

REVISION TO WILD CANYON PHASE 1 & 2 BUILDING RESTRICTIONS

We are making the changes to the ICC standards due to the fact that the other vinyl fence product has been discontinued. ICC will still approve the perviously approved fence material in the "Weathered Cedar" color, but it's unlikely we will see anymore of it due to the lack of product manufactured.

New Manufacturer and Color Revision;

"Vinyl Fences may also be allowed in Grayhawk, Wild Canyon, and future new developments in the "Driftwood" color manufactured by Westech Building Product, which is available through Convoy Supply."

Building Restrictions Wild Canyon Phases 1 & 2

Approval of Building Plans. All building plans shall be submitted to the Initial Construction Committee (ICC) for required approvals before construction begins. After a Living Unit or other improvement is constructed, completed and sold, the Architectural Control Committee (ACC) shall govern and enforce the building restrictions set forth: 1) in this document, 2) in the Master Declaration, or 3) any other documents, rules or regulations adopted by the Declarant, or the Horn Rapids Master Homeowners Association pursuant to the Master Declaration or this document.

Single Story Construction. All Living Units constructed on Wild Canyon Phase 1, Lots 54 through 59, as depicted on Wild Canyon Phase 1, Benton County Future Plat shall be no more than one story high, and no more than twenty (20) feet in height above finished floor elevation. No dormers or windows are permitted in the roof, above plate height, on the rear of the Living Units.

Single Family Living Units. All Living Units on the Property shall be designed and intended for use and occupancy as a residence by a single family. Residential development shall conform to the standards contained in the R2-S – Single Family Residential Small Lot zoning district as they exist now or are hereinafter amended; except that; only detached single family dwellings shall be permitted. No one-family attached dwellings or two-family detached dwellings shall be permitted within the Wild Canyon subdivision. No duplexes, threeplexes, fourplexes, townhomes, or any other multi-family Living Units are permitted within Wild Canyon. “Zero lot line” construction is also prohibited.

Restrictions as to Materials for Exterior Construction. Exteriors of all buildings and structures shall be constructed as follows:

- 10/10/19
- Lot 48 SWS
- (1) All Corner Lots (Wild Canyon Phase 1, Lots 18, 25, 39, 49, 50, 54, 58, 60, 66; and Wild Canyon Phase 2, Lots 22, 29, 30, 38, 39 and 48, shall be stucco, with optional masonry accents allowed. Front elevation stucco trim around doors and windows on these Lots shall be 4” minimum width and contain details of contour elements such as flutes, sills, curves, or raised areas. Examples are available from ICC and/or ACC: Catalog of Foam Shapes, pages 1, 2, 3, 4, 6, 9, 18, 19. ICC submittals must include examples of Stucco Trim Details. Flat plain trim will not be allowed on Corner Lots.
 - (2) All other Lots shall require buildings and structures to 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 areas for doors, windows. Front elevation shall include entry door side of garage, all inset porch or entry areas

covered or not. Only the side of columns facing the street frontage will count toward 7% minimum. A full stucco front with 2ft wrap, with window/door trim may be optional of masonry. No board and bat, no vinyl siding, no plywood, No T-1-11 or 4x8, No 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) All Corner Lot houses with Stucco exteriors shall require Stucco Trim Details as described above on side street elevations. Example: If Stucco Exterior, Stucco Trim Details shall apply to door and windows on house elevations facing side streets.
- (4) On any stucco exterior elevation that does not have doors or windows, bellybands and or vertical accents may be required.
- (5) For lap siding exteriors on Corner Lots, houses with gables facing side streets shall use other siding material above ceiling plate height such as: fiber cement simulated hardi-shake siding material and/or accent material such as stucco, belly band, vents etc. (The intention is to avoid continuous lap siding from the foundation to top of gables without breaks/accents.)
- (6) Exterior Colors – Shall be desert earth tones that must be approved by ICC. No bright colors of blue, yellow or red shall be allowed.
- (7) 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.
- (8) Street Trees – The two (2) required front yard street trees shall be selected from the approved ICC/ACC list and must be planted within 6 feet of the sidewalk to qualify.
- (9) No elevation changes to the original finished grade (before home Construction begins) above 12 inches are allowed without ICC or ACC Approval.
- (10) Retaining Walls – Retaining wall plans must be submitted for review and approval by the ICC or ACC before any work is to begin on retaining wall construction. ONLY Brown/Tan straight split face or tapered split face keystone type blocks shall be used for side yard or front yard retaining walls. No gray/grey blocks will be approved. EXCEPT, for any retaining walls built on Lots adjacent to the golf course, where the retaining wall is built parallel to the golf course, and within ten (10) feet of the golf course, the retaining wall must be constructed of rock columns or stacked stone.

(11) Fences – All fences Shall be Vinyl, Cedar Wood or Open Rail Black Metal as described in the Home Owners Master Association Architectural Controls- GUIDELINES, CRITERIA AND PROCEDURES and as further described below:

- Vinyl Fences shall be made of double wall extruded vinyl, co-extruded with Titanium Oxide (TiO₂) UV inhibitor (12 parts), minimum 1/8 in. wall thickness. Color for posts, rails and tongue-and-grooved insert panels (boards) shall be "Weathered Cedar" by Kroy manufacturing and rated for 100 mph wind load. Maximum overall height of 6 feet using 5" x 5" posts, with 2" x 6" top rail and 2" x 6.5" bottom rails, 1" x 8" tongue-and-grooved insert panels (boards). No Lattice. This quality of vinyl fence typically has a 25 year or Lifetime warranty.
- 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 Downing Earth SW#2820
- Solid Fence maximum 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, that are adjacent to common areas or parks may be the cedar wood, vinyl fence or open rail black metal fence
- 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

- (12) The Initial Construction Committee and the Architectural Control Committee shall not approve the design of any building or structure that does not comply with these restrictions, unless agreed to in writing.

Setbacks. The Initial Construction Committee must approve building plans and setbacks from the property line prior to construction. The ICC discourages more than (1) one home out of every two (2) consecutive lots, within eighteen (18) feet of the front property line. One (1) home out of every two (2) consecutive lots must have a twenty (20) foot minimum front setback to garage. Front setback is fifteen (15) feet to front of living area, eighteen (18) feet to front of garage, six (6) foot side yard setback, and twenty (20) foot rear yard setback. City code prohibits three (3) plans with same elevations in a row, for this zoning. The Initial Construction Committee shall not approve the design of any building or structure that does not comply with these restrictions.

