any section, subsection, paragraph, sentence, clause or phrase of these Rules and Regulations is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of these Rules.

IV. NONWAIVER

Consent by the Architectural Review Committee to any matter proposed to it or within its jurisdiction, or failure by the Architectural Review Committee or the Meadows Owners' Association to enforce any violation of these Rules, shall not be deemed to constitute a precedent or waiver impairing the Committee's right to withhold approval as to any similar matter thereafter proposed or submitted to it for consent or to enforce any subsequent or similar violation of these Rules.

V. ADOPTION

These Rules are adopted by the Architectural Review Committee
this 1st day of October, 1994.

By: [Signature]

By: [Signature]

By: [Signature]

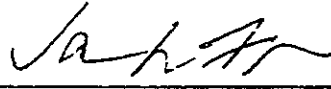
**ADDENDUM
TO THE
ARCHITECTURAL REVIEW COMMITTEE RULES
FOR
MEADOWS**

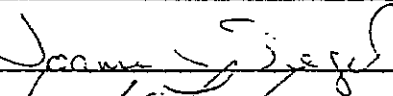
The following provision is adopted and made part of the Architectural Review Committee Rules:

Fencing:

1. No fencing may be installed, painted or modified unless approved in writing by the Architectural Review Committee. Fencing plans should be submitted for approval together with the landscaping plans for the lot.
2. Fencing along the Molter and Country Vista frontage will be of a single style, design and color as specified by the Developer.
3. Fencing along the Country Vista and Molter frontage of a lot will be required to set back up to ten (10) feet from the property line in order to provide an adequate landscape buffer along the roadway and bike path.
4. Fencing located along flanking street frontages on corner lots shall not be located on the property line. Such fences shall be required to setback from the property line up to ten (10) feet in order to provide an adequate landscape buffer to the street and sidewalk.

These rules are adopted by the Architectural Review Committee this 1st day of October, 1994.

By: 

By: 

By: 

MEADOWWOOD BUILDING SETBACKS

As a planned unit development approved by Spokane County, building setbacks are established by the project approval standards and architectural review committee rules and not by the normal zoning code standards. The setback standards within Meadowwood are designed to be flexible in order to accommodate the uniqueness of each building site and home design, while at the same time provide for an attractive streetscape, adequate building separation for fire safety and a sense of privacy for each home. The determination of the architectural review committee shall be final with regard to building setbacks based upon their review of building plans.

MEADOWWOOD

MASTER STREET TREE PLANTING PROGRAM

Each home within the Meadowwood project is incorporated into a master street tree planting program. This program is administered by the developer.

The overall concept of the plan is to line the streets of Meadowwood with street trees in a consistent manner. Each lot owner will be required to install up to three trees along trees along their street frontage as part of their landscape plan approval. The specific type and size of tree will be according to the plan prepared by the developer. The trees for each lot will be purchased, installed and guaranteed for one year by the developer. Each lot owner will be billed by the developer, upon installation, for the trees located on their lot.

In some cases the builder of your home may include the price of the street trees in your home purchase price.

Meadowwood

Supplemental Architectural Review Standards Home Occupation: In Home Daycare

Effective Date:

Applies to all "In-Home Daycare" home occupations that have not obtained an approval in writing from the Architectural Review Committee as of June 1, 2000.

Purpose:

The purpose of these supplemental architectural review standards is to provide detailed criteria for the purpose of reviewing and allowing the operation of an In-Home Daycare as a home occupation under the provisions of Article 8.3 of the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Homestead, The Gardens. These criteria and standards are intended to maintain the aesthetic appearance, single-family neighborhood character, and peaceful enjoyment of the Gardens neighborhood as a residential community.

THE FOLLOWING SUPPLEMENTAL ARCHITECTURAL STANDARDS FOR "IN-HOME DAYCARE" ARE HEREBY ADOPTED AND APPLICABLE AS FOLLOWS:

1. **Definition:** An In-Home Daycare shall include the provision of regular or scheduled childcare, daycare or babysitting service for a child or children that are not a member of the household where the childcare services are provided and where such service is rendered for a financial remuneration.
2. **Licensing:** The applicant for approval shall demonstrate they have obtained a Child Day Care Home License from the Washington State Department of Social and Health Services.
3. **Hours of Operation:** Childcare services shall only be rendered during the hours from 7:00 a.m. until 6:00 p.m. on weekdays. Childcare services may not be offered or rendered on weekends or holidays.
4. **Employees:** The childcare provider(s) must be a member of the household where the services are provided. No outside of the household employees shall be permitted.
5. **Exterior Play Areas:** An outside play area shall be provided within the fenced backyard area of the home where the childcare services are provided. The backyard fence must be approved by the Architectural Review Committee and must be not less

than five feet high and shall enclose the entire rear yard. When outside, children cared for shall be confined to the fenced rear yard play area and shall not be allowed to roam within the surrounding neighborhood.

6. **Number of Children:** The number of children for which childcare services are provided shall not exceed six (6) on the premises at any given time and this number shall include all of the children under age 12 years, if any, that are residents of the household where the childcare is provided.

7. **Signage:** No signage of any size, type or configuration shall be allowed which would identify the premises as a childcare facility. The premises shall have every outward appearance of a single family residential home.

8. **Drop-Off and Pick-Up:** The drop off and pick up of children from the home shall be from the driveway or from directly in front of the home where the childcare services are provided.

9. **Approval in Writing;** The operation of an In-Home Daycare as a home occupation shall require the written approval of the Architectural Review Committee. The ARC shall have the authority to require such additional standards and criteria as shall be necessary, in the sole discretion of the ARC, to protect the character and quiet enjoyment of the neighborhood as a single-family residential community. Violation of any of the above criteria and standards or any additional conditions imposed by the ARC shall constitute grounds for the withdrawal of approval by the ARC.

These standards are adopted and approved this 27⁰¹ day of May 2000.

The Gardens Architectural Review Committee

By: 

By: 