

# **Clos CheValle**

## **Architectural and Landscape Design Guidelines**

A Quality Residential Community

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# **Clos CheValle**

  

## **Architectural and Landscape Design Guidelines**

### **Introduction**

Clos CheValle, overlooking beautiful Lake Chelan, consists of home sites that have been carefully designed to take full advantage of the lake and mountain views. Clos CheValle, a 140 acre planned development, features estate sized home sites surrounded by vineyards, open space, parks and an extensive trail system.

#### **1.0 The Vision for Clos CheValle**

The natural beauty of the rural Lake Chelan foothills will be complimented with the development of architecturally authentic wine country homes reminiscent of homes found in southern Europe wine country. The architecture of each home may be unique, but the design of all homes and landscaping will work together to create a cohesive community. Each home must convey a well thought out, timeless, consistent design; and an identifiable architectural style, which may be distinctive, while fitting within the community.

#### **1.1 Purpose of the Design Guidelines**

The purpose of the Design Guidelines is to help Property Owners, Architects, Home Builders and Contractors create homes that are consistent with the Clos CheValle Vision. These Guidelines will be used for the design of all homes and site improvements including new buildings, landscaping, hardscape, fencing, renovations and additions. The Design Guidelines have been adopted by the Architectural Design Committee who will review the proposed designs for homes, site development and landscape for conformity with the Design Guidelines. The Committee will administer and enforce the Guidelines as described in this document and in the Protective Covenants of Clos CheValle. Minor exceptions may be considered by the Committee. Clos CheValle intends to maintain uncompromising standards for architectural and landscape design quality and integrity.

## 1.2 Objectives

The main objective of these Design Guidelines is to ensure that every Home Site and Building Site in Clos CheValle is designed with the quality of the whole community in mind. The objectives and design considerations are:

- A. To create and preserve harmonious relationships among Buildings, the Building Sites, the Landscaping, the Vineyards, the Natural Environment and the Neighbors in the Chelan Valley.
  - a. To value views and view corridors, both among adjacent neighbors and within the community.
  - b. To ensure excellence in architectural design that shall be understated and based on identifiable, appropriate architectural styles.
  - c. To use high quality materials and landscape features throughout each Home Site.
  - d. To emphasize the integration of landscape and architectural elements and to create clear indoor/outdoor relationships. (For example, courtyards and ornamental privacy walls and fences should be considered as integral parts of the total home design. Walls and fences should not follow the limits of the Building Pad. Creating a compound-like appearance should be avoided.)

These Design Guidelines are divided into the following main sections to answer the questions of Property Owners, Home Builders and Contractors:

- Site Development and General Landscaping Guidelines
- Architectural Design Guidelines
- Specific Landscape and Site Planning Concepts and Guidelines

## 2.0

# Site Development and General Landscaping Guidelines

These Guidelines set the general character for Site Development and Landscaping throughout Clos CheValle. High quality landscape design and a consistent overall neighborhood character are important to both the appearance of each individual home and the overall continuity of the community.

### 2.1 Objectives for Site Development and Landscaping

The main objective of site development and landscape design for homes in Clos CheValle is to blend into and enhance the beautiful natural environment of the surrounding foothills and the vineyards. Specific tree plantings are strongly encouraged to create a neighborhood-wide tree unity. At maturity, the community will blend into the tree cover of the foothills. See the Plant Palette in Appendix A.

### 2.2 Design Principles

There are several basic design principles that are appropriate to site development and landscaping at Clos CheValle.

- Enhance and maintain the existing semi-arid community.
- Minimize potential for fire hazards.
- Maintain required clearances from the boundaries of vineyard plantings. Refer to Section 3.3.1 for clearances and setbacks.
- Plan on-site landscaping to respect the architectural vernacular/theme of the residence and to reinforce architectural design objectives.
- Soften/integrate homes by using plantings and landscape features that are consistent with the natural features of the surrounding area.

### 2.3 Home Site/Lot Descriptions

The Home Sites or Lots range from approximately  $\frac{1}{2}$  to  $\frac{3}{4}$  acres. Home Sites may border other Home Sites, vineyards, the roadway, and they may have up to three different site areas or zones as follows. These are the defined terms.

- **Building Pad**  
The Building Pad is a location identified by county and Clos CheValle required setbacks within which all building construction must take place, subject to required setbacks. This includes porches, decks and ancillary structures, such as pools, storage sheds and gazebos.
  
- **Landscape Area**  
The Landscape area includes the continuation of the architectural landscape area from the Building Pad to the lot line. As noted above, limited construction of ancillary structures may be allowed.
  
- **Vineyards**  
Cultivated Vineyards are adjacent to the Home Sites. A twenty foot tractor turnaround strip is required at the ends of all rows, and there is a 9 foot setback parallel to the vineyard rows from the rows to the property lines. Property Owners may not place irrigation in the Vineyard areas or use vineyard irrigation to irrigate any non-vineyard areas.

Specific landscape and plant material recommendations for all zones and edges are described in Section 4.1, Landscape Concepts and in Appendix A, Plant Palette.

## **2.4 Grading**

All Home Sites driveways have been graded by the Developer. Property Owners may be allowed to make minor grading changes, based on the following requirements, for home construction or future construction of ancillary structures. Any proposed grading changes must be shown on appropriate plans and submitted to the Committee for review and approval. It is expected that re-certification will be required.

The size of the Building Pad may not be changed, but minor changes to the finished grade within the Building Pad may be allowed. No grading that increases the intensity of runoff to neighboring properties will be permitted. No mass grading shall be allowed that creates more than a moderate slope. No grading resulting in the need for a landscape retaining wall exceeding 4' high without engineering plans will be permitted. Limited isolated areas may be allowed to have landscape contouring and berms. Most driveway locations will be specified by the approved improvement plans, and initial driveway cuts have been made by the Developer.

The same minor grading that is allowed on the Building Pad will be allowed in the Landscape Area, subject to review and approval by the Committee. Grading in the storm retention area is not allowed.

Any materials that are excavated for swimming pools or basements should be removed from the Home Site unless the materials can be incorporated in a natural looking and aesthetically pleasing way. If roads or other improvements are damaged during off-hauling, the Property Owner is responsible for repairs.

## 2.5 Drainage

Drainage considerations for individual sites play an important part of the overall ecological balance of the site. Water runoff for each individual Home Site must be handled by sloping all areas adequately, so that runoff can be directed to the natural drainage areas or to storm drainage facilities.

Site drainage should be detailed on the site plan or landscape plan. The homebuilder and subsequently the Property Owner are fully responsible for water runoff and drainage control of the Home Site.

- All sheet flow should be directed into drainage swales, area drains, or street curb and gutters.
- A licensed soils and/or civil engineering firm may be consulted and its recommendations followed concerning the use of *swales* and underground drainage. The Committee may require this on steeper sites.
- The finished ground surface of each lot shall be maintained to slope away from all structures at a minimum two percent (2%) slope for at least five (5) feet or to a drainage swale located at least two and one-half (2 ½) feet from all structures.
- On lots where the Building Pad is lower than the street, the driveway should be constructed to drain runoff away from the garage to an area drain.
- All roof leaders, area drains and pool deck drains shall be directed away from structures. Wherever possible, these roof leaders, area drains and pool deck drains should be tied into existing drainage systems or into acceptable discharge points with dissipaters. In order to prevent erosion, no concentrated runoff shall be allowed to flow into the open space areas, vineyards or lake.
- Pools must meet Chelan County requirements. Pool deck drains must be tied into an appropriate drainage system as noted above.
- All landscape improvements shall have subsurface drainage systems that include roof drains. Drainage shall be tied into the storm drain system.
- No improvements may be installed in any manner that interferes with the storm drainage improvements, or that traps or ponds water adjacent to a residence.

Site and drainage plans must include proper area drain systems and/or diversion routes that are designed to prevent runoff into sensitive areas or onto other Home Sites.

Approval of site and drainage plans does not relieve the Property Owner, engineer or contractor of liability for any damage to their property or adjacent properties.

The Developer has established basic drainage throughout Clos CheValle, and there are some circumstances where drainage flows between lots. Homebuilders and Property Owners should take care not to impede any established drainage patterns.