Setback Building Restrictions. For all lots adjacent to the golf course, and Lots 61 through 65 in Wild Canyon Phase 1, nothing shall be built within 20 feet of the rear property line, except:

- (1) Open rail black metal fences, four (4ft.) or less in height, that afford a non-obstructed view will be considered. No solid fences will be allowed beyond the limits of the house. Fences along the golf course boundaries must have an unlocked gate to permit golfers to retrieve their golf balls.
- (2) Awnings and roof decks, whether permanently attached or detached to living units, and the columns supporting the same, may be constructed within the 20 foot rear yard setback only if; (1) approved by the City of Richland building department; (2) the largest cross sectional dimension of the column is less than 12 inches; (3) the roof and all other structural members and other elements fixed thereto are at a height greater than 9 feet above the MEDIAN elevation of the adjacent curb of each respective lot; and (4) The awning or deck roof extends no more than 16 feet from the exterior wall of the living unit. Awnings and deck roofs must be approved in advance by the ICC or the ACC.
- (3) No continuous or solid hedge shall be grown, cultivated, allowed or maintained in the 20 foot rear yard setback with a height in excess of 24 inches above the MEDIAN elevation of the curb adjacent to each respective lot.

Notwithstanding the foregoing, no "view protection" shall be implied within these covenants with respect to the setback restrictions.

Landscape Easements.

DECLARATION OF
COVENANTS

- (1) Lots 54 through 57 and Lot 59 in Wild Canyon Phase 1 contain a Landscape Easement granted to the HOA. The Landscape Easement is depicted on the Plat. Lot owners are restricted from encroaching upon the Landscape Easement to construct any retaining walls, fences, structures of any kind, plant shrubs or trees without written approval from the ACC. No persons or pets shall be permitted to enter Landscape Easement (slope areas) due to the sensitive erosion characteristics of the property within the development. Any damage caused as a result of entry on the Landscape Easement shall be professionally repaired at the expense of the Lot Owner and the trespassing party. The Horn Rapids Master Homeowners Association shall have the right to supervise and approve the repairs described herein. **No work, construction, landscaping, fill material, or any other entry or access may be made upon any Lot beyond the actual physical toe (bottom) of slope, as it exists in fact (which may differ from, and should not be confused with, the toe (bottom) of slope depicted on future Plat) without written permission from the Declarant during the Development Period, or from the Horn Rapids Homeowners Association thereafter.** HOA shall maintain the vegetation of landscaping Easement to prevent Plants, Shrubs and Trees from interfering with the Views of Lots above the Easement areas.

- (2) Lots 5 through 17 in Phase 2, contain a Landscape Easement granted to the HOA. The Landscape Easement is depicted on the Plat and is generally known as the sloped area at the rear of Lots mentioned. Lot owners are restricted from encroaching upon the Landscape Easement (beyond crest of slope) to construct any retaining walls, fences, structures of any kind, plant shrubs or trees without written approval from the ACC. No persons or pets shall be permitted to enter Landscape Easement due to the sensitive erosion characteristics of the property within the development. Any damage caused as a result of entry on the Landscape Easement shall be professionally repaired at the expense of the Lot Owner and the trespassing party. The Horn Rapids Master Homeowners Association shall have the right to supervise and approve the repairs described herein. **No work, construction, landscaping, fill material, or any other entry or access may be made upon any Lot beyond the actual physical crest (top) of slope, as it exists in fact (which may differ from, and should not be confused with, the crest (top) of slope depicted on future Plat) without written permission from the Declarant during the Development Period, or from the Horn Rapids Homeowners Association thereafter.** HOA shall maintain the vegetation of landscaping Easement to prevent Plants, Shrubs and Trees from interfering with the Views of Lots above the Easement areas.

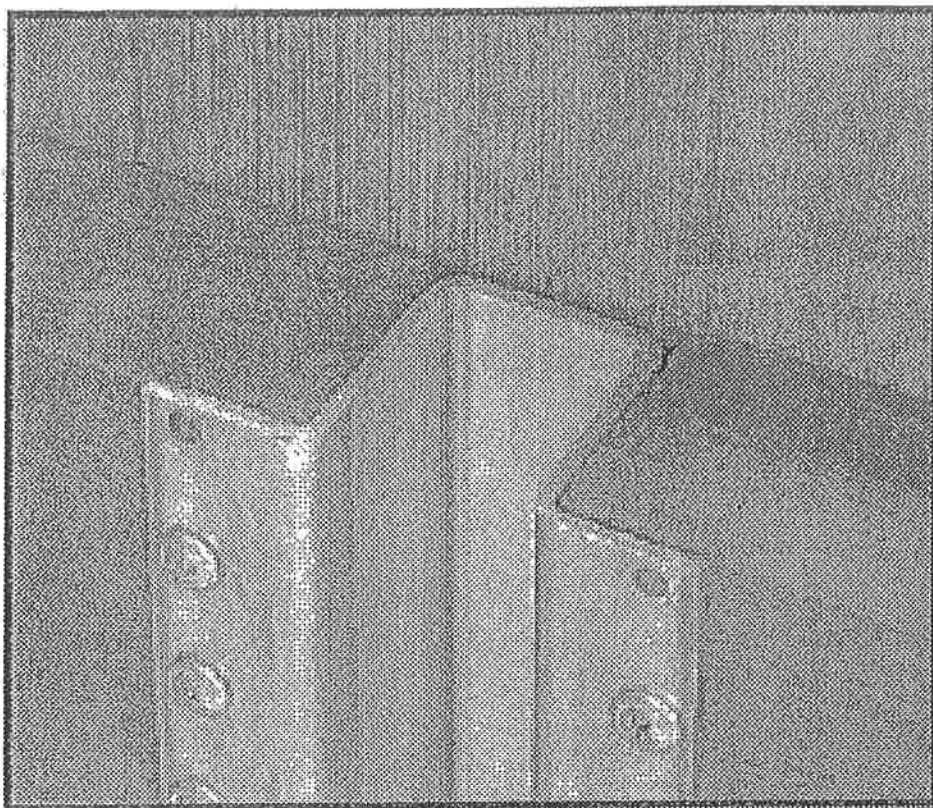
Secondary Emergency Vehicle Access (SEVA). A SEVA is depicted on the future Wild Canyon Plat between Lots 38 & 39 in Phase 1. This Access Driveway will be dedicated to the developer and provide for a temporary Easement to the City of Richland. However, upon approval of the City of Richland to remove the SEVA Driveway the developer will dedicate/transfer the tract of land to the owner of Lot 38. The Lot 38 owner will be responsible for making landscape improvements and remove gravel driveway in a manner approved by ACC to deny Public or Private access to the Golf Course.

