



WHISPER POINT
ON THE PEND O'REILLE RIVER

Pend Oreille River - Washington

Design Guidelines for Whisper Point Statement of Intent

The following Design Guidelines have been adopted in accordance with the Covenants, Conditions and Restrictions (CC&R's) for Whisper Point Development (WPR). They are established for the purpose of enhancing the value, desirability and attractiveness of all the real property for which they are applicable.

The guidelines set forth in this document shall be interpreted in the spirit of this Statement of Intent. Specific design requirements have been intentionally left out of the guidelines to encourage creative and innovative designs. The Design Committee reserves the right to interpret the guidelines in a manner that preserves the integrity of the development.

More specific policies to be considered in applying these Guidelines are:

- a. The goal is to achieve an integrated and harmonious development, and to use common sense in design choices and their application; and
- b. Landscape design which imitates nature is best used to achieve a unifying landscape throughout the home sites. This can be accomplished through use of a limited number of plant types and an informal grouping of the plant materials.

These Guidelines are intended to provide information concerning the basic criteria by which the Design Committee will evaluate design submissions. It is not the function of the Design Committee to create design statements or designs. The Design Committee is charged with the task of evaluating submittals by applicants and giving direction within the context of these Guidelines

Application for Approval

SUBMISSIONS

Submissions are a two-step process. The Design Committee requires that two (2) sets of plans and/or color/sample boards be submitted for Preliminary Approval, and that two (2) sets of plans be submitted for Final Approval.

Final Approval is given only after all requirements for submittal have been satisfied. For all improvements, no construction or alteration may begin prior to receiving final Design Committee approval.

FORMS OF APPROVAL

The stages of design approval are:

1. **Conceptual Review.** Committee members will, upon request, informally review concept plans prior to completion and submission of Preliminary Plans for approval. (Note: Ruff Site Plan is first step)
The conceptual review is provided only for assistance in the preparation of Preliminary Plans, and the interpretation of the Guidelines to ensure that the project is within the intent of the Guidelines.

A plot plan with a house footprint is required for a conceptual review. Items discussed or resolved during the review of concept plans will not be considered binding on the part of either the owner or the Committee. This review can be of great assistance in saving time and money.

2. **Preliminary Plans.** Preliminary plans are to be submitted as early in the design process as possible; and

3. **Final Plans.** Final plans are the final construction drawing specifications incorporating any changes required to satisfy conditions of the Committee's approval of Preliminary Plans.

Approval of Preliminary Plans is guidance for completion of Final Plans to be submitted for final Committee approval; it does not authorize proceeding with improvements to the property. This is not to be construed as final, once these corrections cited have been made. Preliminary and Final Plans shall be prepared in accordance with generally accepted standards of professional practice.

PRELIMINARY PLANS

Preliminary Plans shall be sufficiently detailed to describe the general extent and character of the proposed project. (Partial submittals will not be accepted.) Plans submitted for Preliminary Approval shall consist of the following minimum materials:

A. Requirements for Plot Plan and Grading Plan

1. The owner's name and lot number must be shown. The location of proposed improvements relative to the property lines shall be indicated, with setbacks dimensioned.
2. Existing topography and proposed finish grading shall be shown. Existing contours shall be solid lines, and the proposed shall be dashed lines. Existing and proposed grade contours shall be shown at intervals not greater than two feet (2'). One foot (1') is preferred.
3. The location and finish floor (FF) or finish surface (FS) elevation of buildings, driveways, walks, retaining walls, etc. shall be shown on plans.
4. All proposed or existing drainage systems shall be shown.
5. All elevations shall be on the same datum as the tract grading plan.
7. All easements and restrictions on the lot are shown accurately.

B. Floor Plans. Preliminary floor plans shall be drawn at a scale not less than 1/8" = 1' and shall be sufficiently detail the overall building dimensions.

C. Roof Plan. Preliminary roof plans shall be drawn at a scale not less than 1/8" = 1', and shall be sufficiently detailed to indicate ridge and valley locations, roof overhang dimensions, roofing materials, slopes, solar panels and chimneys.

D. Exterior Elevations. Exterior elevations shall be drawn at a scale of not less than 1/8" = 1' and shall be sufficiently detailed and labeled to indicate proposed exterior materials and finishes, window and door types, floor-to-floor dimensions, and overall building dimensions. Colors selections may be included or provided separately.

E. Building Sections. Building sections shall be keyed to plan and shall be drawn at appropriate scales not less than 1/8" = 1' to explain typical and special details of construction, window and door types; floor-to-floor, floor-to-plate, and floor-to-ridge heights, as well as overall building dimensions. (Dot in natural grade.)

F. Landscape Plans. Landscape plans shall be drawn at a scale not less

than 1/16" = 1' and shall be sufficiently detailed to indicate the location, kind and size of all proposed planting materials and other landscape features, including fences, walls, patios, walks, etc. The preliminary landscape plan should consist of any retaining wall locations, with grades existing and proposed called out; and house accurately placed.

G. Building Size. Building size main floor living area is not required.

FINAL PLANS

Final Plans incorporating revisions as may be required by the conditions of Preliminary Approval, and including additional details required to fully describe the proposed improvements, shall be submitted for Final Approval. Final plans, sections and elevations shall be drawn at a scale not less than 1/4" = 1'. Final plans will include a 18" x 24" color board, including photo's of doors, windows (include glass), garage doors, lighting fixtures, etc. Final plans must be approved prior to commencement of any construction. No changes shall be made to any plans or in the construction of any improvement until such proposed changes are resubmitted to the Design Committee for its written approval. Changes shall be implemented only after receipt of such approval.

