

Building Restrictions for Eaglewatch

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 wood fences, regardless of location, if allowed, shall be constructed in accordance with the plans, specs and photo's attached. All fences that are adjacent to, or parallel to , Village Parkway on lots 1 thru 20 and 48 shall be constructed:

- Of Cedar wood, neighborhood friendly, with 1"X4" Cedar trim cover on metal post. . 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 - **FIVE (5)**ft, unless a swimming pool is installed at which time the fence shall meet applicable codes.
- For Lots 44 thru 48
Fences constructed on rear lot lines, adjacent to common area, may be the cedar wood fence or the black metal fence as described below.
- Fences on lots adjacent to the Golf Course (lots 20 thru 43)
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)

Exterior Siding Material - Shall be primarily stucco with the option of brick, stone or masonry product accents.

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.

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 shall use the vented ridge caps for venting instead of metal roof vents.

Landscaping – Two (2) street trees are required in the front yard area of each lot. One of each type, **Red Sunset Summer Maple** and **Callery Aristocrat Pear**, minimum size of 1 ½ inch caliper shall be planted within 90 days of substantial completion of the home. Front yards shall be primarily grass (Sod) with flower beds as accent areas. Ground cover for bedding areas in front yard shall be Brown fractured basalt rock up to 3” in size.

- Landscaping shall be completed at the time of substantial completion of construction for the front yard and within 90 days after substantial completion of construction for the back yard. Due to possible wind erosion during the winter months, November thru March, all unplanted areas must be covered with sod, mulch or hydroseed/tackafyer mixture. Owners are responsible for blowing sand including cost of cleanup.
- Buyer must include with the landscaping of each property a minimum of two seller specified trees, including size, and street trees as designated by seller. Seller hereby appoints ICC to provide a list of allowed trees and sizes to be used and street tree requirements per each subdivision phase.
- For those lots adjoining golf course, all rear yards and/or side yards shall have vegetation that is less than 6 feet in height or trees with limbs that shall be over 10 feet above ground height at maturity of tree. Height of tree not to exceed 15 feet maximum on lots adjoining the Golf Course.

- Landscape – In order to assist in efficient lawn care maintenance by lawn care personnel, all homes should install an irrigation control box by Irritrol (brand), Model “Rain Dial” exterior mount box

You may choose from the following model numbers:

RD 600 – Ext 6 zones

RD 900 – Ext – 9 zones

RD 1200 – Ext 12 zones

Control box shall be mounted on exterior of home or garage to allow unrestricted access for lawn care personnel. The box should not be installed on the sunny side of home or garage due to direct sunlight for extended periods of time may damage the control unit.