A handwritten signature in cursive script that reads "Stew Stone". The signature is written in dark ink and is positioned above a horizontal line.

Stew Stone, Member. June 29, 2018

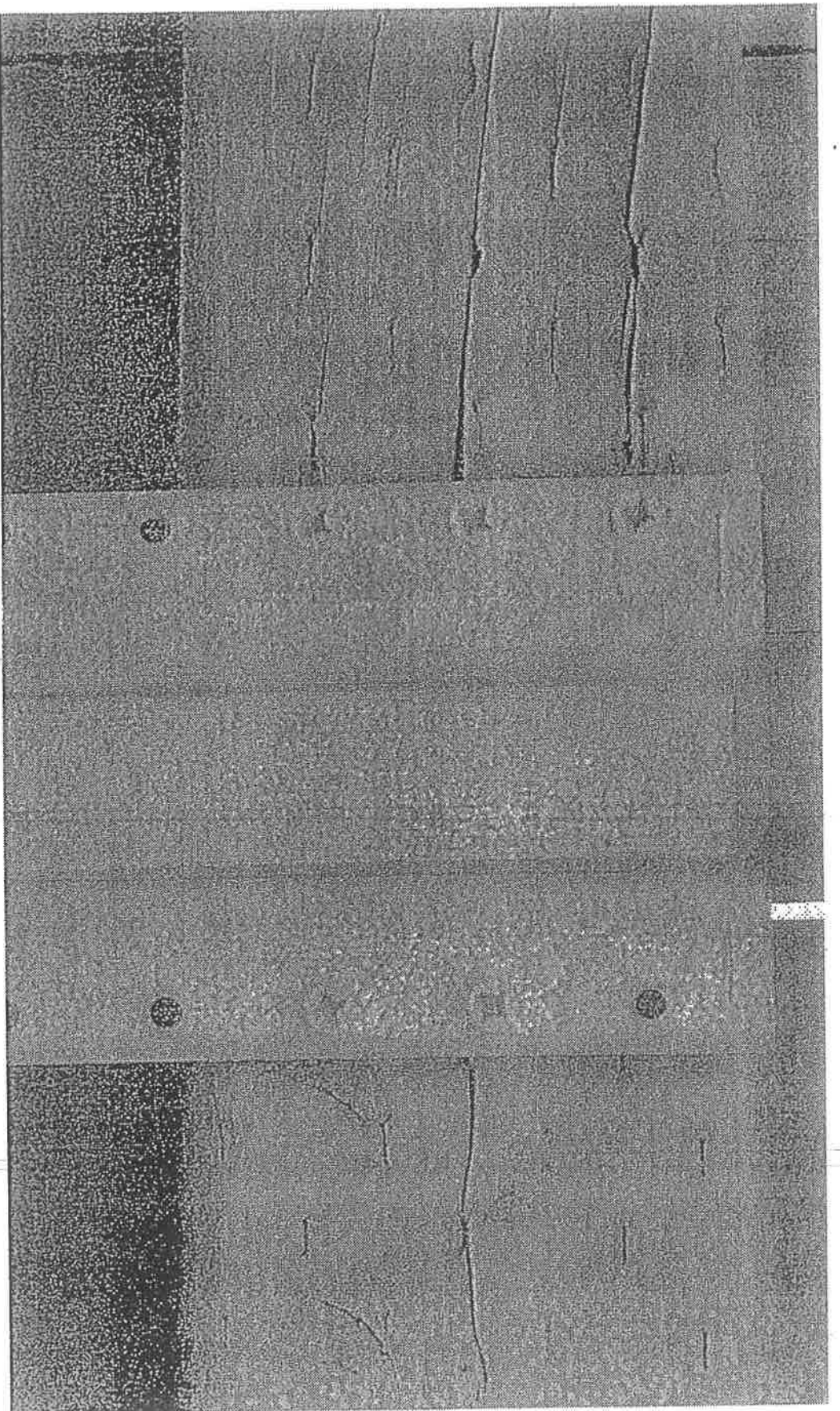
DECLARATION OF
COVENANTS

