

Building Restrictions for Copperleaf

All plans shall be submitted to the Initial Construction Committee (ICC) for required approvals before construction begins. After house is constructed, completed and/or sold to a home owner the architectural control committee (ACC) shall govern and enforce the building restrictions set forth in this document and any other document that pertains to, but not limited to , building restrictions, fences, landscaping etc. In addition to the addendum 1 outlining ICC rules, regs and standards, the following Building Restrictions shall apply unless approved in writing by ICC or ACC.

1) Fences – All fences Shall be Cedar Wood or Open Rail Black Metal as further described below the fences adjacent to River Valley Drive on rear lot lines of lots 30, 31, 36 and 37 shall be cedar wood.

- Cedar wood, neighborhood friendly, with 1”X4” Cedar trim cover on metal post. All wood fences shall be constructed in accordance with the plans, specs and photo’s attached. he (3) runners and top rail shall be fir.
- Color – All wood fences shall be painted using solid stain; color is Sherwin Williams Meadowlark, #8724m. This stain can be purchased from Sherwin Williams, Matt Labarre 2100 Keene Rd, Richland 509-628-3412
- Height - 6ft, unless a swimming pool is installed at which time the fence shall meet applicable codes.
- Fences constructed on rear or side lot lines, adjacent to common area, may be the cedar wood fence or the open rail black metal fence as described in this section: Open rail black metal fences shall be of an open design as follows:
 - Post shall at intervals of no less than six feet (6’) and no greater than ten feet (10’) on center except for terminations at corners, gates or structures.
 - Post shall be no greater than six inches (6”) in any directions.
 - All fence pickets shall be vertical.
 - Fence pickets shall be no greater than two inches (2”) and no less than three quarter inch (3/4”) in any dimension.
 - Black Wrought or Tubular Iron Fencing will be required.
 - Openings are required adjacent each vertical picket. The opening shall not exceed four inches (4”) or be less than two and one half inches (2 ½”) in width.
 - Only two horizontal support members are permitted. The horizontal support member shall not exceed four inches (4”) in any direction

2) Exterior Siding Material - Shall be stucco and/or lap siding, brick, stone or masonry product. If lap siding is used, the front of the home shall have a minimum of 7% coverage of, brick, stone or masonry, (no tile or slate). The 7% of total sq. ft. is without subtracting area’s for doors, windows. Front elevation shall include entry door side of garage, all inset porch or entry areas covered or not. Columns – Only one side of

columns will count toward 7% minimum and the one side chosen must face street frontage. Front elevation of 50% Stucco with balance in fiber cement lap siding combinations or full Stucco front with 2ft wrap, including Stucco window/door trim, may be optional instead of 7% masonry. Siding material – Stucco, lap siding made from Fiber Cement material, simulated hardi-shake in gable areas only. No board and bat, no vinyl siding, no plywood, No T-1-11, no 4x8, or 2x8 sheet siding, however stucco board will be allowed in gable areas with trim pieces covering seams on 48” centers only. No trim allowed every 24” or 16” O.C.

3) Exterior Colors – Shall be desert earth tones that must be approved by ICC. No bright colors of blue, yellow or red shall be allowed. The approved list as of 7/7/09 is attached.

4) Roofs – Shall be architectural composition 30, 40 or 50 year and Weatherwood color only, unless approved by ICC. High Profile Ridge Caps shall be installed on ridges. Builders may use the vented ridge caps for venting instead of metal roof vents.

5) Street Trees – The two (2) required front yard street trees shall be selected from the approved ICC/ACC list attached and must be planted within 6 feet of the sidewalk to qualify.

6) No Duplexes / Townhomes or Zero lot line homes allowed.

7) Front setbacks – ICC will not allow more than (1) One home out of every two consecutive lots, within 18 feet of front property line. One home must have 20ft minimum front setback to garage. City code prohibits 3 plans with same elevations, in a row, for this zoning. Front setback is 15’ to front of living area, 18’ to front of garage, 6ft. side yard setback, 20 ft rear yard setback.

