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Index to: AMENDED COVENANTS & RESTRICTIONS

**SECOND AMENDMENT TO
DECLARATION ESTABLISHING COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
GRIFFIN RANCH P.U.D. SUBDIVISION**

This Second Amendment to Declaration (the "Amendment") is made as of the date set forth below by GGA, LIMITED LIABILITY CO., a Washington limited liability company qualified to do business in the State of Idaho, (hereafter referred to as "Declarant").

1. The Declaration Establishing Covenants, Conditions and Restrictions for Griffin Ranch P.U.D. Subdivision, and a previous amendment thereto were recorded October 14, 1999 as Instrument No. 432493 and December 1, 1999 as Instrument No. 434043 in the records of Blaine County, Idaho (collectively the "Declaration").

2. As of the date of this Amendment, Declarant is the Class B Member of the Griffin Ranch P.U.D. Subdivision Homeowners Association (the "Association"). Therefore, pursuant to Section 10.2 of the Declaration, only Declarant may amend the Declaration.

3. Exhibit A of the Declaration which consists of the Griffin Ranch P.U.D. Subdivision Design Review Guidelines, shall be amended to read as set forth in Exhibit A attached hereto and incorporated herein by this reference.

4. All other provisions of the Declaration shall remain the same and in full force and effect.

IN WITNESS WHEREOF, the undersigned has executed this instrument as of the dates set forth below:

"DECLARANT"

**GGA LIMITED LIABILITY CO., a Washington
limited liability Company**

Date: 5/30/03

By: James S. Griffin
James S. Griffin, Member

STATE OF WASHINGTON)

County of Pierce) ss.

On this 30th day of May, 2003, before me, the undersigned notary public in and for said state, personally appeared James S. Griffin, known or identified to me to be one of the members of GGA LIMITED LIABILITY CO., and the member who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that he executed the same in said limited liability company name.



Donna J. Rebelles
Notary Public for Washington
Residing at: Roy Wash
Commission expires: 6-5-05

GRIFFIN RANCH P.U.D. SUBDIVISION DESIGN GUIDELINES

These Griffin Ranch P.U.D. Subdivision Design Guidelines ("Guidelines") are promulgated effective as of the date of recording in the records of Blaine County, Idaho, and pursuant to, the Declaration Establishing Covenants, Conditions and Restrictions ("Declaration") for Griffin Ranch P.U.D. Subdivision ("Griffin Ranch").

I. INTRODUCTION

Homeowners, builders, and designers should view these Guidelines as guides that will protect the special qualities of Griffin Ranch, not as roadblocks to creative design. The Guidelines are not meant to limit the imagination or personal needs of the individual homeowner. Individual design within the framework of a cohesive "western ranch rural neighborhood" is encouraged.

These Guidelines are formulated for design and construction of single-family dwellings and outbuildings, and alterations and additions to the same.

Except as otherwise specified herein, all terms used in the Guidelines shall have the same meaning as set forth in the Declaration. In the event any provision of the Guidelines conflicts or is inconsistent with the Declaration, the Declaration shall govern.

1.1 QUALITY

Quality is a primary goal of Griffin Ranch. To this end, a Design Review Committee ("DRC") will be formed pursuant to the Declaration to review the aesthetics of all development within Griffin Ranch. To achieve a high-quality "western ranch rural neighborhood" image, the architectural style and overall quality of the Improvements is critical. The overall building appearance and its details should convey a sense of solid, permanent construction. The DRC will discourage facade treatments that are associated with impermanent, hastily-built, or obviously inexpensive construction materials or techniques.

It is the strong feeling of the Declarant that quantity is not necessarily synonymous with quality. Therefore maximum, as well as minimum, square footage is established for the development. The living area of the primary residence located on any Lot, exclusive of decks, open porches, carports and garages, shall be restricted as follows: (a) not less than one thousand six hundred (1,600) square feet and not greater than three thousand five hundred (3,500) square feet for any Lot less than two (2) acres in size, (b) not less than one thousand eight hundred (1,800) square feet and not greater than four thousand five hundred (4,500) square feet for any Lot equal to or greater than two (2) acres in size, but less than four (4) acres in size, and (c) not less than two thousand (2,000) square feet and not greater than seven thousand five hundred (7,500) square feet for any Lot equal to or greater than four (4) acres in size. No more than 33.3% of total gross living area of all above ground living area may be located on second floors. The square footage of garages

EXHIBIT A

and roofed porch/deck areas (open or screened) may included as part of the gross living area for this calculation. (As this is a requirement that affects visual massing of the structure, below grade and basement living areas are not included in this calculation.)