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

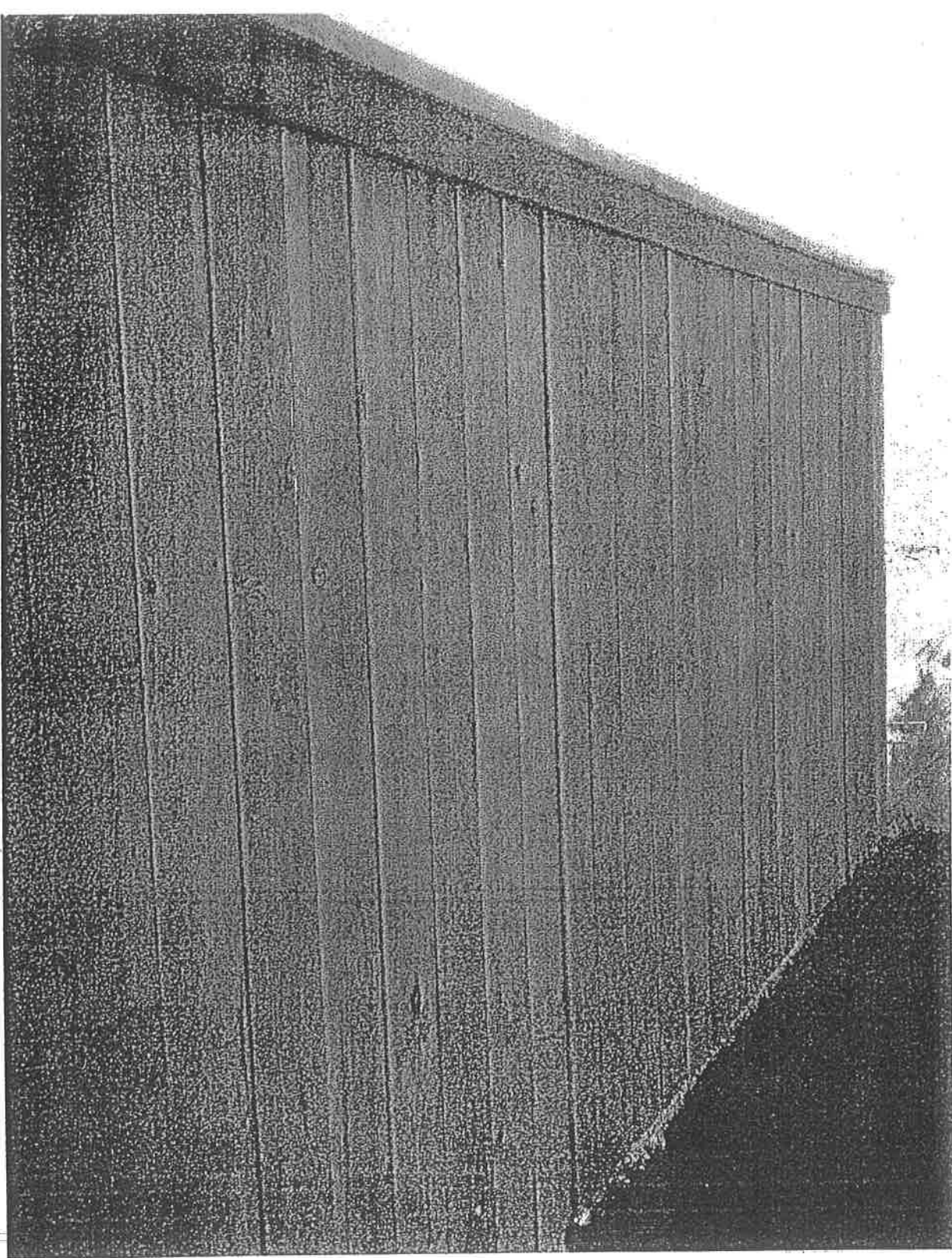


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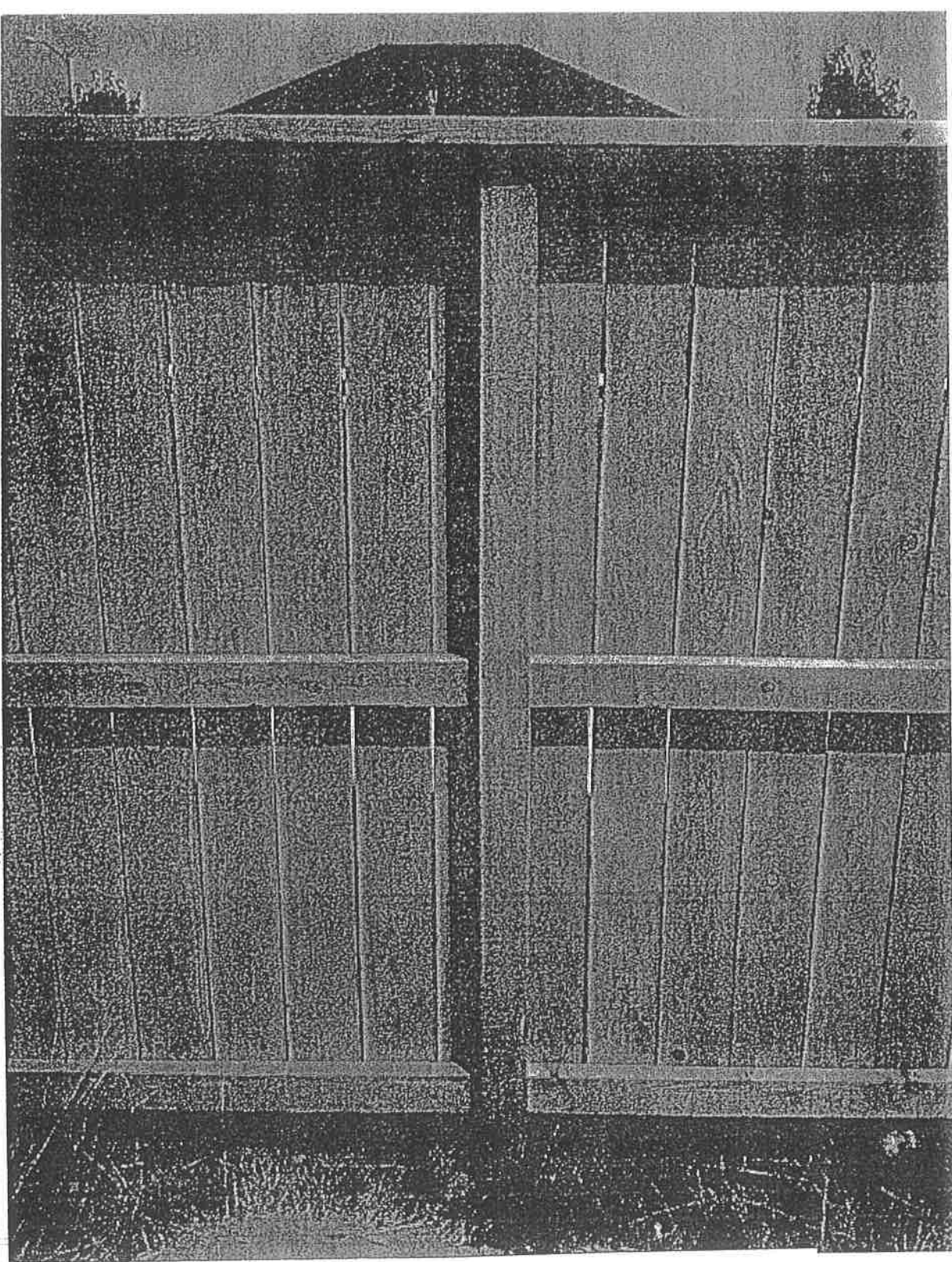
This picture does NOT show the correct 2"x6" cap. Please see other photos