## **2.6 Retaining Walls**

Home Sites at Clos CheValle have been designed to have maximum typical slopes of 5 feet horizontal to 1 foot vertical. Use of retaining walls that are over 48 inches high is not permitted without engineering plans. Retaining walls shall not be used unless reviewed and approved by the Committee and the Chelan County Building Department. Approved retaining walls may have a maximum height of 48 inches and must be setback from the property line by at least three feet. Retaining walls, if used, must be aesthetically pleasing and their designs must be an integral part of the surrounding landscape elements. Retaining walls must be coordinated with the architecture of the related home. All retaining walls must be rock or finished walls, and no exposed concrete block or crib walls may be used. See also Section 3.3.k, Materials and Colors and Section 4.3, Fences and Garden Walls.

## **2.7 Easements**

Landscaping and the building of driveways or fencing within sewer, water, and storm easements may be permissible, but any cost associated with the damage or removal of such features to access underground pipes and improvements, is the responsibility of the Property Owner.

## **3.0**

### **Architectural Design Guidelines**

These Architectural Guidelines are not intended to dictate specific architectural styles that must be used within Clos CheValle. Rather, the intent is to give Property Owners and their architects or designers a community design framework and standards for design of all homes and ancillary structures that may be constructed on the Building Pads and Landscape Areas.

#### **3.1 Objectives for Architectural Design**

These Guidelines encourage a community of individually diverse and outstanding architectural designs that, when viewed together, produce a unified neighborhood. The primary objectives for each home design should be:

- To create a neighborhood where the homes complement and grow out of the cultivated vineyards and the beautiful natural setting.
- To use timeless, identifiable architectural styles and materials that are appropriate to this setting.
- To create authentic designs that are consistent and well-articulated on all sides of each home and on all sides of related ancillary structures.

### **3.2 Design Philosophy and Principles**

Terms such as “sound design” and “good taste” are difficult to describe and even more difficult to legislate. Home design for Clos CheValle should be timeless, should be appropriate to the setting, and should exhibit architectural integrity, simplicity, and a sense of scale and proportion. Architectural diversity and individuality, understated and relaxed elegance, and an emphasis on quality not quantity/size are all important considerations, as well.

Additionally, there are several basic design principles inherent in good architecture that should be observed for home design at Clos CheValle.

- Homes should be located on the site with a minimum of disruption to the natural topography and landscape.
- Homes should be integrated with their sites; they should not dominate them.
- Each home should have a single identifiable, classic style that is appropriate to wine country, Mediterranean, or country homes, featuring dramatic doorways, columns and arches, exterior patios and enclosed courtyards and gardens.
- Features of this architectural style should be authentic, well developed, carefully detailed and consistent.
- Homes should not appear too massive. Building masses should be articulated or broken down into smaller elements.
- A consistent human scale should be used in the design of each home and ancillary building.
- The design elements and materials of each home should exhibit related proportions.
- Garages should be generally downplayed and should not be prominent as seen from the roadway.

- The various building materials should create a pleasing, balanced and harmonious exterior appearance for the residence. Neither too many nor too few different materials should be used.
  
- Colors should be appropriate, muted and used with restraint.

The Architectural Design Committee will review and approve each home design to make certain that it adheres to these principles and that it is compatible with the architecture of the surrounding homes whether they are existing, under construction or approved by the Committee but not yet built. This applies to all elements of design on the Home Site including building architecture, ancillary structures, grading, fencing, and landscaping. Remodeling and additions will be reviewed against the same principles.

### **3.3 Elements of Design**

#### **a. Building Style**

The unifying concept for home designs at Clos CheValle should be that they each exhibit a wine country, Mediterranean, or country aesthetic. Whether it is the Napa Valley, Tuscany, or Provence, desirable homes in these wine country locations around the world all share the principles and qualities listed above.

The above aesthetic also brings to mind images of stone and pale stucco walls; porches, arbors and trellises to give shade; warm brown wood timbers and soft shingles or wood siding; predominantly horizontal building forms; tile, slate and heavy composition roofs; windows and doors set deeply into thick walls. There is a relaxed informality and a thoughtful attention to detail. And there is deep respect for and relationship with the climate that supports viticulture and outdoor living.

The building style should be appropriate to wine country, that is, it should look at home in the vineyard setting. Each home should be designed in a classic, identifiable style and have a relaxed informality. Home styles should be rural, not suburban. No single style is desired, but certain styles are inappropriate, such as Colonial, Gothic and Bauhaus Modern. Building style consistency in use of materials, articulation and details is required on all sides of all structures.

#### **b. Building Scale and Massing**

These homes should be human scale, that is, the buildings should be proportioned such that a person is not dwarfed by the height or length of walls, or the size of doors and windows, or the scale and use of materials and details. Although the main entrance should have a sense of prominence, two story entry porches and two story porte cocheres are discouraged.

One story and predominantly one story designs are encouraged. Where there are two story home designs, it is recommended that the square footage for second floors be

limited to 75% of the first floor square footage, not including garages, porches, patios and courtyards. The Committee may consider exceptions in its review. Basement areas are allowed to extend above grade when consistent with the architectural style, however, such basement areas shall not be in addition to two stories of building spaces above them which would create a three story structure or the appearance of a three story structure. See also Section 3.3(c), Building Size and Height. Daylight basements to accommodate natural hillsides are allowed. If a basement is proposed, plans for off-hauling excavated materials must be provided to the Committee for review and approval. See Section 2.4, Grading.

Building massing should be broken down with changes in wall planes, projections and recesses (for example, bay windows or recessed porches), and changes in roof height (as long as the wall plane and roof changes are appropriate to the style, are simple and are well organized). Proportions for these articulated building masses should be carefully studied so they are balanced and harmonious and not awkward or forced. The total building design should have rhythm and balance on all sides and create a unified composition. Buildings should not appear bulky from off site.

### **c. Building Size and Height**

Floor Area Ratio is the total amount of floor area that is allowed on each lot, based on the size of the Building Pad. The maximum Floor Area Ratio (FAR) for all enclosed structures on Home Sites at Clos CheValle is 30% of the Building Pad area for most lots.

As noted earlier, second story square footage is recommended to be limited to 75% of the first floor area. Ancillary structures may be 1,200 square feet maximum.

Homes may have 2 stories maximum and be 35 feet high maximum above natural grade at the highest ridge per Chelan County requirements. One story homes may be a maximum of 25 feet high. Ancillary structures must be one story and must conform to Chelan County requirements for height and other limitations.

### **d. Roofs**

Roofs of homes will be very visible from some vantage points in and around Clos CheValle. It is important that roof forms, materials and colors are thoughtfully designed to complement the vineyard and foothill setting. Roof slopes and materials should be consistent with the architectural style of the home. Materials should look natural and should be natural colors. Roofs should be articulated, but they should not be so complex that they overwhelm the house. Roof forms should be well organized and demonstrate the same character on all sides of the residence.

- Roof overhangs as appropriate to the architectural style are encouraged to create shade and shadow patterns, to help keep homes cool in warm weather and to add depth and dimension to the various building faces. Eave lines should align where appropriate. Eaves and rakes should be articulated and detailed as appropriate to

the architectural style with fascia boards, molding and gutters. Dormers, if used, also should be designed in keeping with the architectural style. Dormers must be carefully located on the roofs and should not be too large or out of proportion.

- Gutters and down spouts shall be used at all eaves unless deemed inappropriate by the Committee. Where gutters are used they should be painted to match the roof or fascia trim, and down spouts should be painted to match the walls, or both should be made of materials that weather to blend with adjacent surfaces. All roof top equipment such as attic vents, plumbing vents, etc., should be positioned to minimize visibility (typically behind the roof crown), should be grouped wherever possible, and should be painted to match roof colors. Alternatively, vents may be concealed in chimney-like structures.
- Solar panels are not allowed unless approved by the Committee. If they are proposed, solar panels should be unobtrusive and should not be visible from other Home Sites and the streets. Solar heating may be installed in creative ways to screen it from view. For example, install swimming pool solar heating pipes hidden from view on top of a swimming pool trellis or shade structure. All fixtures and hardware relating to the solar panels must be painted to be as unobtrusive as possible.
- Skylights typically should be located on the back or sides of the roof. Skylights always should be appropriate to the home design style both in size and in location. Skylights should be flat and have low reflectivity to minimize their exterior impact.