1.2 SCALE, MASSING AND PROPORTION OF DWELLINGS / BUILDINGS

The preferred overall character of the completed development should reflect the rural ranching environment. All buildings are limited to a maximum of two stories and not more than 30 feet in height. The building forms should portray a strong sense of horizontalness. Major roof pitches shall range from 5:12 to 8:12, shed and other minor roof pitches may range from 2:12 to 8:12. Building and roof shapes shall be of simple, traditional ranch architectural forms and elements. Care should be taken to arrange the main dwelling and the outbuildings to affect a cohesive, pleasing massing.

1.3 CONSISTENCY

Another goal of the DRC is to achieve a high level of design consistency in the buildings and other Improvements in Griffin Ranch. Buildings that may attempt a statement of quality on the road frontage, but abandon all pretense of design or quality on their sides and rear will not be approved.

II. GENERAL ARCHITECTURAL GUIDELINES

2.1 ARCHITECTURAL STYLE -- GENERAL CONSIDERATIONS

The style selected for the design guidelines for Griffin Ranch is termed "Western Ranch-style Architecture". This style is further described as traditional American west ranch homestead design as characterized by late 1800's early 1900's ranch residences, barns and other outbuildings. The style is typified by simple wood-frame or log gabled and shed roofed elements, and simple indigenous exterior materials. The style often incorporates multiple roof elements and shed roofs attached to a main architectural form. The style is limited in materials and motif to vertical board and batten, horizontal lap or "channel rustic" sidings or log, although accent materials may also include sawn shingles and other wood siding materials approved by the DRC. Although some Victorian architectural influences are seen in the style, literal Victorian ornate "gingerbread" detail (i.e. scalloped shingles, wood filigree, etc.) is not allowed. Due to the arid nature of the original (pre-irrigated) landscape, and the proximity of large tracts of desert in the locale, design aspects and materials of southwest ranch architecture will also be allowed. Thus, stucco and adobe materials and "southwestern style" flat roof designs will be allowed. The DRC shall assemble and maintain a collection of photographs depicting this architectural style which may be consulted upon request by any owner or owner's representative.

2.2 ARCHITECTURAL STYLE -- SPECIFIC REQUIREMENTS

A. **SCALE:** It is important that the structure not be over scaled. In this respect, continuous two story walls are discouraged. Ridge lines at each level should be long continuous, enhancing a horizontal line. Two-story designs shall "stack" the building masses from low one-story at the perimeter to taller and two-story elements at the center. The use of wrap-around, roofed (open or screened) porch areas are encouraged. (See 1.1 above.) Door and window openings should be sized to reflect human scale. All windows shall be in traditional double-hung and/or casement configurations. Arched, trapezoidal, or non-traditional window shapes are expressly prohibited. Large expanses of glass (contemporary "picture windows") proposed without the use of traditional divided lite muntin bars are prohibited. Attempts should be made to de-emphasize the garage doors by choosing details that are compatible with the architectural motif but are simplified and have the ability to break up the size of the garage facade. Probably the most important element of this design problem is the selection of the color for the garage door. Typically contrast should be kept low and consideration given to painting the doors the same color as the base siding color.

B. **STRUCTURAL, MIRROR IMAGED, AND DUPLICATE DESIGNS:** Symmetrical or nearly symmetrical plans are expressly prohibited, as they are atypical of ranch-style architecture. Duplicate or similar designs within any of the phases of the development are expressly prohibited.

C. **ROOF FORMS AND MATERIALS:** Roof forms shall be limited to simple hip and gable elements or traditional combinations of both. Nontraditional, "A frame", oriental, domed, or geodesic roof forms are prohibited. Flat roofs are acceptable in conjunction with "southwestern style" designs. Flat roofs for other designs must be approved by the DRC as a variance through the procedures provided in the Declaration. The variance application must be accompanied by specifications of materials and detailing of the roofing system. As with the design of the building as a whole, the style and design of the roof(s) should remain consistent/cohesive from all views. Roofing materials shall be limited to natural cedar shingles, natural cedar tapersawn or hand split shakes, approved high density fiberboard shingle systems and heavily-textured architectural style asphalt composition shingles in darker earth tones, approved pre-finished metal roofing, and approved concrete, slate or clay tile materials.