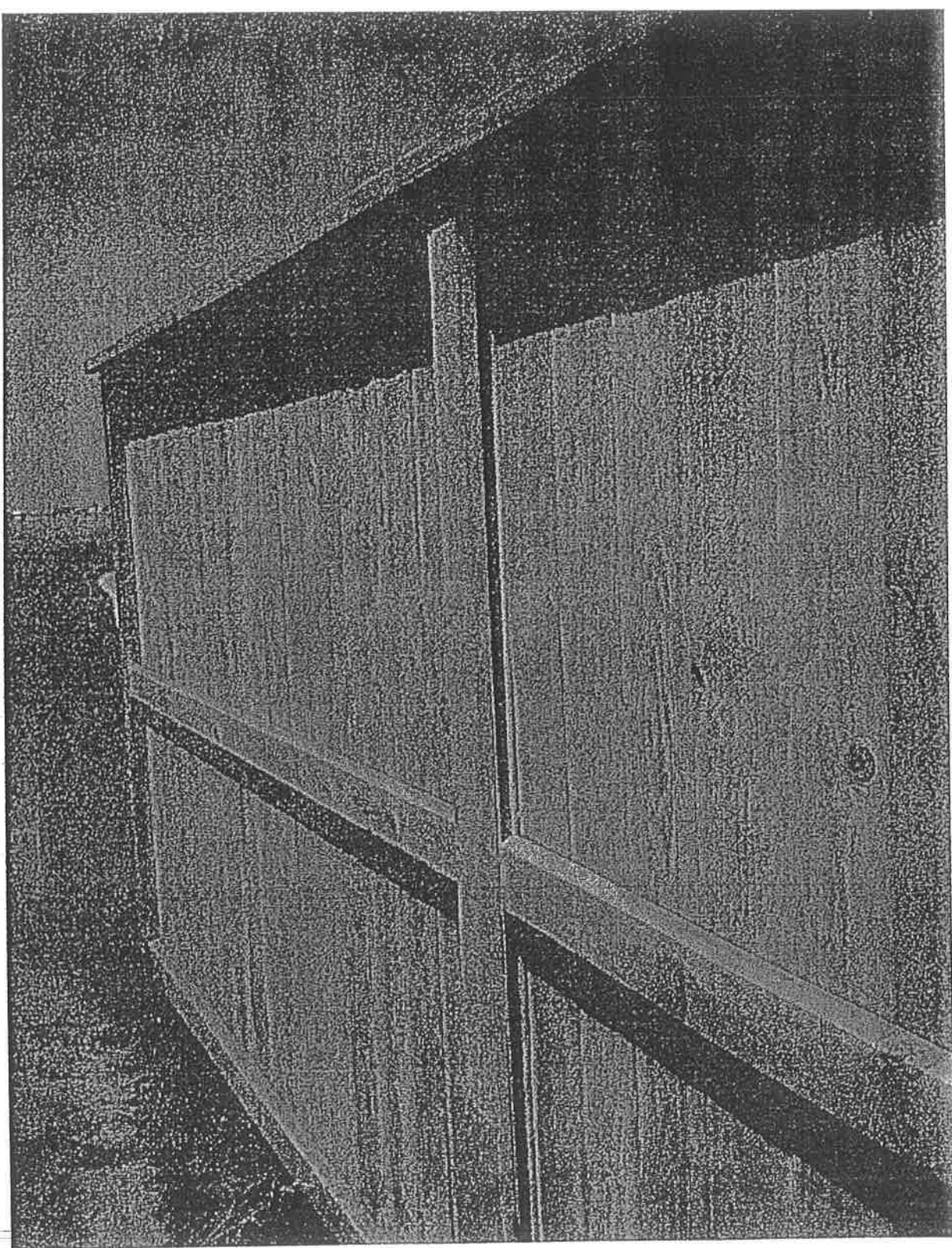
This Photo shows the runners attached to the metal post



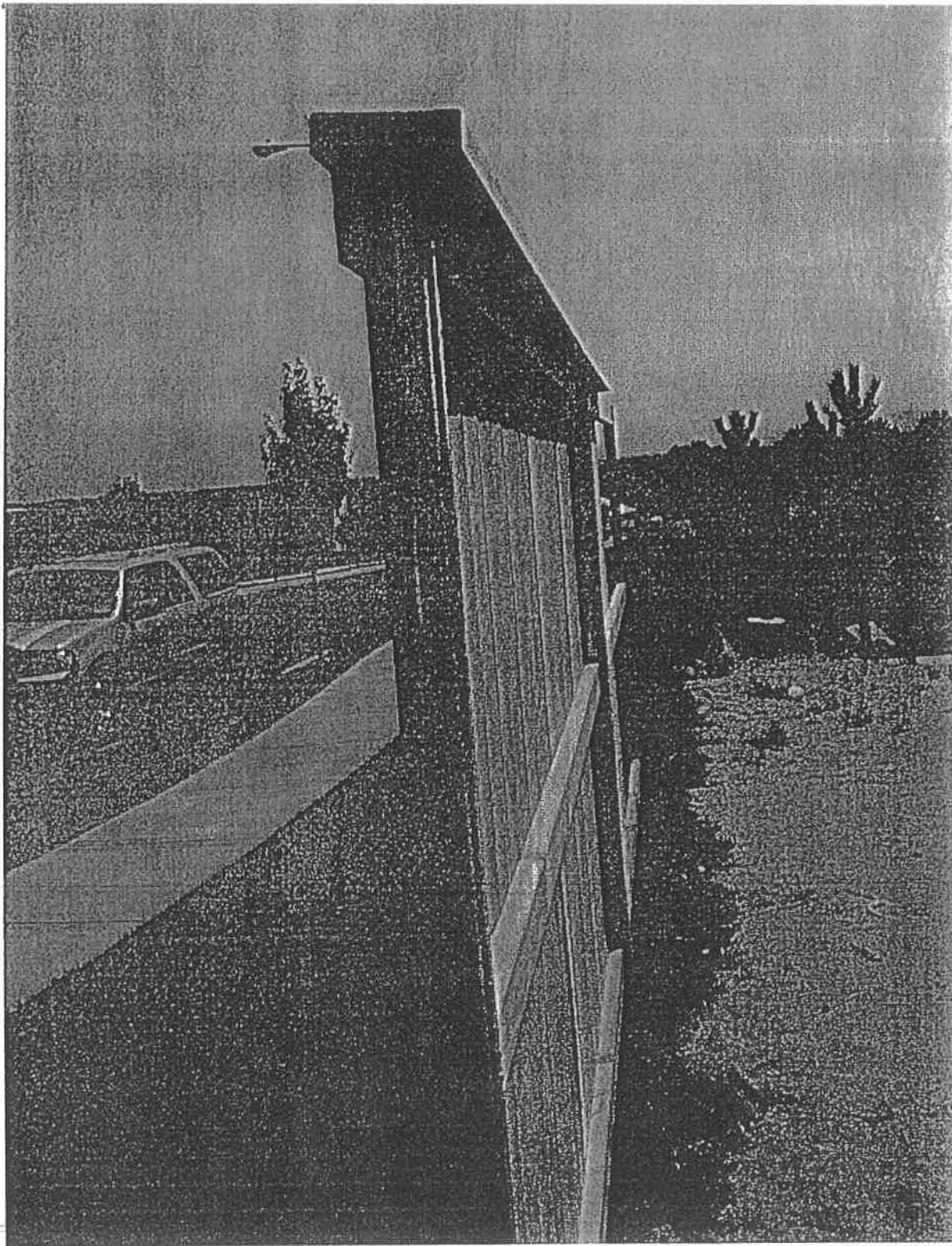
Exterior View



Interior View



Interior View



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

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.