8) Max Height – Limit for lots adjacent to Eagle Ridge slope common area’ 20 feet in height. Single story only homes, no dormers or windows in roof, above plate height on rear of homes for those lot’s adjacent to Eagle Ridge slope common area.

HORN RAPIDS: Addendum 1

Buyer

Date

Attachment "B"

This is the list of approved ICC and ACC street trees for front yards in Horn Rapids, unless otherwise incorporated into building restrictions for certain phases.

Any other trees to be used for street trees must have ICC and ACC approval.

1.	Beech, Tricolor	1 1/2"	\$98.00
2.	Birch, Youngii	1 1/2"	\$78.00
3.	Cherry, Kwanzan	1 1/2"	\$62.00
4.	Cherry, Weeping	1 1/2"	\$68.00
5.	Dogwood, Kousa	1 1/2"	\$88.00
6.	Dogwood, Pink Flowering	1 1/2"	\$198.00
7.	Maple, Japanese, Bloodgood	1 1/2"	\$128.00
8.	Maple, Red Sunset Summer	1 1/2"	\$68.00
9.	Pear, Callery, Aristocrat	1 1/2"	\$72.00
10.	Plum, Newport	1 1/2"	\$62.00
11.	Rebud, Eastern	1 1/2"	\$78.00
12.	Cedar, Weeping Alaska	6-8' Height	\$88.00
13.	Pine, Vanderwokff	6-8' Height	\$148.00
14.	Pine, Weeping White	6-8' Height	\$88.00
15.	Spruce, Hoopsi Blue	6-8' Height	\$110.00

Street trees must be planted within six
(6) feet of sidewalk to
qualify as Street tree.

SWS
8/10/10

July 7, 2009

Approved Stucco/Paint Colors for
Crosswater Homes

Only stucco exterior – 12 colors approved for body of home (parex)

- a. Tek Pewter
- b. Sandstone
- c. Sandlewood
- d. SW6157
- e. Saddle9022
- f. Chocolate 9048
- g. Cashmere (10411)
- h. Clay power (10452)
- i. Tundra (10409)
- j. Canyon Dawn (10449)
- k. Brushwood (10423)
- l. Warm Sand (10432)

FYI.

These colors were also approved for The "Island" homes in the Bluffs. You may drive through and look at the colors used to date.

Stew Stone

COPPERLEAF
SPECIFICATION FOR
CEDAR WOOD FENCES

1" X 6" X 6' CEDAR FENCE W/ 2"X6" CAP W/ HORIZONTAL TRIM

FENCE BOARD MATERIAL – TO BE CEDAR TIGHT KNOTT #2 OR BETTER UP TO PREMIUM #1

2"X6" CAP SELECT DOUGLAS FIR, USE 3" ZINC SCREWS WITH OVER LAPPING DOVETAIL JOINTS; NO BUTT JOINTS.

THREE (3), 2"X4" RAILS SELECT DOUGLAS FIR, ATTACHED TO POST WITH 1 5/8" ZINC SCREWS

8' HEAVY DUTY POSTMASTER STEEL POSTS, (PARR LUMBER SELLS)