D. **MATERIAL CHANGES:** To avoid a tacked-on, low-quality, thin veneer look, material changes should be made at an inside corner or at a major wall opening. Such changes at outside corners should be avoided.

E. **SIDING AND EXTERIOR FINISH MATERIALS:** Required exterior siding/finish materials are natural, solid wood vertical board and batten siding, horizontal lap or "channel rustic" sidings, traditional lap or T&G butt style sidings or traditional log. Exposure of each board shall range between 6 and 10 inches. Traditional and synthetic stucco materials and adobe brick are acceptable exterior finish materials for "southwestern style" designs. These materials may be used as accent materials for fireplaces, chimneys, etc. Metal, vinyl, manufactured composite wood, plastic and/or cementaceous siding and exterior trim materials and synthetic masonry or "cultured stone" exterior finish materials are expressly prohibited. Traditionally colored, standard-size, clay brick is an approved exterior finish material, especially used as chimney and accent materials as long

as the brick color is chosen carefully to blend with the overall building color palette. Fully brick-veneered homes are prohibited as they would contrast markedly from adjacent typically wood sided homes. Native stone materials such as river rock and quarried indigenous stone may be used for chimney and accent materials provided the overall scale, texture and color is compatible with the overall architectural concept. Cap details must be addressed sensitively with all masonry work.

Materials that are manufactured at present or in the future that can be demonstrated to effectively emulate natural wood products may be submitted to the Design Review Committee as a potential variance. (See Section 8.8 of the Declaration Establishing Covenants, Conditions and Restrictions for Griffin Ranch P.U.D. Subdivision regarding variance procedures.) The Design Review Committee shall be the sole judge of the appropriateness and potential for approval of such proposed exterior finish materials.

Exterior trim-out of doors, windows, exterior corners and base trims, and other miscellaneous trim are important, style defining elements of the completed structure. Trim widths must be in proportion to the overall style and massing of the building. Generally, wider trims (minimum 5 1/2") should be used for typical door and window trims and exterior corner trim. The trim style for openings should be a simple, traditional "butt joint" detail (as opposed to mitred) with the head and sill trims being dominant and extending past the exterior faces of the jamb trims.

Miscellaneous trims for gable end vents, etc, must be in proportion to the overall scale and style. Base trims, if used, typically must be bold and in the range of 9" to 12" in height. Fascia trims, when used, shall be composed of single or multiple pieces of natural, solid wood trims.

Exposed, enclosed roof eave soffits must be of wood boards or plywood sheathing materials with a natural, rough sawn wood facing. Open roof eave soffits and exposed rafter tails are encouraged as indicative of the "western ranch style". Exterior trim for "southwestern style" designs (stucco) must reflect traditional "Mission Style" or "American southwestern" detailing and material transition configurations. "Stucco bulge" opening trim-out details (typical of a "neo-French Provincial" residential style) are not acceptable. The Design Review Committee shall be the sole judge of the appropriateness and potential for approval of all proposed exterior finish trim materials, sizes, details and finish.

F. ROOF AND ATTIC VENTS: Decorative and functional roof and attic vents shall be shown on the building elevations. The type, size and proposed design shall be clearly shown. The use of functional, louvered decorative vents are encouraged as gable end design elements, scaled to blend appropriately with the general architectural concept.

G. PRIVACY SCREENS: The preferred privacy screen is one which is treated as an architectural extension of the building, both in its design and in its materials, rather than as a separate and unrelated element. Traditional lattice designs are acceptable for privacy screens adjacent to the primary residence.

H. **EXTERIOR LIGHTING:** Exterior lighting shall be approved soffit down lighting or shielded source surface mount lighting. Short throw, low intensity ranch type yard post lighting may be approved by special variance from the DRC. Landscape up lighting is prohibited. Seasonal Christmas and/or other holiday lighting is exempt from these limitations insofar that this temporary lighting is not glaring or obtrusive to adjacent properties.