#### **e. Windows and Doors**

Window and door styles and patterns should be consistent with the architectural style. Typically, the home designs should reflect restraint in the number of different types, styles and sizes of windows and doors. Recessed windows and doors are encouraged to help articulate and give dimension to the walls. Windows should be located on all elevations and should be properly spaced and proportioned, for example, window grid patterns can help give human scale. Consistency of detailing on all elevations should be maintained. The main entrance should contain more detail than other openings but should be consistent in style with other architectural detailing.

All openings should be articulated through the use of flat or arched lintels, projecting sills or surrounds, or shutters. Shutters, if incorporated, should be traditional in design and in keeping with the architectural style. Shutters should be sized to the openings and should be located on all four sides of buildings, but should not create a cluttered look.

Large areas of glass should be carefully designed. It is recommended that they be subdivided with mullions or divided into smaller panes; or smaller windows should be grouped to create a large area of glass. Shading windows with overhangs reduces their prominence and keeps the home cooler. See Section 3.3.k Materials and Colors.

First floor bay windows typically should continue to grade. If bay windows are cantilevered, the cantilever detailing should express clear visual support.

#### **f. Trim and Detailing**

Trim and detailing should reflect the design style of each home and must be used consistently on all sides of all structures. Trim and detailing should be designed in appropriate proportions and should have a substantial, high quality appearance. Exterior lighting fixtures, overhangs, porches, railings and garden walls must all show attention to detail. See Section 3.3.k Materials and Colors.

#### **g. Porches, Decks and Courtyards**

Porches and outdoor rooms help create the wine country aesthetic and support outdoor living in this semi-arid Mediterranean-like climate. Trellises, colonnades, courtyards, decks, verandas, loggias and porches are encouraged, as appropriate to the architectural style, to enhance the home's design. They help create articulation and scale. These features should be a unified part of the home design in style, material selection and detailing; they should not be an afterthought. If walls are used to define courtyards and patios, they must be consistent to the style both in scale (height, thickness and size of area enclosed) and in material selection. Decks that are visible from lower elevations, on or off-site, should be carefully designed to blend with the home and the site. Structural support should look substantial and should be appropriate in style and proportion for the home design. If wood posts are used to support second story decks, they should be a minimum of 6" x 8" with appropriate detailing.

#### **h. Garages**

Garage doors should not be the most prominent element of any building façade and should not be visually prominent to neighbors. Efforts to de-emphasize garage doors are strongly encouraged. Possible approaches are:

- Turn garage doors away from the street
- Detach the garage and set it back from the front of the house
- Use a motor court to integrate automobile use with the house
- Create a one story porte cochere as an automobile entry feature, if appropriate to the style
- Tuck the garage under the home within the basement area

Separate garage doors are recommended for each parking bay; double garage doors are allowed only if they are not visible from the Roadway or from immediately adjacent neighbors' residences. Custom treatment of garage doors that suits the style of the home is required. Plastic windows, one piece swinging overhead doors and metal doors are not permitted. Garages must house 2 cars minimum. All motorized vehicles must be stored inside closed garages.

Carports are generally not allowed.

### **i. Ancillary Structures**

The Clos CheValle Architectural Design Guidelines apply to all structures built on each Home Site. This includes ancillary structures such as pool houses, home offices, detached garages, gazebos, storage sheds, pet houses, garbage and pool equipment enclosures, etc. Typically ancillary structures must be located on the Building Pad, but swimming pools, shade structures, gazebos and decks may be allowed in the Landscape Area.

The Committee encourages owners to bring preliminary plans and designs prior to formal review submittal.

Property Owners will not be allowed to construct any ancillary structures until full architectural review of the plans and specifications is complete, and plans are approved. All detailed construction plans that are required for review of construction of a home will be needed for any ancillary structure. Plans must include site plan and location, floor plan, elevations, material selection, colors, etc. No ancillary structure may be occupied as a residence.

The design of all ancillary structures must be compatible with the architecture of the home. Materials and colors used on the ancillary structures should coordinate with or match those used on the main residence. Building setbacks from Section 3.3.1 apply to all ancillary structures. These structures must be built at least 10'-0" away from the main structure, except for trellises or other shade structures that are integrated with the home.

### **j. Other Building Features**

Fireplace flue pipes are required to be encased with a chimney enclosure and to be supported by a foundation at grade. Chimneys should be designed and located appropriately for the style of the home. The mass of chimneys should be carefully designed in correct proportion to the mass of the home. Chimneys should be shaped and detailed to enrich the architectural character. Chimney caps, mechanical chase covers and wind screens should achieve a finished look that is consistent with the overall architecture of the home.

Masonry or stone facing used as a veneer material on the front of a residence should return around a corner to a logical point of termination such as an inside corner. Ending the veneer at an outside corner thereby exposing the edge of the material is not acceptable. It is preferable to carry the material completely around the residence.

Irrigation controls, meter boxes, stand pipes, pool and spa equipment and other mechanical equipment and controls must be screened or enclosed as appropriate.

Screening may be either constructed as part of the building or coordinated with it. Screening also may be created with landscape materials.

#### **k. Materials and Colors**

All exterior materials and colors should support the vision for Clos CheValle. They should blend into the vineyard setting and take inspiration from the natural beauty of the foothills and grasslands. Generally, materials with a natural appearance and muted natural colors are most appropriate. Materials and colors should be appropriate to the style of each home and ancillary structure. Materials must be consistently high quality throughout each home, Home Site and Building Pad. All materials and color selections for new homes and remodeling must be reviewed and approved by the Committee during final design review.

##### **Exterior Walls**

Appropriate exterior materials include stucco, stone, brick, and natural wood siding. Fire resistant materials are encouraged. Hardie products and similar high quality manufactured siding materials are also approved materials, but reprocessed hardboard siding is not approved. Use combinations of materials wisely and design the exterior to have a dominant material and subordinate materials. Change wall materials only at logical locations and as appropriate to the architectural style. Do not terminate veneer materials at corners. Use materials consistently on all sides of buildings. No more than 3 exterior wall materials may be used on a single home.

Brick and stone patterns should not be contrived, but should be designed to achieve a very natural look as appropriate to the material. Brick colors should be selected from a natural and earth toned palette or should be painted. Color ranges for stone wall materials should not be so contrasting as to create a spotted appearance. If synthetic stone is proposed, samples and specifications for grouting technique must be submitted to the Committee for review. Synthetic stone must be high quality and natural looking and appropriate to the style. Wood siding should be natural wood material such as redwood or cedar.

##### **Roofing Materials**

Acceptable roofing materials, depending on the architectural style, are slate, concrete or clay tile (flat, barrel, or 2 part "S" tiles), high quality non-reflective metal roofing, or architectural grade asphalt shingles. Use materials that are in scale with the building elements. Select natural muted colors rather than glossy bright colors. Proposals for substitute roofing materials must be reviewed and approved by the Architectural Design Committee. All roofing materials must be rated Class A fire retardant or better.

□ **Windows and Doors**

Windows and doors should be in keeping with the architectural style. Leaded glass and understated art windows may be used as appropriate to the historic building style. Other types of windows and doors may be acceptable, if they are appropriate to the historic building style. Proposals for these other types of windows must be reviewed and approved by the Committee. Divided windows must have true divided lights. Use of appropriate stronger colors for exterior window frames is encouraged to add depth and texture to the buildings. Glazing shall be clear, and reflective glass will not be accepted.

Door styles should be appropriate for the architecture, and use of French doors is encouraged. Wood doors may be detailed with metal design features, such as straps and speak-easies. Doors at main entrances should have more detail than other exterior doors.

□ **Exterior Lighting**

Exterior lighting fixtures should be an integral part of the architectural design and should be appropriate to the rural character. Use of natural looking materials such as copper, antique brass, iron and anodized metal with matte finishes are recommended. Plastic is not allowed for exterior light fixtures. Sizes of exterior fixtures should be in scale with adjacent features, and locations should be selected to light outdoor living areas and provide security, but not to light the neighborhood or create bright spots. See Section 4.9. Exterior Lighting.

□ **Landscape Materials**

Landscape materials are described in Section 4.16, Representative Plant List, and Appendix A. Plant Palette.