IMPROVEMENTS REQUIRING APPROVAL

Improvements of any nature, such as grading, excavating, landscaping, rerouting of storm water, walling, fencing, bridging or structural construction, including the establishing of temporary structures or trailers, shall not be allowed on any lot without having received prior Design Committee approval. This general rule applies if the improvements are visible from the exterior.

GRADING

The Site Plan shall show the proposed re-contouring of the areas around the building footprint, and in particular, noting the proposed elevation of the garage and main floor(s). Site drainage and grading must be done with the goal of minimum disruption to the lot. Surface drainage shall not drain to adjoining lot(s) or open spaces except as established by natural drainage patterns, nor cause a condition that could unnaturally lead to off-site soil erosion on open spaces.

MATERIALS -EXTERIOR SURFACES

Exterior surfaces must generally be of materials that harmonize with the natural landscape as well as provide an outer skin that will withstand the climate extremes. Brick, stone or manufactured stone, wood, cement based siding and

stucco are examples of such materials, and their use is strongly encouraged. It is important that homes do not appear to have one elevation that is well designed with the use of high quality exterior materials, and side and/or rear elevations predominately devoid of such design elements and materials.

Specifically prohibited exterior materials are: T-111 or other manufactured sheet siding, metal siding, vinyls and plastics, and other materials whose appearance in the judgment of the Design Committee does not convey strength, quality, permanence or durability. (Unless board and bat)

EXTERIOR WALL COLORS

Exterior wall colors should harmonize with the site and surrounding buildings. On exterior walls, the predominant tone should tend toward warm, earthy hues - whether in the natural patina or weathered color of the wall surface itself or in the color of the paint, stain or other coating. Bright and highly contrasting colors that accent the facia or exterior trim are discouraged and may not be approved by the Committee. All proposed exterior colors must be included in the initial submittal.

LOT SETBACKS

On any waterfront lot, there shall be a maximum building setback, to allow nature, vegetation, and trees to remain. Front yard setbacks to be maximized to enhance a buffer area.

GARAGES

Garage doors shall be turned away from the private street with side or rear entry garages on secondary lots, unless the Committee grants a variance. Waterfront lots may have garages that face the private street. All garage doors that face the street must have design features consistent with the design style such as: gables, offsets, windows, changes in material, or other significant design detail. In addition, all garage doors that face the private street must have a recess of 2' 8" or more with appropriate design details.

ROOF

Roof slopes with lesser slope will generally be prohibited, unless there are compelling reasons for their consideration. Shed roofs or gables may be 4:12. Roofs should generally overhang walls by 18".

Roofs shall be metal upgraded dimensional shingles with a minimum 30 year life. Muted and natural colors appropriate to the design style are encouraged. Most roofing materials are generally acceptable.

FENCING

All fence locations, materials, and height must be approved by the Committee. Generally, fencing will not be allowed to extend past the elevation closest to the road.

Recommended materials for fence construction are materials that blend with the surroundings or that are consistent with those used in the primary residence. Chain link unless slats installed and open mesh, wire type or vinyl fencing is generally not permitted. Fencing should be constructed of stone, brick, wrought iron, wood, or synthetic material. All fences must be approved by the Design Committee prior to installation.

LANDSCAPING GUIDELINES

The goal at Whisper Point is to preserve the beauty and character of the property's natural landscape while permitting attractive, formalized landscaped areas.

All areas disturbed by construction shall be re-vegetated. Ground cover material within the formal landscaped area surrounding each residence shall be predominantly sod, and those areas outside the formal landscaped area shall be restored to their natural state using native wild grasses and wildflowers as the predominate ground cover.

Every effort shall be made to preserve the native trees on any lot outside of the building footprint or hardscape of the home. Removal of any trees having a trunk circumference of twelve inches (12") or more, measured four feet above natural grade level, is prohibited except as authorized by the Committee during the design review process.

TEMPORARY SIGNS

Only two types of temporary signs will be permitted: Either a builder's job identification sign during the time of construction, or a real estate sign during the time a property is being offered for sale. Final Address signs will be required to utilize the existing look of the existing lot signage.

Water Connection and Meter

The HOA will be connecting water system and meter at homeowner's expense. The specs and costs for the installation will be outlined in the pre design check list.

CONSTRUCTION AND MAINTENANCE

All sites must be maintained in a clean and orderly manner at all times. All construction debris shall be cleared at the end of each work week. Once started, a residence must be constructed within 18 months, unless the Committee grants a variance.

WORK IN PROGRESS -INSPECTION

It is not the responsibility of the Design Committee to monitor construction of the home, but rather the responsibility of each owner to monitor construction to assure that the home is constructed in compliance with the plans approved by the Committee. The Design Committee may inspect all work in progress and give notice of noncompliance, if found. The Owner shall immediately take whatever steps are necessary to correct such work and have thirty (30) days from the receipt of such notice to bring such non-compliance into compliance. Absence of such inspection and notification during the construction period does not constitute either approval by the Design Committee of work in progress or compliance with the Design Guidelines or the Master Declaration.

NOTICE - BOARD

The Design Review Committees and or Declarant reserve the right to amend these guidelines.