I. **SOLAR CONSIDERATIONS:** Designers should consider passive solar opportunities. Design and siting of a house should take in account the solar access of neighboring houses, e.g., minimizing structure height near a north property line when a building site lies to the north on an adjacent Lot, casting shadows on other buildings. Solar collectors and associated hardware if proposed shall be an integral part of the design of the building, and shall not have a "tacked on" appearance. Placement of the collectors must consider the impact of glare on neighboring properties. Proposed collector types shall be submitted for review by the DRC in the early stages of the planning of the dwelling to verify acceptability. Collectors shall be arranged in a compact configuration and shall have the appearance of a uniform plane with a neatly finished edge.

III. APPLICATION AND APPROVAL PROCEDURES

3.1 PRELIMINARY APPLICATION AND REVIEW

A. **PURPOSE:** The purpose of the Preliminary Application and Review is to enable the DRC to review designs at the preliminary design stage and comment on the design to facilitate design compliance with the general Design Guidelines for Griffin Ranch and, thus, to facilitate and expedite the final approval process. The Preliminary Application and Review process is mandatory.

B. **INTENT:** The intent of the Preliminary Application and Review process is to identify and, insofar as possible, eliminate difficulties which could arise in the final Design Review approval, thus expediting the overall process.

C. **FORM:** Preliminary Applications shall be made in duplicate pursuant to the "Design Review Application" (which shall be completed in full), shall be submitted to the office of the current sitting Architect Member of the DRC (the name and address of the current Architect will be available from the Board), and shall include two copies of the following (partial or incomplete applications shall not be considered):

1) **Site Plan:** A conceptual site plan (at a scale of not less than 1" equals 10'-0") shall show the Lot number, adjacent streets; the orientation of the site (north arrows), the dimensions of the Lot and dimensions of setbacks and easements, the building footprint(s) with dimensions (show phasing if applicable), both existing and proposed finish grades and drainage patterns, the proposed location of fences, the proposed location of all buildings, patios, decks, fences, screens, driveways and walks, any proposed re-grading required in the design, and the proposed location of all mechanical and electrical fixtures not attached to the building.

2) Building Elevations: All exterior elevations of all structures shall be shown at minimum scale of 1/8" equals 1'-0". The schematic elevations shall be drawn correctly in accordance with the floor plan and shall show the Improvement as it is proposed to be built. Elevations must indicate the slope of the site and indicate all exterior materials and colors.

3) Fee: A one hundred dollar (\$100) fee (or such other amount as may be established from time to time by the DRC) must be submitted with the Preliminary Application.

D. MEMORANDUM OF REVIEW: The applicant shall receive a Memorandum of Review from the DRC within 30 days of receipt by the DRC of the complete Preliminary Application. The receipt of a Memorandum of Review based on the Preliminary Application and Review shall not be deemed to be approval for the construction of any Improvement nor a guarantee of a final Design Review approval.

3.2 DESIGN REVIEW APPLICATION AND APPROVAL

A. PURPOSE: The Owner must obtain Design Review Approval from the DRC as well as all required permits from all governmental regulatory agencies before constructing any Improvement on any Lot in Griffin Ranch. Design Review Applications shall be made in duplicate pursuant to the "Design Review Application" (which shall be completed in full) and shall include, without limitation, two copies of each of the following:

1) Landscape Plan: A complete landscape plan showing plant materials including trees, shrubs and groundcover with common name, sizes, and areas to be irrigated. It is the intent of the Guidelines to encourage natural landscape materials and designs. The "developed" areas of landscape treatment (sod, shrubs, etc.) shall be encouraged to be limited to the immediate environs of the primary residential structure(s). Landscape areas not to be used for residential use are encouraged to be planted in native grasses to blend with the native vegetation.

2) Site Plan: A complete site plan at a scale of no less than 1" equals 10'-0" with the listed information required for the Preliminary Application.

3) Building Elevations: All exterior elevations shall be shown at a minimum scale of 1/4" equals 1'-0", including the relationship of the building's finished floor elevation to the proposed finished grade of the Lot on each elevation, including all decks, patios, screen walls, etc. Requirements of the Preliminary Application also apply.