□ **Colors**

Use of color is encouraged to provide texture and interest. In general, at least three colors should be used for the paint/stain palette for each home – the field color, the trim color and an accent color. However, use of too many colors can overwhelm the architecture and present a confused look. Warm muted colors, natural colors and neutral tones that blend into the rural vineyard setting are encouraged. Accessory elements and details such as gutters, trellises, and down spots should match the color of adjacent architectural surfaces, or be of a complementary color.

Stark white, bright pastels or bright intense colors in large expanses will not be allowed. Proposed color selections may be denied if they contrast with adjacent homes too highly or if they match too closely other homes in the immediate area. The following maximum reflectivity values have been established for materials, colors and trim/accent areas.

## Maximum Reflectivity Values for Materials and Colors

### Material Location

- Walls—Matte Field encouraged  
(including walls and fences)
- Roofs—Non-reflective materials encouraged
- Trim & Accent Colors—Semi-gloss encouraged

All color selections must be reviewed and approved by the Committee at the time of original application.

### **I. Building Setbacks**

A Building Pad is an area of approximately 10,000 to 30,000 square feet. The Building Pad sets the limits within which the Property Owner can build a home. Additionally, all building construction, excluding ancillary structures, must be set back minimum distances from the perimeter of the Home Site as listed below. The Committee may, in its discretion, grant exceptions to front and rear setbacks. However, side yard setbacks are intended to be the minimum allowable, and no exception shall be granted. Architectural features, such as bay windows, fireplaces, and trellises may encroach a maximum of 3'-0" into setbacks, subject to Committee review and approval. See also Home Site/Lot Description, Section 2.3.

#### **Setbacks to Building Pad Edge – Home Construction**

Front Setback	25' from street R/W 15" from driveway
Rear Setback	20'
Side Setbacks	10'

Ancillary structures must be set back from the main home structure by at least 10 feet. Setbacks for ancillary structures are:

#### **Setbacks to Building Pad Edge – Ancillary Structures**

Front Setback -	10'-0"
Side Setback-	7'-0"
Rear Setback-	7'-0"

All building and ancillary structure setbacks are subject to Architectural Design Committee approval.

### **3.4 Construction Storage**

Property Owners must not store or allow the storage or accumulation of any material, trash or other debris upon any Roadway or adjacent Property or within ten feet of any Roadway or any vineyard area. Storage is allowed on the Building Pad only. If a Property Owner fails to remove such storage or accumulation within three days after receipt of written demand, the Committee may, but is not obligated to, remove such storage or accumulation at the Property Owner's sole cost, and the Property Owner agrees to reimburse the Committee immediately upon demand for the full cost of such removal. Additionally, it is the responsibility of the Property Owner to prevent windblown trash. Dust abatement during construction is required of the contractor.

### **4.0 Specific Landscape and Site Planning Concepts and Guidelines**

As noted in Sections 1 and 2, the specific landscape plans for each Home Site in Clos CheValle should blend with the natural features of the surrounding foothills and the newly planted vineyards. In planning the landscape design, consideration should be given to water conservation, as well, including use of drought tolerant plants and fire resistant plantings.

To ensure that the overall beauty of the community is preserved and enhanced, the Architectural Design Committee has the authority to approve or disapprove of all landscape plans for individual residences. Each Property Owner shall complete installation of permanent landscaping in the Building Pad area and the Landscape Area within one year after completion of the home. All landscaping shall be well maintained and cared for on a weekly basis.

#### **4.1 Landscape Concepts**

The following paragraphs describe landscape design concepts for the various areas/zones of Home Sites. Refer to the Home Site definition and diagrams, Section 2.3. See the Plant Palette in Appendix A for recommended trees, shrubs, ground covers and vines in all zones. Appendix A also lists Disallowed Landscaping Materials. Refer to Section 4.10, Irrigation, for irrigation requirements in all zones.

- **Building Pad**

This area may be characterized within architectural landscapes that include ornamental and native species that are consistent with the style of the building architecture and ancillary structures.

Special attention should be paid to tree canopy and tree size (large specimens) to help blend with the neighborhood, to help screen homes from offsite views, and to break up building masses. Tree selection and placement must also carefully consider, and not unduly interfere, with the views of neighboring homes at the time the trees reach their mature height and spread. A minimum of 10 trees and

shrubs must be planted in the Building Pad area on each lot. At the time of installation, deciduous shade trees shall be a minimum of 2" to 2 1/2" caliper, flowering trees shall be a minimum of 1 1/2" caliper and evergreen trees shall be a minimum of 7 feet in height. Trees should be planted in random groupings to relate to the surrounding natural environment. Trees and shrubs may not be planted or maintained so as to form a barrier between the Building Pad and the Roadway, or planted within the vineyard turnaround areas or vineyard setbacks. All landscaping shall be completed according to the Final Landscape Plan as approved.

Hardscape design should reflect the architectural style of the home, also. Special consideration should be given to creating outdoor rooms and courtyards that maximize views, complement the architecture, and make graceful interior-exterior transitions.

An automatic site irrigation system shall be installed for all landscape improvements. Pressure reducing valves may be required to be installed at the turn on valve of the irrigation service line.

□ **Landscape Area**

The recommended landscaping in this area is the same as in the Building Pad Area. Property Owners must work with existing vineyard operators to plan any additional vineyards that are consistent with existing vineyard patterns, and must use varieties of vines that are approved by the vineyard operator and certified to be disease free. Property Owners must install and maintain independent irrigation to any added vineyards in the Landscape Area.

□ **Vineyards**

No developed landscaping will be allowed within the boundaries of the vineyards, due to the need for vineyard maintenance and tractor turnaround areas. An exception is that planting of rose bushes at the ends of the vineyard rows will be allowed. This is encouraged to provide seasonal color and is a common vineyard practice. Property Owners may not irrigate in vineyard areas.

#### **4.2 Driveways, Driveway Entry Features and Motor Courts**

Driveways must be 12'-0" wide and should be constructed of poured concrete, asphalt or concrete pavers with a permeable base to minimize runoff. Other materials such as decomposed granite and gravel will also be considered by the Committee. The concrete pavers must continue up to the Building Pad and must be approved by the Committee.

Once the driveway reaches the Building Pad, other additional paving materials are acceptable, although permeable paving is still desirable. Other permeable materials that may be used for driveways and motor courts within the Building Pad include brick or stone pavers, decomposed granite and gravel. All paving is subject to review by the Committee. If concrete or other impermeable material or base is used for driveways or

motor courts on the Building Pad, area drains must be installed that tie into the lot storm drain system so that runoff is minimized.

Entry gates are permitted only at the point where the driveway meets the Building Pad. The design of all driveways and selected paving materials will be reviewed and approved by the Committee. No statuary of any kind will be allowed at the Roadway access locations, at the edge of the Building Pad, or in any other location that is visible from off site, unless it is an integral part of a wall or entry gate that is otherwise approved by the Committee.

### **4.3 Fences and Garden Walls**

In general, the addition of walls and fences is discouraged except for courtyard walls that are part of the home design and low 30” high landscape walls. When they are used, walls and fences should be extensions of each residence. They must complement and blend with the architectural design, and help make a transition between the mass of the architecture and the natural forms of the site. They should be designed to be compatible with the surrounding rural environment, and they should not block natural views from other Building Pads, the roads and open space areas.

The Committee must review and approve all walls, fences, and gates prior to construction. The Building Pad may not be fenced continuously by any combination of fences and walls, so as to avoid creating a compound-like appearance. The maximum height for walls and fences is 6’-0” for side and rear yard fences and 3’-0” for front yard fences, as measured from grade beneath the fence. Courtyard walls that are integrated into the design of the home and within the perimeter footprint of the home may be allowed to be higher. If the grade is different on the two sides of a fence, the maximum fence height shall be determined by the height from the lower grade elevation.

- The fencing surrounding the perimeter of a portion of Clos CheValle site is a rural style 8’-0” high “deer fence” with a 4” x 4” fabric or welded wire grid and round wood posts. This deer fencing is installed as part of the development of Clos CheValle. Property Owners may not install additional deer fencing without the approval of the vineyard operator, but vineyard operators may install additional deer fencing. Property Owners are not responsible for deer fence maintenance. The Home Owners Association has responsibility for all perimeter deer fencing maintenance. The vineyard operator has the right, but not the obligation, to maintain it.
- In situations where more privacy is desired, wood, stucco, stone or masonry walls or fences that are in keeping with the architectural style of the home may be considered by the Architectural Design Committee on a case-by-case basis. Courtyards that are integrated into the home design are encouraged (See Section 3.3.g Porches, Decks and Courtyards). Low meandering garden walls (30” high maximum) can be used effectively in the design of landscape features. Chain link

fences will not be permitted on residential home sites, except for screened or natural pet enclosures.