SANDPIPER
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

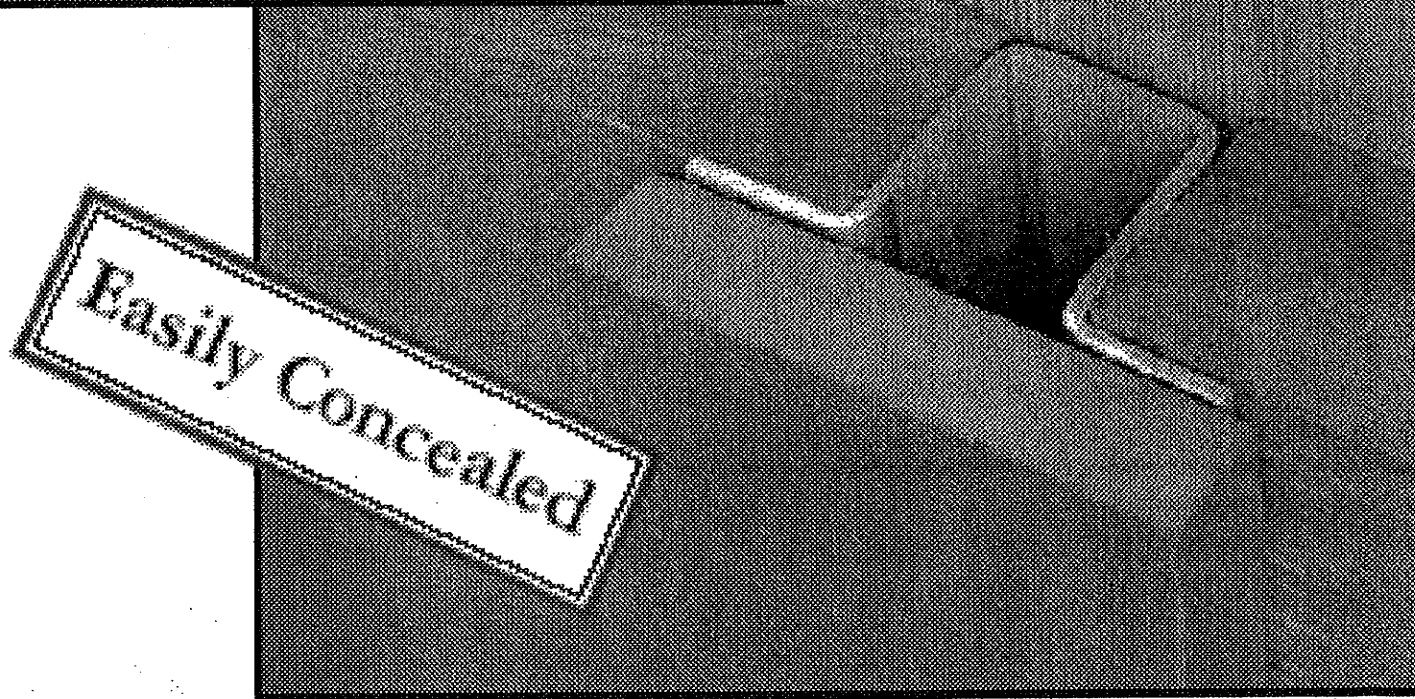
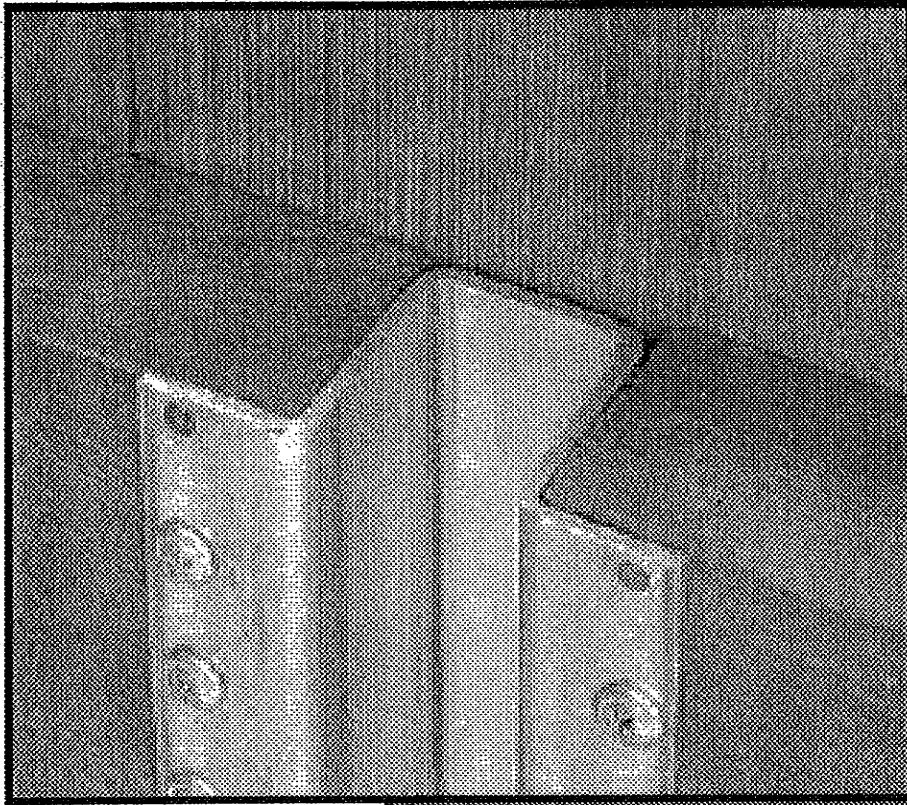
1"X4" TK S1S2E CEDAR TRIM FOR POST COVERS