4) Floor Plans: Floor plans for the proposed Improvement shall be submitted at a scale of no less than 1/4" equals 1'-0". The square footage of each floor shall be designated as well as the total square footage of the plan, including the garage.

5) Roof Plan: A roof plan at a minimum scale of 1" equals 10'-0" shall be submitted. This may be illustrated on the site plan. (Complex roof plans may be required to be

presented at larger scale.)

6) **Three-Dimensional Representations:** In the case of complex roof forms or unusual structures, the DRC may require isometric or perspective views or models in order to fully understand the visual impact or the three-dimensional feasibility of the proposed Improvement. The applicant shall be notified of this requirement by the DRC during the Preliminary Review process.

7) **Exterior Colors and Materials:** Samples of all exterior color and materials are required.

8) **Fee:** A three hundred dollar (\$300) fee (or such other amount as may be established from time to time by the DRC) must be submitted with the Application. If a Preliminary Application and Review fee has been paid, the fee shall be reduced by the amount of the Preliminary Application and Review Fee.

The DRC will return one (1) set of plans, specifications, and material samples. One complete set of approved (or denied) plans and specifications will be kept on file by the DRC for future reference.

B. **NOTIFICATION OF APPROVAL/DENIAL:** The applicant shall receive a written Notification of Approval/Denial from the DRC within 30 days of the receipt by the DRC of the complete Application. Conditional approvals noted in the written notification shall only become effective at such time as proof of compliance with the condition is forwarded to the DRC.

C. **INSPECTION:** Submitting the Application will be deemed Owner's approval for DRC representatives and/or Board of Directors to make, upon reasonable notice to the Owner, on-site inspections of the Lot and proposed and completed Improvements.

D. **EXPIRATION DATE OF APPROVAL:** The construction approval shall automatically be deemed revoked one year after the date of written notification unless construction of the Improvement has commenced or the Owner has applied for and received an extension of time from the DRC.

E. **VARIANCES:** All requested variances to the requirements of the design Guidelines will be submitted and processed under the requirements of Section 8.8 of the Declaration Establishing Covenants, Conditions and Restrictions for Griffin Ranch P.U.D. Subdivision.

3.3 ALTERATION APPLICATIONS AND APPROVALS

A. **ALTERATION APPLICATIONS:** Before an Improvement in Griffin Ranch may be altered, modified, painted, stained to a materially different shade or color, or otherwise refinished, whether by excavation, fill, alteration of existing drainage, or the planting, cutting or removal of existing vegetation, shrubs or trees other than normal trimming or maintenance, or any other exterior alteration or modification, such alteration or modification must be approved by the DRC. Alteration

applications shall be made in duplicate pursuant to the "Design Review Application" (which shall be completed in full) and shall include, without limitation, two copies of each of the following:

- 1) The elevations as necessary to fully depict the proposed alteration and/or Improvement.
- 2) A site plan at a scale of 1" equals 10'-0" of the proposed alteration and/or Improvement.
- 3) If applicable, a floor plan at a scale of 1/4" equals 1'-0" showing the square footage changes.
- 4) Application for repainting or restaining of the exterior must include a paint or stain chip of the requested color.
- 5) A one hundred dollar (\$100) fee (or such other amount as may be established from time to time by the DRC) must be submitted with the Alteration Application.

Submitting the Alteration Application shall be authorization to the DRC to make, upon reasonable notice to the Owner, on-site inspections of the Lot where the proposed alteration is to be completed. The application shall also specify when the proposed Improvements shall be laid-out on the site (string lay-out) to facilitate DRC site inspection if required. The Owner is responsible for notifying the DRC within 30 days of completion of the proposed alteration to facilitate final inspection for compliance with the approved Alteration Application.

The DRC will return one (1) set of plans, specifications, and materials to the Owner. One complete set of plans and specifications will be kept on file by the DRC for future reference.

B. NOTIFICATION OF APPROVAL/DENIAL: The applicant shall receive a written Notification of Approval/Denial from the DRC within 30 days of the receipt by the DRC of the complete Alteration Application. The approval / denial of the application shall not be deemed complete until the Owner receives the written notification. Conditional approvals noted in the written notification shall only become effective at such time as proof of compliance with the condition is forwarded to the DRC.