- Property Owners are encouraged to use plant materials wherever possible to achieve privacy and screening objectives.
- Swimming pool fencing shall be installed to meet building codes, but must be reviewed and approved by the Committee prior to installation. Pool equipment and pet enclosures should be screened from view.

Well-designed small scale gates in fences and garden walls add interest and detail to these linear features. Gates should be designed to enhance the architecture of the whole Building Pad.

#### **4.4 Tennis/Sports Courts and Play Equipment**

Neither tennis courts nor racquetball courts are allowed on any lot. Sport courts such as basketball and multi-purpose courts may be built only in the Building Pad area and must be located so that they can be screened naturally from adjacent home sites, roads and all other areas.

A plot plan showing the proposed sport court location and any and all proposed grading and screening shall be provided for the Committee. Design and color of fencing materials should blend naturally into the surrounding area, and plant materials should be added where necessary to and should not be highly reflective. Night lighting of sport courts is not permitted. Sport courts will be permitted only when they can be constructed so they do not constitute an intrusion upon the adjoining residents. The Architectural Design Guidelines require sport courts to be built in the side or rear areas of the Building Pads and set back a minimum of 10' from the side and rear Building Pad lines. Screen enclosures will be limited to 6' in height. Screen enclosures should be either black or green.

Play equipment may be placed in rear yards only and shall be compatible with the scale of the lot, the home and all surrounding homes and properties. It should be of wood or muted colors. No trampolines are allowed on any lot.

#### **4.5 Pools, Therapy Pools, Spas**

All proposed pools will be reviewed by the Architectural Design Committee. Swimming pools may be located only in the Building Pad area or in the Landscape Area subject to the setbacks below. The design and size of swimming pools, therapy pools and spas (including hot tubs) should complement the architectural style of the home and should consider indoor/outdoor relationships, setbacks, wind, sun and site topography. Additionally, the siting of pools must be compatible with the surrounding natural environment, the planned landscaping, and must have minimal visual impacts on neighboring sites.

Swimming pools, therapy pools and spas must be set back from the perimeter of Building Pad or Landscape Area as follows:

Rear Setback -	10'-0"
Side Setbacks -	10'-0"

Pool setbacks are measured from the edge of the pool itself, not the edge of the pool deck. Pool fencing and equipment enclosures must be architecturally related to the residence and other structures (See Section 4.3, Fences and Garden Walls above). Pool equipment must be located on the Building Pad. Pump equipment must be screened and located so as to minimize visual and noise impacts on neighboring Home Sites.

#### **4.6 Landscape Structures**

Additional landscape structures such as gazebos, arbors, trellises and decks may be part of the total landscape design for the Building Pad and the Landscape Area. They must meet the same design requirements as other landscape and architectural features (See Section 3.3.i, Ancillary Structures). Generally, they may not be located in front of the residence; they must complement the architectural style; and they should not be highly visible. They should typically be built of natural materials. The Committee will review all landscape structures.

#### **4.7 Satellite Dishes and Antennas**

Satellite dishes and antennas may be installed on Building Pads or on building roofs. The preferred location is under the roof eaves on the side or back of the house or below the peak of the roof line so as to have no, or minimal visibility from the front of the house. In no case shall a microwave or satellite dish, television antenna, aerial or other such device exceed a diameter or diagonal measurement of one meter. All such devices must be located to be visually unobtrusive from neighboring sites and are subject to Committee review and approval. Solar panels are addressed in Section 3.3.d, Roofs.

#### **4.8 Clotheslines**

Clotheslines are prohibited unless fully screened from all neighboring properties.

#### **4.9 Exterior Lighting**

Exterior lighting shall be low intensity, low wattage and consistent with the rural setting. Landscape lighting is encouraged and, as with all exterior design work, lighting should be used to enhance the overall design concept of the home. Exterior lighting must meet national and local codes.

- Exterior lighting may be located only in the Building Pad area and the Landscape Areas.

- The purpose of exterior lighting is to allow limited outdoor activities at night, to provide lighting enhancement for landscape features, and to meet requirements for safety.
- Exterior lighting should use low intensity incandescent, halogen or low-voltage fluorescent shielded sources; no high pressure sodium, mercury vapor or other high intensity lighting is allowed. No unshielded bare light bulbs are allowed. Light sources should be placed close to grade or concealed. No spotlights, other than security lights activated by motion sensors, will be allowed. These security lights should be directed onto the Building Pad or Landscape Area.
- All exterior lighting conduit and wiring must be placed underground. All exterior fixtures and wiring located above grade level must be as inconspicuous as possible, especially by day.

#### **4.10 Irrigation**

Irrigation is required to establish and maintain landscape plantings on all lots. Each yard should have full coverage, automatic irrigation systems. Irrigation systems should be located in the Building Pad and Landscape Area. No Property Owner may install irrigation systems or allow irrigation overspray in the vineyards or vineyard turnaround areas or adjoining lots or roads. If rose bushes are planted at the end of vineyard rows, Property Owners must irrigate them from an extension of the vineyard drip irrigation system. Property Owners must coordinate with vineyard operators for rosebush irrigation. Property Owners are required to replace all temporary irrigation with permanent automatic irrigation systems.

The automatic irrigation systems should be designed in accordance with all local and state laws, rules and regulations governing or relating to irrigation systems. Each Property Owner's system should also be designed to meet all water conservation practices required by governing bodies. Property Owners are encouraged to consider drought tolerant plantings that minimize the need for irrigation.

Property Owners should be aware that Bear Mountain Water District, the County of Chelan, the State of Washington or other public agencies may also set restrictions on watering times, amounts, equipment, etc.

#### **4.11 Maintenance**

It is the responsibility of each Property Owner to keep his or her landscape well maintained and to promptly replace any dead or dying plant material. Weed control of front yards, back yards and slopes shall be done on a regular basis to keep areas looking attractive and well kept. No 2-4D products may be used.

#### **4.12 Vacant Home Sites**

Some Property Owners may not elect to start construction immediately after purchasing in Clos CheValle. While vacant, these Home Sites must be kept clear of dead material (including trees), fallen branches, debris, shrubs, and other vegetation that is not on the Plant Palette lists. Existing grassland areas must be trimmed or cut to be fire safe and be cleared of noxious weeds and unsightly vegetation.

#### **4.13 Signage**

Property Owners are permitted one temporary sign for resale of their property. Custom Builders are permitted one temporary sign. Signs should be of a reasonable dimension and they may not exceed 2'-0" x 1'-6". All signs must be attractive and compatible with the design of the project.

#### **4.14 Representative Plant List**

Compatible native trees and other varieties of trees, shrubs and ground covers have been selected to complement Clos CheValle. Plant Palettes for trees, for shrubs, and for vines and ground covers have been prepared and are contained in Appendix A of this document. The Palettes indicate which plant materials are appropriate to the various areas of the Home Site: the Building Pad and Landscape Area and the Vineyard Edge. Plants have been selected to complement and best represent the Clos CheValle style of design and the wine country aesthetic.

This list is representative of the type of plant materials that the Developer and an outside landscape architect have determined to be compatible for Clos CheValle. This list does not preclude other alternate plant materials that may achieve a similar objective. Alternative plant materials may be approved by the Committee, after they have been reviewed for compatibility with the landscape concept. A list of Disallowed Plant Materials also appears in Appendix A.

### **5.0**

## **Architectural Design Process**

An Architectural Design Committee (the "Committee") will review all design and construction plans for conformity with these Design Guidelines as described in this document. In general, the following will form the basis for review:

- Consideration of primary site design issues.
- Relationship to the surrounding natural environment and neighbors.
- Sensitivity to the special landscape potential of each Home Site.

- Excellence in architectural design which shall be based on an identifiable, architectural style that is appropriate to the rural wine country setting.
- Use of very high quality materials.
- Fulfillment of all criteria set forth in the previous sections.

