

## **Building Restrictions for Crosswater**

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. The following Building Restrictions shall apply unless approved in writing by ICC or ACC.

**1) Fences** – All fences that are not considered “Fences Adjacent to the Golf Course” as further described below, or rear yard fences adjacent to the common area on lots 34-46, further described below, shall be constructed:

- Of 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. The (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.
- For Lots 34 thru 46  
Fences constructed on rear lot lines, adjacent to common area, may be the cedar wood fence or the black metal fence as described in this section.
- Lot 1 may construct wood or metal fence.
- Fences on lots adjacent to the Golf Course  
All Fences adjacent to property owned by the Horn Rapids Golf Course 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
  - Golf Course – Fences located on lots adjacent to The Horn Rapids Golf Course that protrudes beyond the back of homes shall be black wrought or tubular iron fencing.

- Fences on lots adjacent to fairways, “T” boxes and Greens shall not exceed four feet (4’) in height. ACC guidelines control after home is built and occupied.
  - Pool Fencing adjacent to The Golf Course may be six (6’) or code, whichever is less, regardless of location on The Fairway, “T” Box or the Green.
  - Fences placed Adjacent to Water Features, Sheds, Open Areas and other Features separating applicant’s property from the actual Fairway, Greens and “T” Boxes may be four feet (4’) in height.
  - Gates shall be installed to allow golfers to retrieve their balls as per Covenants, Conditions, and Restrictions.
- Lots adjacent to golf course, Gates must be constructed to allow access for golfers to retrieve golf balls as per CC&R’s 6.27(b)

**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 20% coverage of stucco, brick, stone or masonry, excluding the sq. footage area of the windows and doors.

**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, 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.

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

# HORN RAPIDS: Addendum 1

## Attachment "B"

This is the list of approved ICC and ACC street trees for front yards in Horn Rapids.

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

Revised 3/4/09 SWS

Approved 4/28/09  
SWS

APD  
SWS 8/3/09

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CROSSWATER  
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

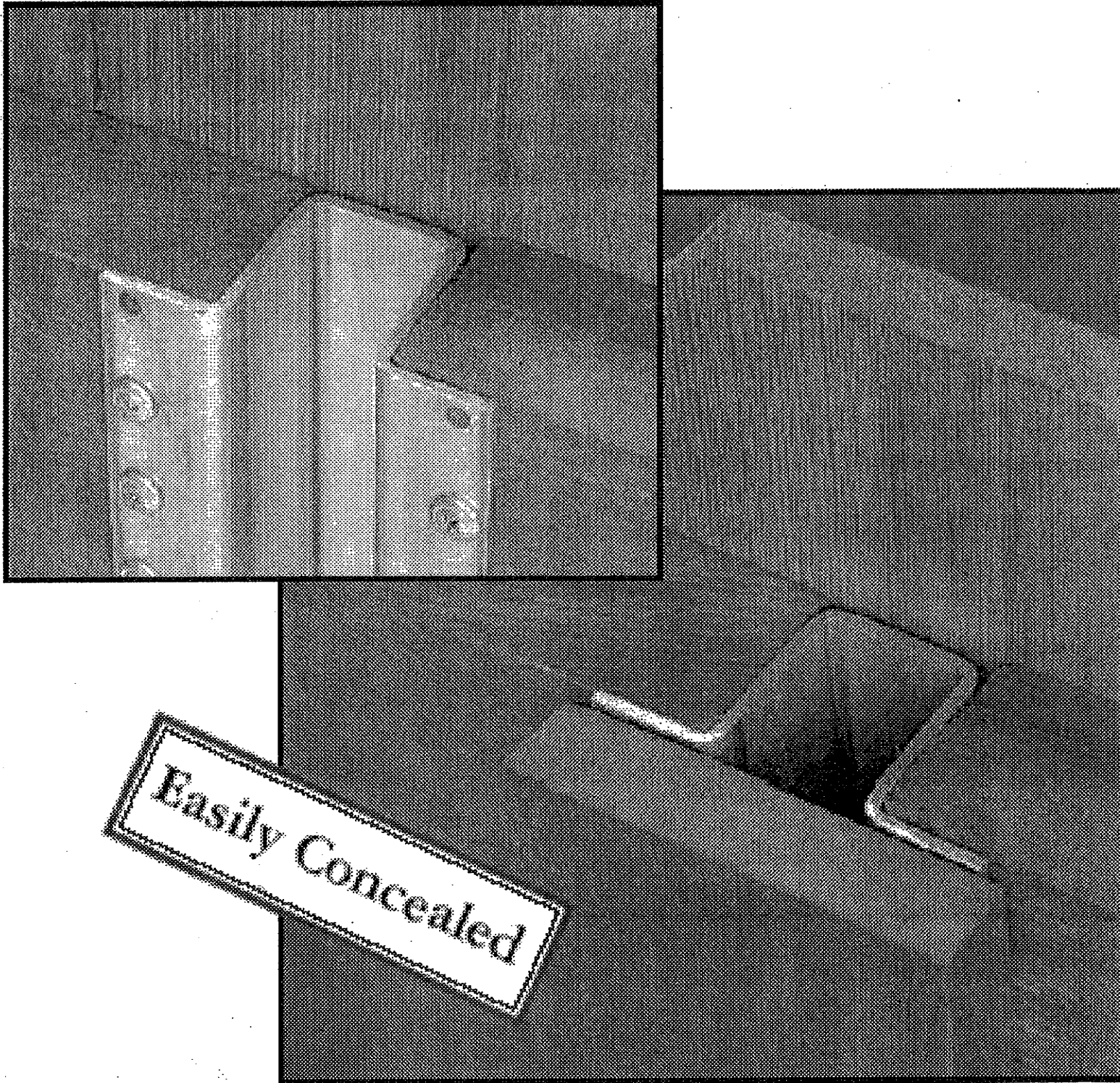
1"X4" TK S1S2E CEDAR TRIM FOR POST COVERS