C. INSPECTION: Submitting the Alteration Application will be deemed Owner's approval for DRC representatives and/or Board of Directors to make on-site inspections of the Lot and proposed and completed alterations.

D. EXPIRATION DATE OF APPROVAL: The construction approval shall automatically be deemed revoked one year after the date of written notification unless construction of the alteration has commenced or the Owner has applied for and received an extension of time from the DRC.

3.4 APPEALS. Any Owner may appeal in writing the decision of the DRC on either a Design Review Application or an Alteration Application. The appeal shall be filed with the Association within ten (10) days after the decision and shall state the decision appealed from and the reasons therefore. The appeal shall be heard by the Board of Directors of the Association within thirty (30) days. If no appeal is filed within the ten (10) day period after a decision of the DRC, that decision shall be final and non-appealable.

IV. DESIGN AND CONSTRUCTION GUIDELINES

The following is a list of certain design and construction guidelines which may assist an Owner/Applicant; provided, however, that the following guidelines shall in no respect modify the Declaration.

4.1 BUILDING HEIGHT. A 30-foot high ridge line is the maximum allowable height for any structure. The DRC may establish further height restrictions where necessary in order to maximize and protect views from other properties.

4.2 CHIMNEYS. All exterior chimneys and chimney chases must be of wood, stucco, adobe brick, approved native stone, or approved brick. Chimney material should be selected as a compatible accent to the style and detail of the overall design. It is encouraged that this accent material is utilized elsewhere in the overall design. All metal flues serving wood burning stoves or prefabricated fireplace units must be fully enclosed in an approved chase and terminated with an approved shark arresting cap. Such cap termination must be screened by a decorative (typically prefinished sheet metal) architectural cap detail.

4.3 DRIVEWAYS. Driveways should be of adequate width or length to provide at least two cars to park off the street exclusive of the garage. Where possible (especially on single family Lots in Phase 1), driveways must be designed to eliminate the necessity of backing out into streets; e.g., turnarounds, circular drives, etc. Whenever access to a Lot from a road in the Subdivision requires crossing a borrow pit, a culvert sized according to the then existing profile of the borrow pit, as determined by the DRC, shall be installed by the Owner.

4.4 EXCAVATION. All excavation must be done so as to create a minimum disturbance on the site and surrounding properties. Owners should develop an appropriate house plan to fit the basic configuration and slope of the Lot, and consider the use of retaining walls, terraces, split level or platform housing (but not daylight basements) to minimize grading. All dirt (not otherwise used) and debris as a result of excavation must be removed from Griffin Ranch within 30 days of completion of the excavation.

4.5 EXTERIOR LIGHTING. Exterior lighting shall be designed and adequately shielded to eliminate glare onto adjacent properties or streets. Flood lights and spot lights mounted on the exterior face of the dwelling, on poles or in trees are prohibited. Colored lights or light sources shall be prohibited, except during the Christmas season. Special consideration may be given

to landscape lighting.

4.6 EXTERIOR WALLS AND TRIM. Wood, wood products, stucco, stone and brick are preferred for exterior walls and trims. Plywood sheet style siding is expressly prohibited.

4.7 EXTERIOR APPEARANCE.

A. Exterior color and material used on the building walls shall be continuous and consistent on all elevations of a residence in order to achieve a uniform and complete architectural design and to avoid a "veneer" look.

B. Exterior colors of residences and other Improvements must harmonize within themselves and be harmonious with their surroundings. All reflective metal (except copper), such as chimney stacks, flashing, exhaust vents and pipes must be painted to match or blend with surrounding materials. As with all other aspects of Improvements, all colors are subject to approval by the DRC.

C. In general, all utility meter panels shall not be visible from the street or any neighboring property and shall be installed according to guidelines available from utility companies and those set forth herein.

D. All glass, plastic or other transparent skylight or solar devices shall be treated or placed to eliminate reflective glare. Mirrored or strongly tinted glazing is prohibited (solar bronze and light grey tints are acceptable).