1"X4" CEDAR HORIZONTAL TOP TRIM "UNDER CAP" ON THE EXTERIOR SHALL BE TK S1S2E TRIM CEDAR

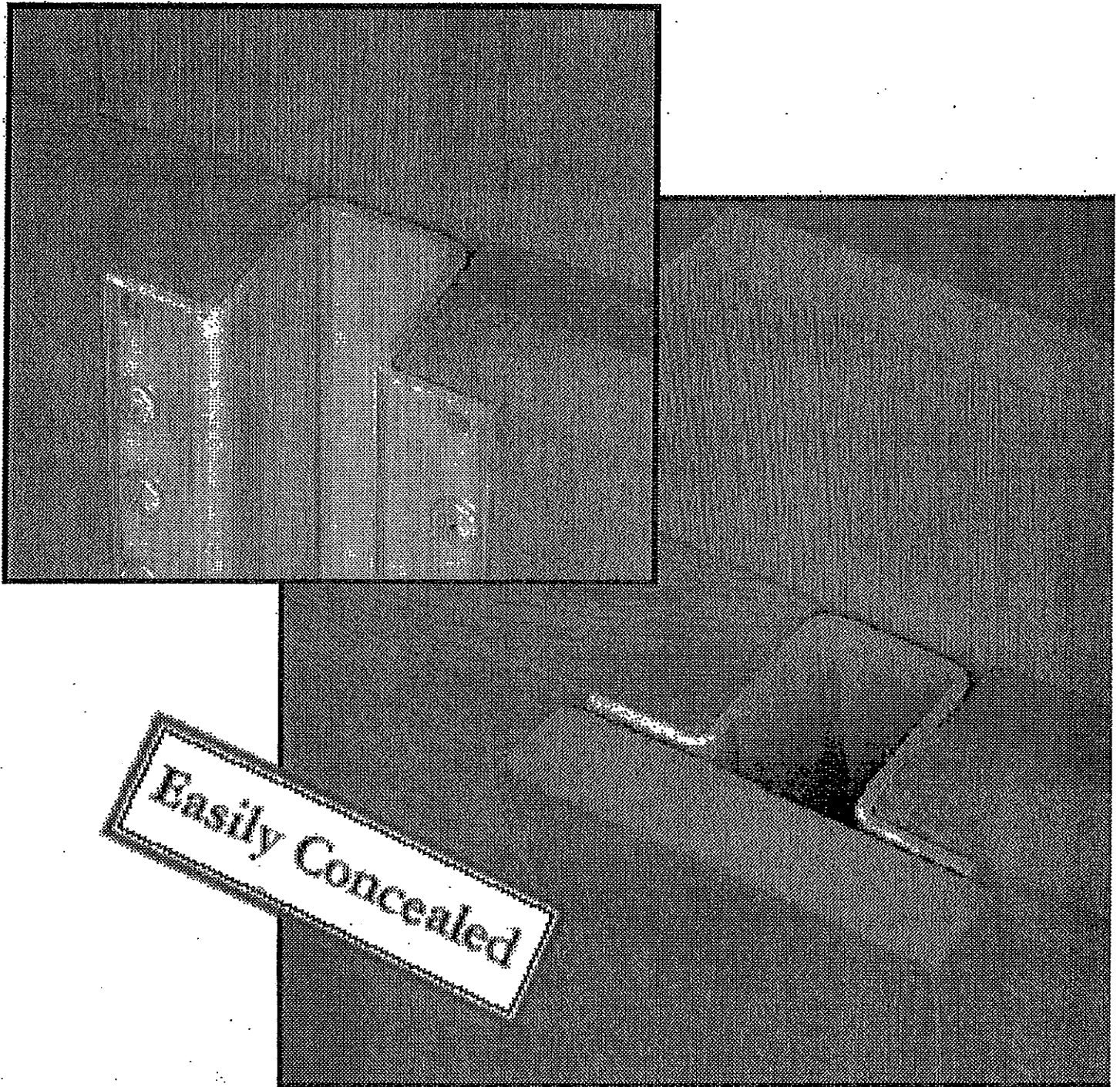
1"X4" TK S1S2E CEDAR TRIM FOR POST COVERS