The Clos CheValle Architectural and Landscape Design Guidelines have been created to help Property Owners, architects, home builders and contractors prepare drawings and specifications for all Home Sites. Adherence to these Guidelines will assure the Property Owners that Clos CheValle strives for uncompromising standards of architectural quality and integrity.

### **5.1 Architectural Design Committee**

Clos CheValle is designed to be a unique community of homes. The *Protective Covenants of Clos CheValle* does not list specific design items necessary for plan approval. Rather, the authority to approve or disapprove of individual building and landscaping plans is given to the Architectural Design Committee. The committee does not seek to restrict individual creativity of preferences, but rather to achieve the aesthetic goals and community relationships that are described in the Guidelines. As the community matures, these relationships will become increasingly important and require continued coordination through the design process.

The Architectural Design Committee is composed of three (3) or more members. Additionally, an architect or other design professional, who is not a Property Owner, may serve on or act as a consultant to the Committee.

The Committee will use the Design Guidelines for the purpose of review, but may individually consider the merits of any design due to special conditions that, in the opinion of the Architectural Design Committee, provide benefits to the adjacent areas, the specific site or to the community as a whole.

Prior to the commencement of any construction activity, all plans must be reviewed and approved by the Architectural Design Committee. Committee approval must be obtained prior to the start of any clearing, construction, or landscaping. The authority to approve or disapprove of building and landscape plans is provided by the *Protective Covenants of Clos CheValle*. See also Appendix D, GENERAL RULES FOR ALL CLOS CHEVALLE CONTRACTORS AND SERVICE PERSONNEL.

### **5.2 Design Review and Approval**

The Design Guidelines outline the basic requirements and characteristics of design against which the Architectural Design Committee will review and approve plans, including architectural, site development and landscaping plans.

Property Owners are encouraged to work with professional designers and builders. The County of Chelan has jurisdiction over Clos CheValle. The Chelan County Planning and

Building Departments should be contacted at the beginning of the planning process to ensure compliance with their requirements. Compliance with all governmental regulations is the obligation of the Property Owner. Please refer to the Chelan County building codes.

Prior to beginning any work, the Property Owner is required to provide a Design Submittal package to the Committee for review and approval. During its review of the Design Submittal package, the Committee may employ the services of an architect, engineer or any other person to render professional advice, and may pay reasonable compensation for services, which compensation may be charged directly to any applicant who has submitted plans for review. Additionally, any reasonable direct costs incurred by the Committee or the Clos CheValle Home Owners Association in inspecting Property Owner's site for Guidelines compliance prior to and during construction may be charged directly to the Property Owner.

The Design Submittal package should contain two (2) copies or samples of the following: (Architectural plans should be submitted on 24" x 36" pages)

- a. Application for Architectural Design Committee (Appendix C).
- b. Site Plan, drawn to appropriate engineering scale.
  - Property lines, dimensions, setbacks and proximity to next-door neighbors. When available, site plan should include the plotting of homes on the adjacent lots.
  - Location of Home Site areas as applicable (Building Pad, Vineyards, Landscape Area)
  - Home location, setbacks and easements.
  - Driveway and turn-around locations and dimensions.
  - Location of all ancillary structures (e.g. Pools, detached garages, pool houses).
  - Location of landscape and retaining walls.
- c. Floor Plans of all floors, drawn to  $\frac{1}{4}'' = 1'0''$  scale, including dimensions and square footage of home.
- d. Exterior Elevations, drawn to appropriate scale.
  - All exterior elevations, with enough detail to allow the Committee to make an effective review of the plan. Items that should be included in the elevation drawings are:
    - Identification of all exterior materials.
    - Building heights, plate heights and roof pitches.
    - Window and door materials and sizes.
    - All design features including exterior lighting, decks, chimneys, posts and railings, and walls and fences attached to the buildings, etc.
- e. Roof Plan, drawn to  $\frac{1}{8}'' = 1'0''$  scale
- f. Construction details.
- g. Exterior color board and material samples including wall, roof and accent materials (e.g., stone, brick) and field, trim and accent colors.

- h. Anticipated Construction Schedule showing start and finish dates.
- i. Detailed Landscaping Plans, drawn to 1/8" = 1'0" scale.  
(can be submitted after construction commences)
  - Landscape plans should be fully detailed and accurately drawn on full-sized plan sheets. The plans should show contours and elevations clearly, as well as drainage provisions, and all pertinent site and architectural information including an accurate outline of buildings with doors, windows, stoops, decks, exterior lighting and other features accurately located and drawn.
  - Outdoor surfaces such as walks, decks, patios, driveways, courtyards, etc., should also be specified. If spas, retaining walls or head walls are to be installed, architectural drawings of installations should be provided with an articulation of the materials to be used.
  - The Committee, in these Guidelines, has recommended various plant types to be used in the landscape plans (See Plant Palettes in Appendix A). These plant materials have been selected because of their traditional influence in Washington and their desirable characteristics for the entire community.
  - Upon selection of plant materials, please provide complete plant nomenclature for positive identification of these proposed materials. The sizes, in standard nursery 'range of size' description, should be given as well as the quantities of plants of each type proposed to be used in each planting group.

The reason for including such a thorough plant list is that the landscape design submitted should be compatible with the Clos CheValle concept of creating a subdued natural rural vineyard landscape that appears mature and well established.

Property Owners/custom builders must submit their plans to the Architectural Design Committee. The Committee will review the plans and contact the applicant. If needed, an informal meeting will be scheduled to review the package. All materials necessary for the Committee to review and approve a residence must be sent to:

Chair, Architectural Design Committee  
Clos CheValle HOA  
1 Clos CheValle Road  
Chelan, WA 98816

### **5.3 Remodeling and Additions**

Remodeling and additions to existing homes and improvements are required to meet the same criteria as new construction. All criteria concerning aesthetics, color, site location, architecture, ancillary structures, landscaping, grading and excavation, roof height limit, solar collectors, satellite television, setbacks, lighting, etc., will be of significant concern

to the Architectural Design Committee. An approval from the Committee is required for this work, just as it is for new construction.

Prior to starting any work on any changes to the existing home or home site, the Property Owner should contact the Architectural Design Committee to determine which plans will be required for the review process.

#### **5.4 Construction Requirements**

Along with the final design approval from the Committee, other requirements will include:

1. The acquisition of a building permit from Chelan County.
2. A single sign may be posted on the home site during construction. The sign should be no larger than 2' x 1'6".
3. Contractors are reminded of the requirement to keep sites clean. No stockpiling of dirt or debris is allowed. Weekly clean-up is required. The street right-of-way is also to be maintained. If sites are not maintained, or if any damage to adjoining property occurs through the construction process, the Developer will notify contractors of the violations by phone, and the contractors will have three (3) days to rectify the violation.
4. Please refer to the GENERAL RULES FOR ALL CLOS CHEVALLE CONTRACTORS & SERVICE PERSONNEL that is attached (Appendix D).
5. Contractors shall be responsible for providing on-site parking for their work crews' vehicles. Driveway and parking areas shall be covered with 6" of crushed stone or gravel to permit workers' cars to be parked, to afford easy ingress and egress for material deliveries, and to improve the appearance of the development and its sites. Care should be taken to preserve and restore the finished grades of the road shoulders and drainage ditches as needed. Contractors are responsible for cleanup of debris or mud that they deposit on Clos CheValle roadways.

## Appendix A

### Desirable Plants

The plants on the lists below are those that are considered desirable for the residential landscapes of Clos CheValle. These lists are not intended to be an exhaustive listing of those plants that are suitable for planting, but rather are to be considered representative. Plant selection has been partially based on the plant's characteristics (form, texture, color, etc) and its suitability to the semi-arid, high desert climate. Although it is not required that plants be "native" to this region, it is desirable to select plants that have similar qualities to the region's native plants and that will appear harmonious to the surrounding hillsides and vineyards.