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

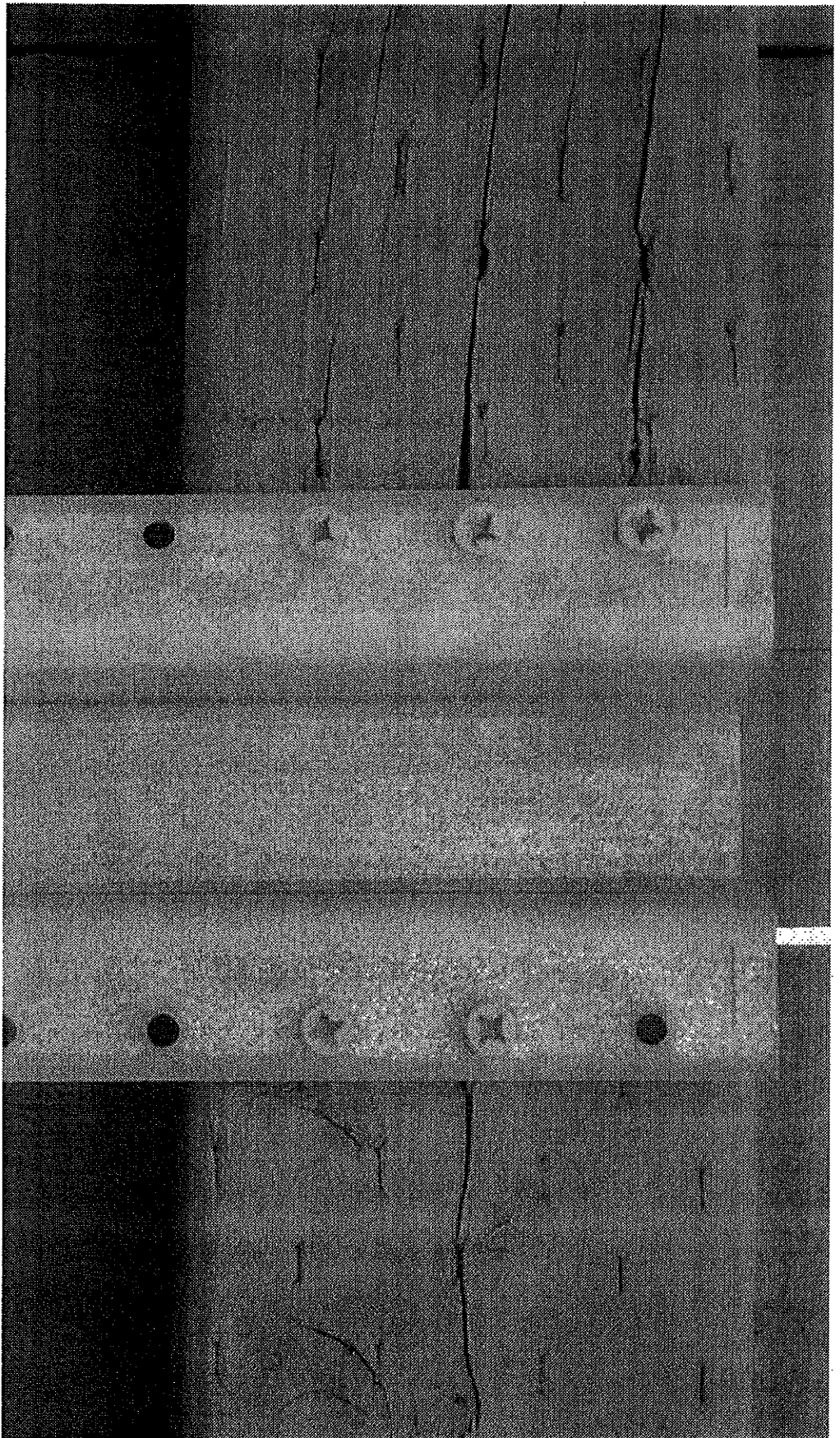
THE EXTERIOR SIDE OF THE FENCE, SHALL FACE THE STREET/BOULEVARD OR NEIGHBOR LOT/HOUSE; EXTERIOR SHALL HAVE THE 1"X4" HORIZONTAL CEDAR TRIM UNDER THE CAP AND SHALL BE STAINED THE APPROVED COLOR AND PRODUCT AT THAT TIME. THE INTERIOR SIDE OF THE FENCE SHALL HAVE THE METAL POST WITH 1"X4" CEDAR TRIM COVERS

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





Interior View



Interior View