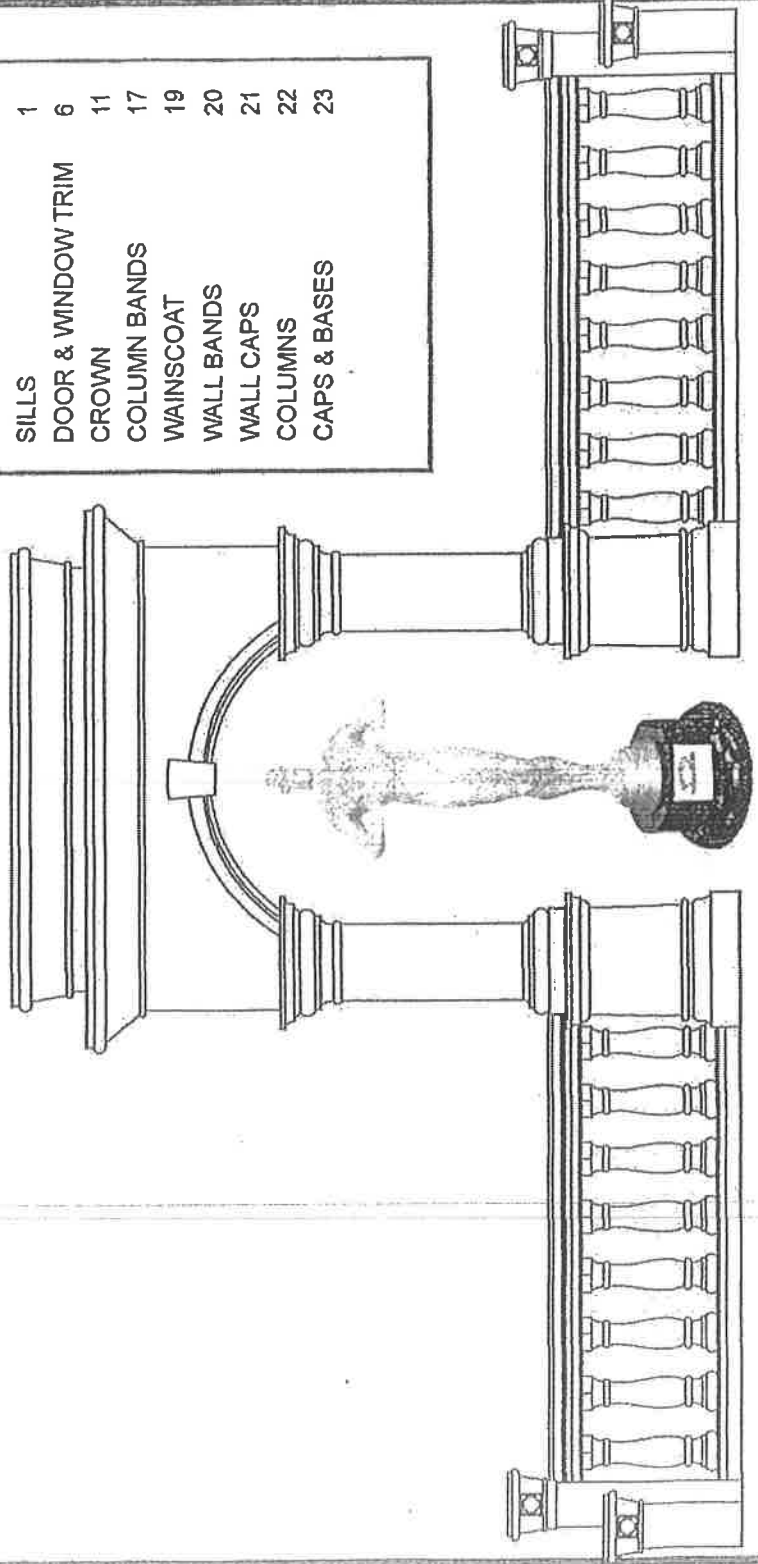
These colors were also approved for The "Island" homes in the Bluffs. You may drive through and look at the colors used to date.

Stew Stone

CATALOG OF FOAM SHAPES

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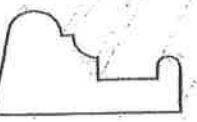
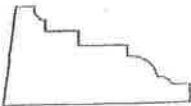
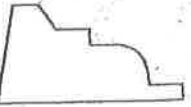

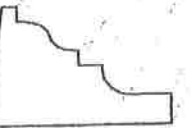
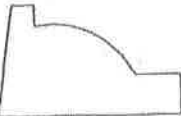
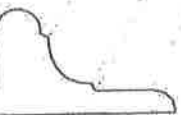


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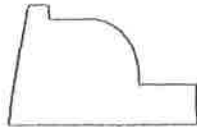
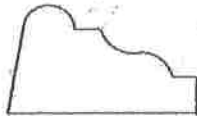