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

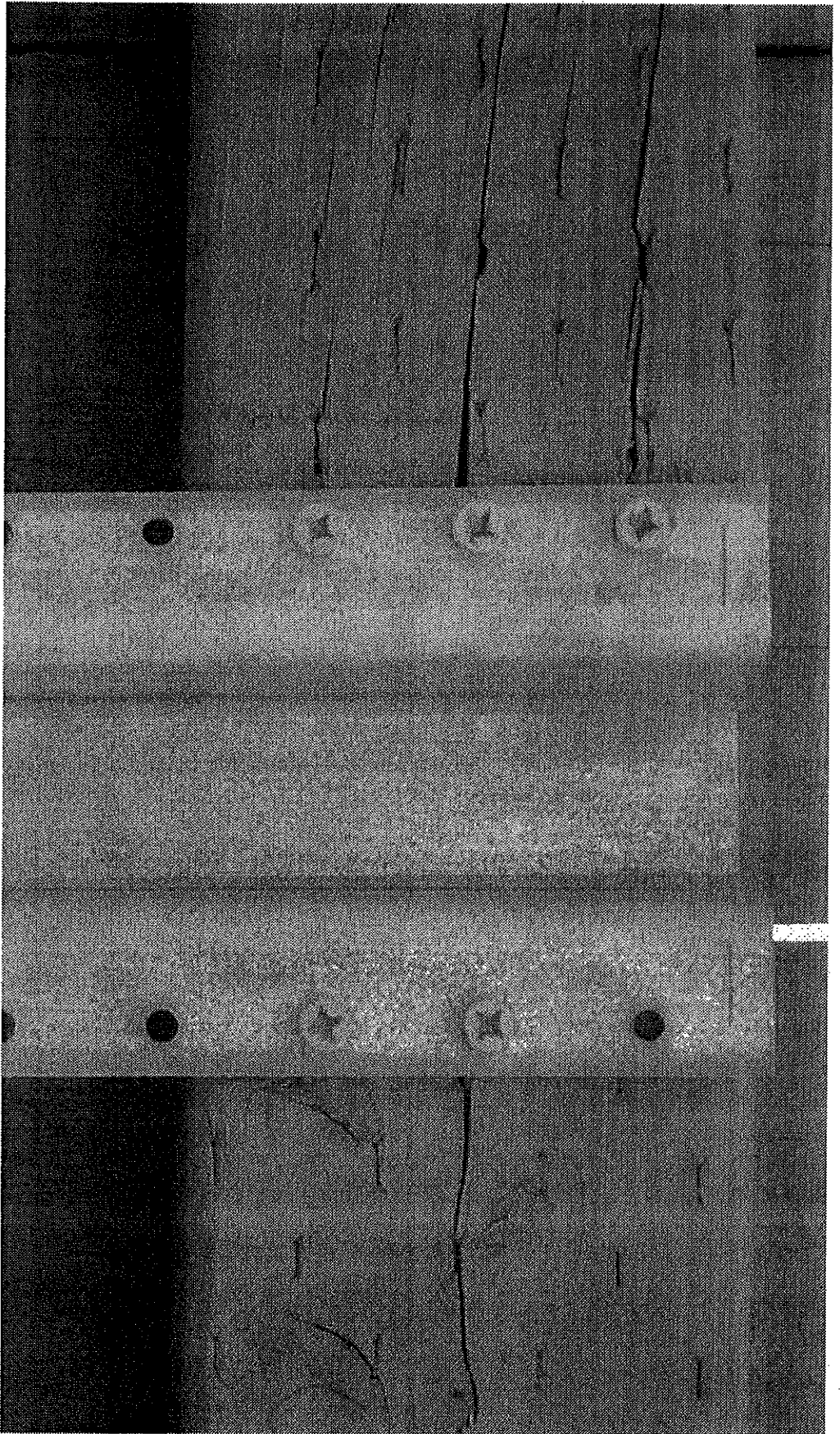
THE EXTERIOR SIDE OF THE FENCE, SHALL FACE THE STREET/BOULEVARD OR NEIGHBOR LOT/HOUSE; EXTERIOR SHALL HAVE THE 1"X4" HORIZONTAL CEDAR TRIM UNDER THE CAP AND SHALL BE STAINED THE APPROVED COLOR AND PRODUCT AT THAT TIME. THE INTERIOR SIDE OF THE FENCE SHALL HAVE THE METAL POST WITH 1"X4" CEDAR TRIM COVERS

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