1 3/4" GALVANIZED RINGSHANK NAILS FOR FENCE BOARD APPLICATION

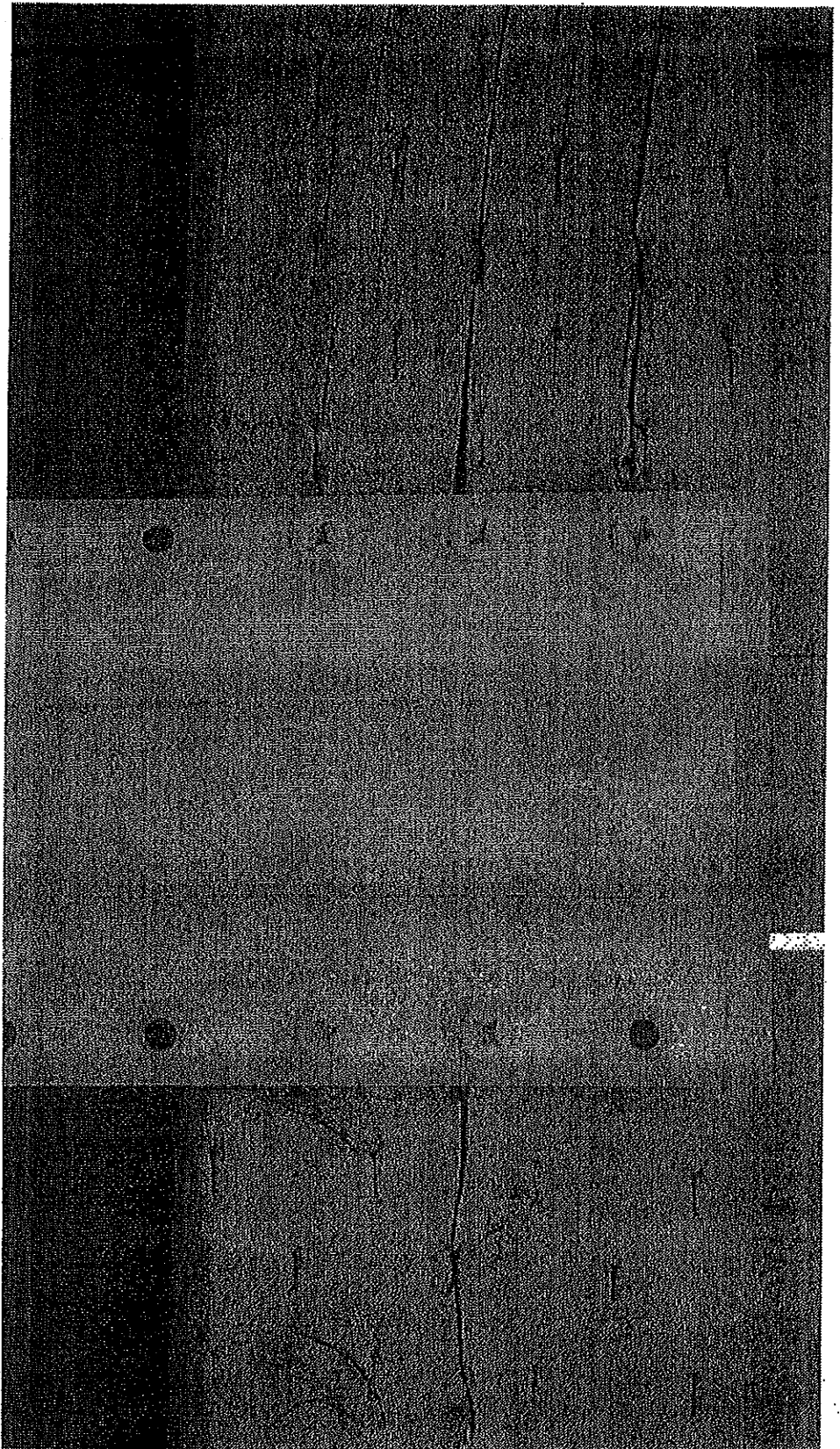
THE EXTERIOR SIDE OF THE FENCE, SHALL FACE THE STREET/BOULEVARD OR NEIGHBOR LOT/HOUSE; EXTERIOR SHALL HAVE THE 1"X4" HORIZONTAL CEDAR TRIM UNDER THE CAP AND SHALL BE STAINED THE APPROVED COLOR AND PRODUCT AT THAT TIME. THE INTERIOR SIDE OF THE FENCE SHALL HAVE THE METAL POST WITH 1"X4" CEDAR TRIM COVERS