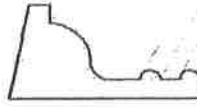
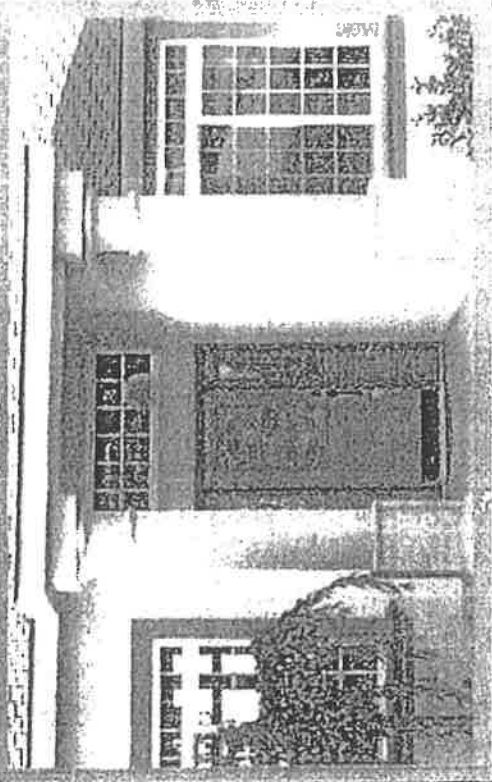
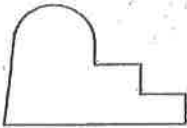
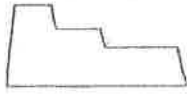
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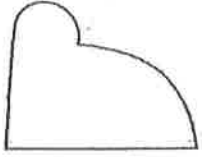
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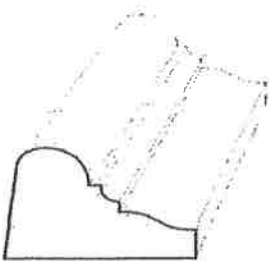
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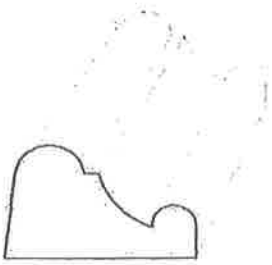
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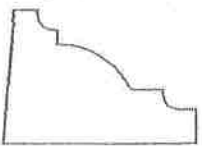
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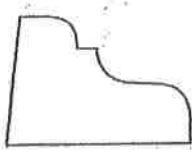
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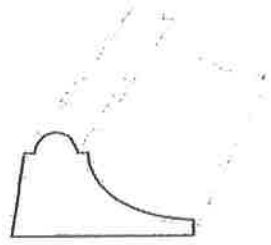
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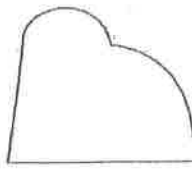
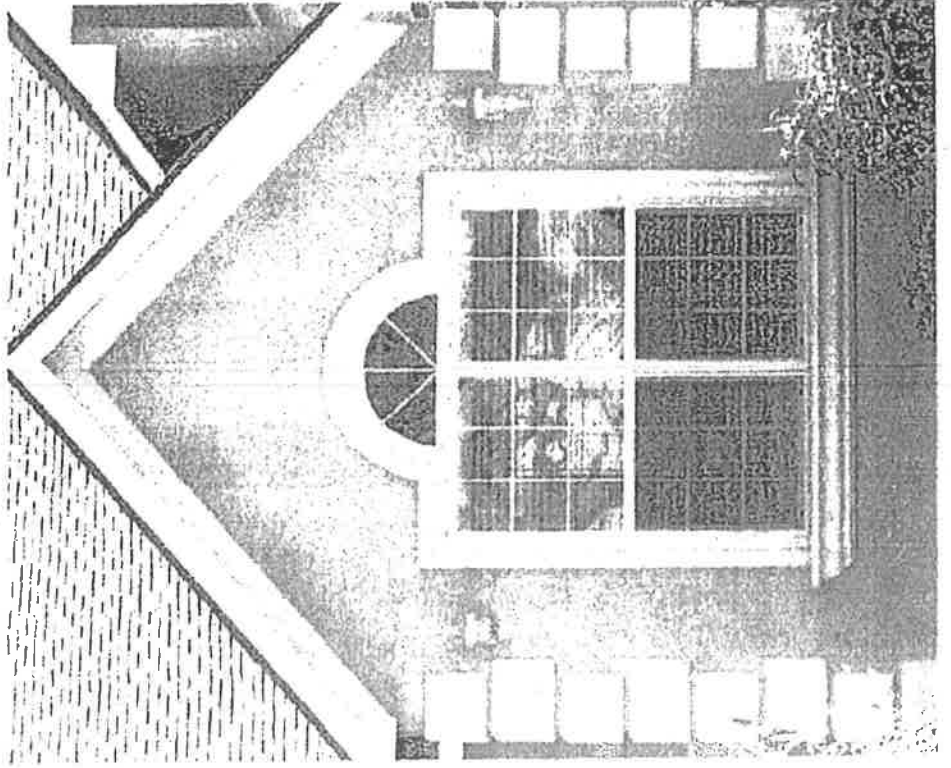
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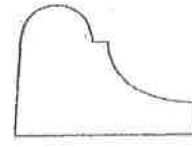
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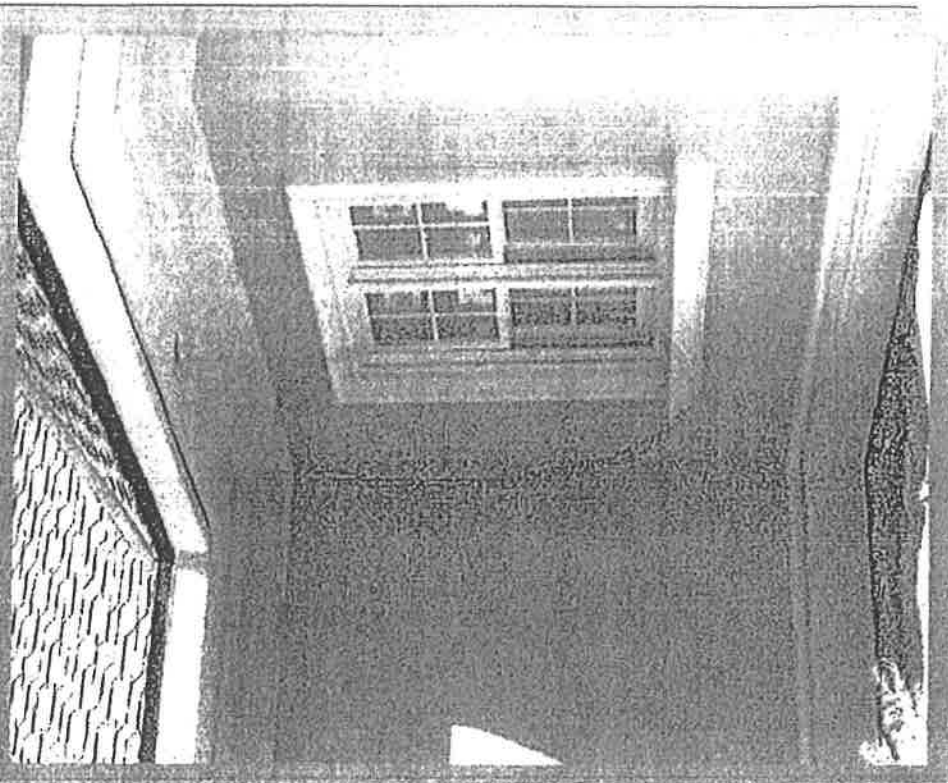
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CASING



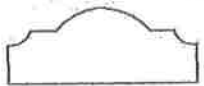

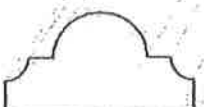
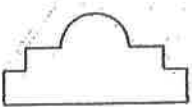