### Plant Palette

#### Trees

Botanical Name	Common Name	building pad & landscape area	vineyard edge
<i>Acer campestre</i>	Hedge maple	X	
<i>Acer glabrum</i>	Mountain maple	X	X
<i>Acer palmatum</i>	Japanese maple	X	
<i>Acer tataricum</i> 'ginnala' Flame	Flame Amur maple	X	
<i>Alnus cordata</i>	Italian alder	X	
<i>Betula jacquemontii</i>	Jacquemontii birch	X	
<i>Cercis canadensis</i>	Eastern redbud	X	
<i>Cercis occidentalis</i>	Western redbud	X	
<i>Chionanthus virginicus</i>	Fringe tree	X	
<i>Comus florida</i>	Flowering dogwood	X	
C. f. 'Cherokee Chief', 'Cherokee Princess', 'Apple Blossom', 'Tricolor'	Selected flowering dogwoods	X	
<i>Comus kousa</i>			
<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood ash	X	
<i>Gleditsia triacanthos</i> 'inermis'	Seedless Honeylocust	X	X
<i>Liquidambar styraciflua</i>	Sweetgum	X	X
<i>Magnolia soulangeana</i>	Saucer magnolia	X	
<i>Magnolia grandiflora</i> 'Samuel Sommers'	Samuel Sommers magnolia	X	
<i>Magnolia stellata</i>	Star magnolia	X	
<i>Malus</i> 'Brandywine', M. 'Dolgo'	Crabapple	X	
<i>Malus</i> sp	Crabapple	X	
<i>Parrotia persica</i>	Ironwood	X	
<i>Pinus contorta</i> 'latifolia'	Lodgepole pine	X	
<i>Pinus edulus</i>	Rocky mountain pinyon	X	
<i>Pinus nigra</i>	Austrian pine	X	
<i>Pinus ponderosa</i>	Ponderosa pine	X	
<i>Pinus sylvestris</i>	Scots pine	X	
<i>Platanus acerifolia</i>	London planetree	X	
<i>Populus tremuloides</i>	Quaking aspen	X	
<i>Pyrus</i> 'Aristocrat'	Aristocrat pear	X	X
<i>Quercus rubra</i>	Red oak	X	
<i>Sorbus aucuparia</i>	European mountain ash	X	
<i>Sorbus scopulina</i>	Western mountain ash	X	

**Plant Palette  
Shrubs**

Botanical Name	Common Name	building pad & landscape area	vineyard edge	deer resistant
Achillea sp	Yarrow	X		
Arctostaphylos nummularia	Fort Bragg manzanita	X		
Arctostaphylos patula	Green-leaf manzanita	X		
Artemisia spp	Sagebrush	X	X	
Azalea sp	Azalea	X		
Berberis sp (thunbergii)	Barberry	X	X	X
Buxus microphylla	Boxwood	X		X
Ceanothus velutinus	Snowbush	X		
Cercocarpus montanus	Mt mahogany	X	X	
Chrysothamnus nauseosus	Rabbit bush	X		X
Comus stolonifera	Red-twig dogwood	X		X
Daphne cneorum	Rock daphne	X		
Erysimum aureum		X		
Euonymus alatus	Burning bush	X	X	
Helianthemum nummularium	Sunrose	X		
Hemerocallis sp	Daylily			
Lavandula angustifolia 'Munstead'	Lavander	X		
Lonicera tartarica	Tartarian honeysuckle	X		
Mahonia repens	Dwarf Oregon grape	X		X
Penstemon sp	Garden penstemon	X		
Potentilla fruticosa	Bush cinquefoil	X		
Rhamnus sp	Buckhorn	X	X	
Rhododendron impeditum	Impeditum rhododendron	X		
Rhododendron spp	Hardy rhododendron	X		
Rhus glabra	Smooth sumac	X		X
Rhus typhina	Staghorn sumac	X	X	X
Ribes sanguineum	Currant	X	X	
Rosa spp	Rose	X	X	X
Rosmarinus officinalis	Rosemary	X		
Salvia officinalis	Sage	X	X	
Spiraea 'Snowmound'	Snowmound spirea	X		X
Spiraea densiflora	Mt spirea	X		X
Spiraea douglasii	Western spirea	X		X
Thymus serpyllum	Wild thyme	X		
Viburnum opulus	Snowball bush	X		
Viburnum plicatum 'tomentosum'	Viburnum	X		

**Plant Palette**  
**Groundcovers and Vines**

Botanical Name	Common Name	building pad & landscape area	vineyard edge	deer resistant
<b>GROUNDCOVERS</b>				
<i>Arctostaphylos uva-ursi</i>	Kinnikinnik	X	X	
<i>Artemisia schmidtiana</i>	Silvermound	X	X	
<i>Ceanothus ovatus</i>		X		
<i>Cerastium tomentosum</i>	Snow-in-summer	X		
<i>Paxistima canbyi</i>	Mountain lover	X	X	
<i>Penstemon strictus</i>	Rocky mountain penstemon	X		
<i>Phlox paniculata</i>	Summer phlox	X		
<i>Phlox subulata</i>	Moss pink	X		
<i>Potentilla verna nana</i>	Spring cinquefoil	X		
<i>Rosa spp</i>	Carpet rose	X	X	X
<i>Rosa woodsii</i>	Wild rose	X	X	X
<i>Thymus sp</i>	Thyme	X		
<i>Vinca minor</i>	Dwarf periwinkle	X		
<b>VINES</b>				
<i>Akebia quinata</i>	Five-leaf akebia	X		
<i>Actinidia kolomikta</i>	Kiwi	X		
<i>Campsis radicans</i>	Trumpet creeper	X	X	
<i>Clematis ligusticifolia</i>	Western virgin's bower	X		
<i>Clematis spp</i>	Clematis	X		
<i>Humulus spp</i>	Hop	X		
<i>Hydrangea anomala petiolaris</i>	Climbing hydrangea	X		
<i>Jasminum nudiflorum</i>	True jasmine	X		
<i>Lonicera sempervirens</i>	Coral honeysuckle	X		
<i>Parthenocissus quinquefolia</i>	Virginia creeper	X	X	
<i>Vitis spp</i>	Grape	X		
<i>Wisteria sinensis</i>	Wisteria	X	X	

**Grasses for unplanted and unwatered areas**

The following grasses should do well without watering:

<b>GRASSES FOR UNWATERED AREAS</b>		building pad & landscape area	vineyard edge
<i>Agropyron cristatum</i>	Crested wheatgrass	X	X
<i>Agropyron cristatum x desertorum</i>	Created wheatgrass hybrid	X	X
<i>Agropyron desertorum</i>	Std crested wheatgrass	X	X
<i>Calomagrostis x acutiflora 'Karl Foerster'</i>	Feather reed grass	X	X
<i>Festuca idahoensis</i>	Idaho fescue	X	X
<i>Festuca ovina</i>	Sheep fescue	X	X
<i>Festuca ovina 'glauca'</i>	Blue fescue	X	X
<i>Koeleuia cristata</i>	Prairie junegrass	X	X
<i>Miscanthus sinensis 'Morning Light'</i>	Maiden grass	X	X
<i>Pennisetum alopecuroides</i>	Fountain grass	X	X
<i>Poa ampla</i>	Big bluegrass	X	X
<i>Poa canbyi</i>	Canby bluegrass	X	X
<i>Poa sandbergii</i>	Sandburg bluegrass	X	X

**Disallowed Plant Materials**

The following plant materials are not allowed within Clos CheValle:

Botanical Name	Common Name
Cortaderia sp	Pampas grass
Cytisus sp	Broom
Hedera helix	English Ivy
Juniperus sp (except Skyrocket)	Juniper
Marrubium vulgare	Horehound
Picea sp	Spruce
Populus nigra 'italica'	Lombardy Poplar

In addition to the above table, all plants found on the Washington State Noxious Weed List of 2004 and as updated are not allowed to be planted within Clos CheValle. All noxious weeds classified as "Class A" on this list that are found to be growing on a lot within Clos CheValle must be removed as is required by Washington State law.

Noxious weeds are non-native plants introduced to Washington through human actions. Because of their aggressive growth and lack of natural enemies in the state, these species can be highly destructive, competitive or difficult to control. These exotic species can reduce crop yields, destroy native plant and animal habitat, damage recreational opportunities, clog water-ways, lower land values and poison humans and livestock.

Appendix C

Application for  
Architectural Design Committee

A pre-application meeting with the Architectural Design Committee is available if desired by the Applicant to review the Design Guidelines and to answer Applicant questions. The Committee will review an application when it is complete, i.e. when all required drawings, information, materials and the application have been submitted. Please contact the Committee if you have additional questions.