SEE ATTACHED PHOTO'S

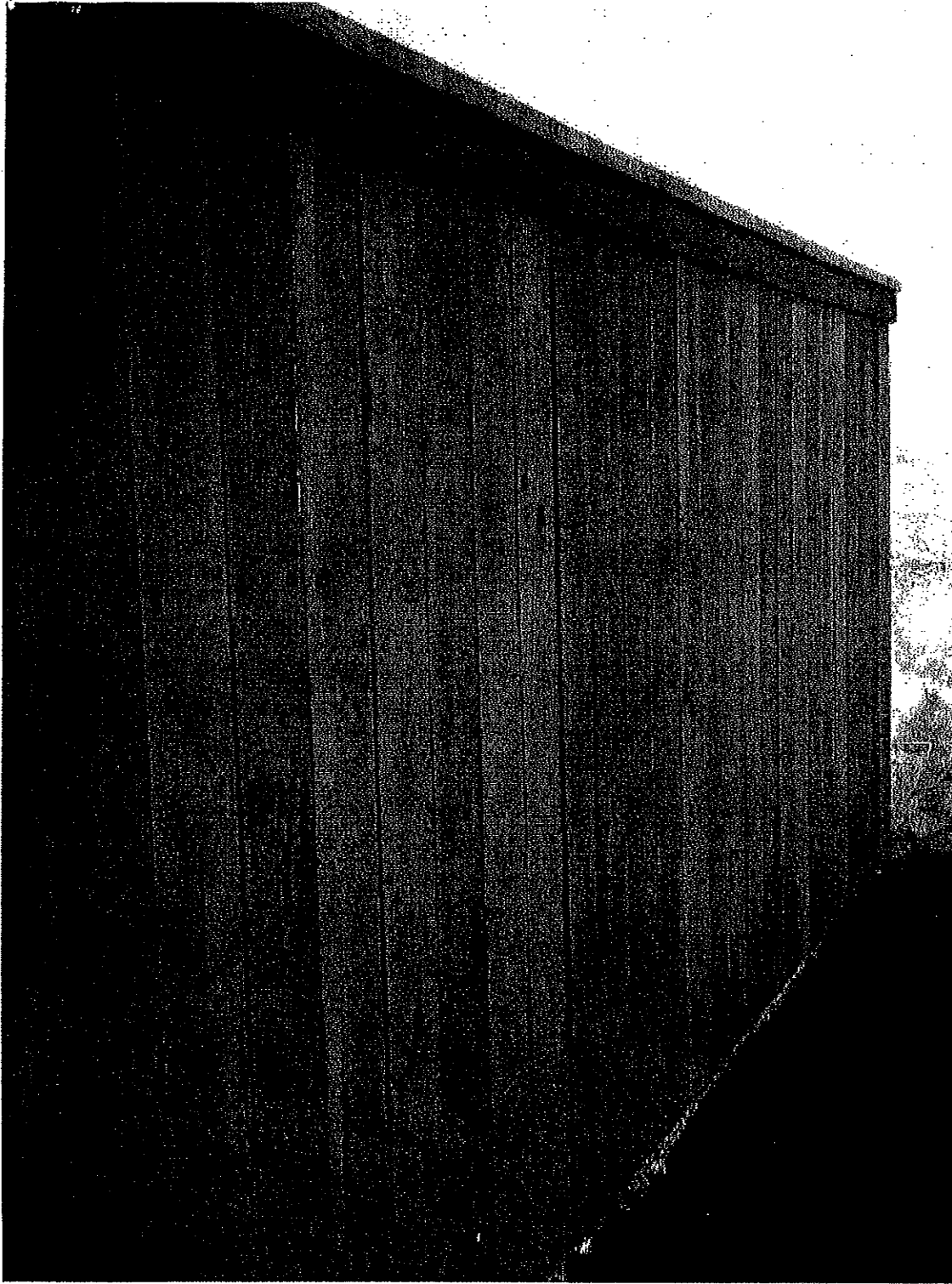
This picture shows how the runners are attached and the 1"x4" trim is used to hide the metal post



This picture does NOT show the correct 2"x6" cap. Please see other photos



This Photo shows the runners attached to the metal post



Exterior View