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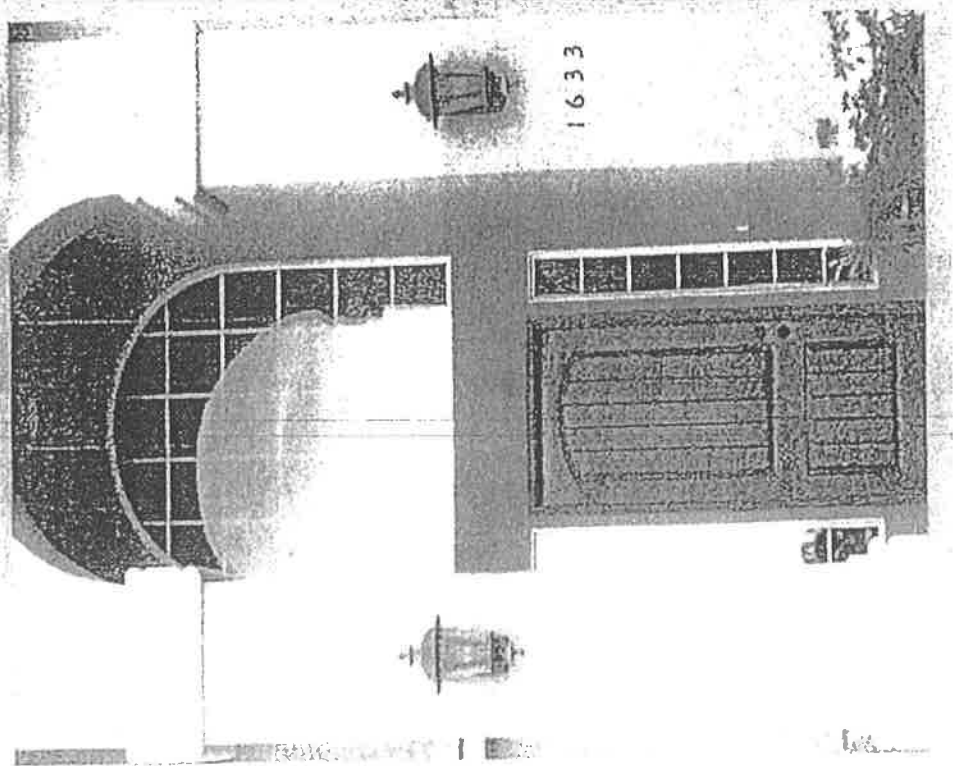
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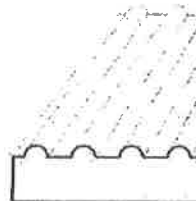
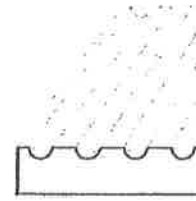
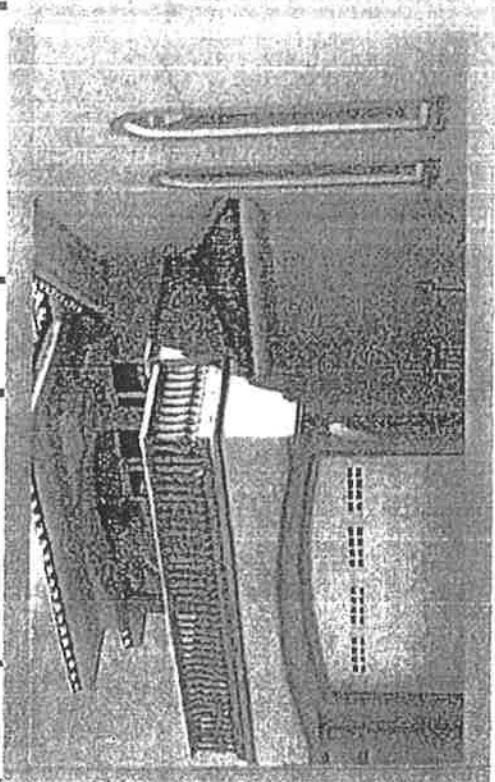

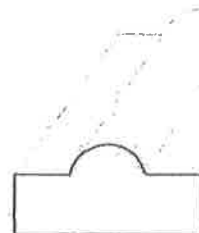
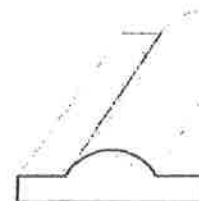
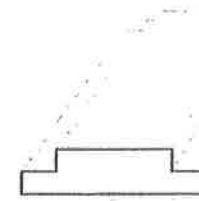
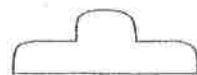

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REVISIONS

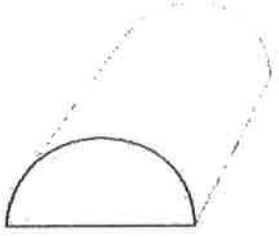
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SHEET INFO

COLUMN
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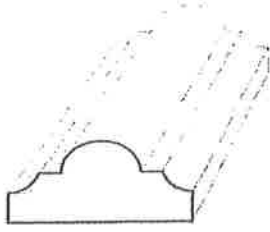
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18



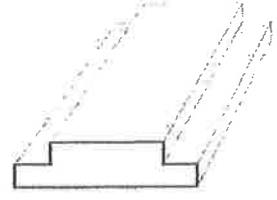
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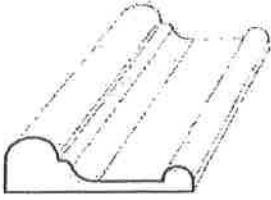
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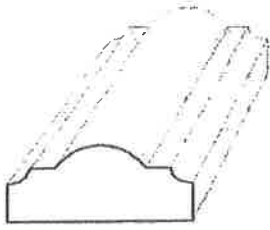
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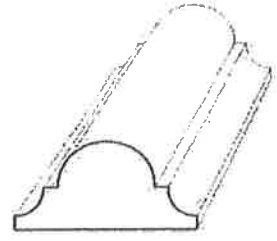
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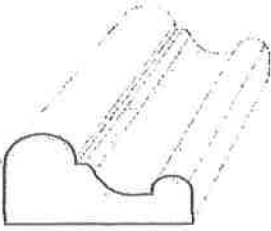
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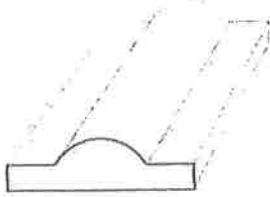
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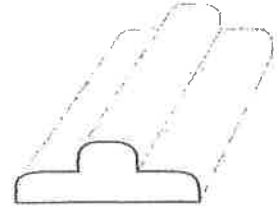
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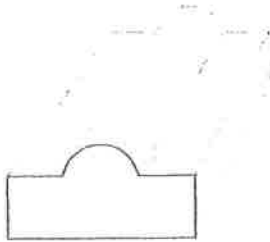
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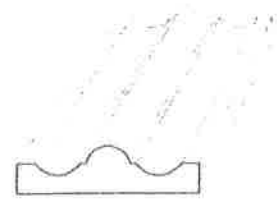
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BANDS

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BANDS

420