Application Date \_\_\_\_\_ Home Site Number: \_\_\_\_\_  
Type of Review Requested \_\_\_\_\_ Preliminary Design \_\_\_\_\_ Remodel or Addition  
\_\_\_\_\_ Final Design \_\_\_\_\_ Miscellaneous  
\_\_\_\_\_ Landscape Design

A. Project and Team Identification

1. Applicant's Name: \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_  
E-mail Address \_\_\_\_\_
2. Lot Number: \_\_\_\_\_  
Lot Address \_\_\_\_\_  
Assessor's Parcel No \_\_\_\_\_
3. Project Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
4. Property Owner \_\_\_\_\_  
Mail Address \_\_\_\_\_  
Telephone No. \_\_\_\_\_  
E-mail Address \_\_\_\_\_
5. Builder \_\_\_\_\_  
Mail Address \_\_\_\_\_  
Telephone No. \_\_\_\_\_  
E-mail Address \_\_\_\_\_
6. Architect \_\_\_\_\_  
Mail Address \_\_\_\_\_  
Telephone No. \_\_\_\_\_  
E-mail Address \_\_\_\_\_
7. Lndscpe Arch. \_\_\_\_\_  
Mail Address \_\_\_\_\_  
Telephone No. \_\_\_\_\_  
E-mail Address \_\_\_\_\_
8. Civil Eng. \_\_\_\_\_  
Mail Address \_\_\_\_\_  
Telephone No. \_\_\_\_\_  
E-mail Address \_\_\_\_\_
9. Other \_\_\_\_\_  
Mail Address \_\_\_\_\_  
Telephone No. \_\_\_\_\_  
E-mail Address \_\_\_\_\_

Home Site Number: \_\_\_\_\_

B. Project Information

1. Home Site / Lot Area \_\_\_\_\_

2. Building Pad Area \_\_\_\_\_

3. Floor Area Ratio

- Allowed \_\_\_\_\_

- Proposed  
First Floor \_\_\_\_\_

Second Floor \_\_\_\_\_

Enclosed Crtyards \_\_\_\_\_

Subtotal \_\_\_\_\_

Garage \_\_\_\_\_

Subtotal \_\_\_\_\_

Ancillary Structures (Type and area)

\_\_\_\_\_

\_\_\_\_\_

Subtotal \_\_\_\_\_

**Total Proposed** \_\_\_\_\_

4. Building Pad Coverage

- Proposed \_\_\_\_\_

5. Number of Parking Spaces

- Enclosed \_\_\_\_\_

- Unenclosed/Visitor \_\_\_\_\_

**Total** \_\_\_\_\_

6. Number of Bedrooms \_\_\_\_\_

7. Number of Bathrooms \_\_\_\_\_

8. Building Height \_\_\_\_\_

C. Building Materials

Home Site Number: \_\_\_\_\_

	Type of Material	Product, Specification, Color, etc.
1. Walls		
• Primary Material	_____	_____
• Secondary Materials	_____	_____
	_____	_____
	_____	_____
2. Roof		
• Roofing Materials	_____	_____
• Fascia	_____	_____
• Soffits	_____	_____
• Trellises	_____	_____
3. Windows	_____	_____
	_____	_____
4. Doors		
• Main Entry Door	_____	_____
• Other Exterior Doors	_____	_____
• Garage Doors	_____	_____
5. Trim		
• Window	_____	_____
• Door	_____	_____
6. Accessory Materials		
• Fences, Railings, Walls (attached to house)	_____	_____
	_____	_____
• Flues, Caps	_____	_____
• Other	_____	_____
7. Exterior Lighting (Attach catalog cuts)	_____	_____
	_____	_____
8. Ancillary Structures (any materials different from house)	_____	_____
	_____	_____
9. Other	_____	_____
	_____	_____

Home Site Number: \_\_\_\_\_

D. Hardscape Materials and Landscape Structures

	Type of Material	Product, Specification, Color, etc.
1. Paving Materials		
• Patios, Courtyards, Decks	_____	_____
	_____	_____
• Paths, Walkways	_____	_____
	_____	_____
• Driveway (on Building Pad)	_____	_____
	_____	_____
2. Landscape Walls, Fences	_____	_____
	_____	_____
	_____	_____
	_____	_____
3. Other Landscape Structures	_____	_____
	_____	_____
	_____	_____
	_____	_____
4. Site Lighting	_____	_____
	_____	_____
	_____	_____
	_____	_____
5. Header Boards	_____	_____
	_____	_____
	_____	_____
	_____	_____
6. Other	_____	_____
	_____	_____
	_____	_____
	_____	_____

## **Appendix D**

### **GENERAL RULES FOR ALL CLOS CHEVALLE CONTRACTORS & SERVICE PERSONNEL**

It is the responsibility of the Property Owner to present his or her builder, contractor, or contractor(s) with a copy of these rules and to make sure that they are understood and obeyed. The Architectural Design Committee will enforce these rules and pursue any necessary remedies to the full extent of the law.

Prior to the start of lot clearing for construction, the Property Owner and General Contractor are to schedule a meeting with the Chair of the Architectural Design Committee, or designate, to review these rules and current issues that may impact construction of their specific residence

To assure that these regulations are adhered to, each Property Owner, before beginning any construction, shall provide a damage deposit in the amount of \$1,000 to the Clos CheValle Home Owners Association. Should it become necessary to remedy any violation of these regulations, the cost of such remedy will be charged against the damage deposit. If the cost for remedy exceeds the damage deposit amount, the Property Owner shall be held responsible for the entire amount. Any portion of the damage deposit due back to the Property Owner shall be determined after completion of the project, including both home construction and landscape installation.

Contractors and sub-contractors shall obey road load restrictions and not schedule deliveries or movement of large equipment when restrictions are posted (typically early spring.) Clos CheValle HOA will not be responsible for expenses incurred if trucks and/or equipment are denied entrance to Clos CheValle due to weight restrictions.

1. Contractors are required to keep their job sites as neat and clean as possible. Trash and discarded materials shall be removed daily. All trash stockpiled for removal shall be located in the rear of the residence or other approved location until removed. There will be no stockpiling or dumping on adjacent lots or on streets.
2. Contractors will use only the utilities provided on the immediate site on which they are working.
3. Any damage to streets and curbs, vineyards, drainage inlets, street lights, street markers, mailboxes, walls, etc. will be repaired by the responsible contractor or taken from the damage deposit.
4. The established speed limit within the Community, unless otherwise posted, is 20 miles per hour for construction vehicles, including light trucks and autos. This must be obeyed.

5. There will be no washing of any truck on the streets. If a concrete delivery truck is washed out, it must be done on the construction site or off site.
6. Operators of vehicles are required to see that they do not spill any damaging materials while within the Community. If spillage of a load occurs, operators are responsible for clean-up. Clean-up done by the Clos CheValle personnel will be billed to the responsible party. Please report any spills as soon as possible.
7. If any lines are cut, i.e., telephone, cable, television, electrical, water, etc., it is the contractor's responsibility to report the accident to the respective provider.
8. All personnel working in the Community are to keep all areas in which they work free of discarded materials such as lunch bags and odd materials. Objects should not be thrown out of cars and trucks. Stockpiling of any materials on adjacent lots is not allowed.
9. Loud radios or noise will not be allowed within the property. This is distracting and discomforting to Property Owners. Normal radio levels are acceptable. Do not mount speakers on vehicles or outside of homes under construction. Remember that sound travels a long way on a windy day.
10. No vehicles (trucks, vans, cars, etc.) may be left in the subdivision overnight. The parking of vehicles or erecting of storage sheds or construction offices will only be allowed in such locations designated by the Committee in writing. Driving of vehicles will only be allowed on designated access roads. Construction equipment may be left on the site while needed, but must not be kept on the street or in turnaround areas. Clear access must be maintained for fire trucks.
11. No children will be permitted in construction zones.
12. Contractor personnel will not be permitted to bring pets on property.
13. Work which may cause disturbances due to noise will be prohibited on Sundays and Holidays. Once any residence is occupied, work hours are:
 

Monday-Friday	7:00 a.m. – 5:00 p.m.
Saturday	8:00 a.m. – 4:00 p.m.
Sunday	Not allowed
14. No drugs or alcohol are permitted on any Clos CheValle construction site at any time.