4.8 FENCING. The design concept for fencing at Griffin Ranch is to promote a feeling of open space by discouraging fences, walls or hedges that define property lines. Boundary fences, if any, shall be post and pole and conform to the fencing of any common areas within Griffin Ranch. Where screened private areas are desired, the Owner shall treat these fenced areas, insofar as possible, as extensions of the architecture of the dwelling. When non-standard fence types are proposed, applications to the DRC shall include the height, location, color and design of the proposed fence, a sample of the proposed building materials, a paint or stain chip if appropriate, and any such other information as the DRC may request. The Declaration includes specific restrictions on fence height. Fence lines should parallel contours wherever possible, and blend with the terrain rather than strike off at an angle against it. Fences running perpendicular to the grade should be stepped and should not drop more than 12" between panels.

4.9 GUTTERS AND DOWN SPOUTS. All gutters and down spouts shall be designed as a continuous architectural design feature. Exposed gutters and down spouts shall be colored to blend in with the surface to which they are attached.

4.10 DRAINAGE. All runoff must be handled by adequately sloping all roofs and outdoor areas to positively direct water to the natural drainage areas or the site surface drainage

system(s). Drainage and runoff shall not be directed from one Lot to another, except where the natural terrain remains undisturbed.

4.11 RECREATIONAL VEHICLES. No boat, trailer, R.V., van or camper shall be stored on a Lot, except within an enclosed garage or other outbuilding or completely screened from view on all other Lots as well as the street and open space.

4.12 PREFABRICATED HOUSING. Prefabricated housing is prohibited in Griffin Ranch.

4.13 ANTENNAE. Except for satellite dishes 24 inches or less in diameter, no exterior radio, television, or telecommunication towers, antennae, satellite dishes, or other exterior transmission or receiving devices shall be allowed without the prior approval of the DRC.

4.14 SERVICE YARDS. Each residence shall have a screened service yard or other structure to enclose garbage and trash containers, firewood, bicycles, and other similar items so that such items, when placed within the service yard or other structure, will not be seen from the streets or neighboring Lots.

4.15 UTILITIES. All connections from trunk lines to individual structures must be underground. Exposed plumbing and electrical lines are not allowed. All excavation for site utility hookups must be restored to its previous condition.

4.16 LANDSCAPING. Builders and homeowners are responsible for landscaping their property as a part of construction. Landscaping of single-family homes must be complete within 90 days of completion in spring and summer and 180 days of fall or winter completion of house. The total yard area (except driveways and entry paving) is to be landscaped. All landscaping shall be maintained in a healthy and neat appearance at all times. The landscaping shall be designed in conjunction with and in harmony with the architectural design of the residence and Lot. The following standards shall be followed when designing and installing landscaping:

A. **GROUND COVER:** Groundcover should be live plant material of appropriate density to provide uniform coverage in all growing seasons. Turf is acceptable around structures, but is discouraged next to public open space. Natural, native bark product mulches may be used in planting beds to hold moisture and add organic matter to the soil, but are not acceptable as permanent groundcover. Gravel, colored rock, painted concrete and astroturf are not acceptable as overall groundcover, though hard material such as brick, stone and textured concrete may be used for walks and patios.

B. **RIPARIAN LANDSCAPING, INSTALLATION, MAINTENANCE AND REPAIR:** The Griffin Ranch P.U.D. Subdivision Homeowners Association retains the right to maintain the riparian zones and waterways over easements shown on the recorded plats. Any additional landscaping in riparian zones must be first approved by the DRC.

4.17 OPEN SPACE ACCESS EASEMENTS/CORRIDORS. No structure of any sort is to be constructed within a designated open space easement, except approved fencing along the common boundary of a Lot or Lots and such easement. Owners adjacent to open space areas should provide a transition from landscaped areas to the open spaces. Species at these junctures should be indigenous to the area.

4.18 SIGNS.

A. During single-family home construction, signs shall not exceed a size of 18" by 24".

B. Upon completion of a residence, signs may be posted as follows:

1) A sign mounted to the exterior of the building or on a fence or gate identifying the occupant and the address of the unit, not to exceed 12" x 12" or 144 square inches in size.

2) In the event an Owner wishes to advertise such Owner's residence for sale, only one (1) "For Sale" sign, not to exceed 18" x 24" is allowed.

3) "Open House" and "Model Home" signs are not to be permanently displayed, and must be removed when the home is not being shown. Streamers, flashing lights and other like advertising or attention-attracting devices are prohibited.

C. Signs not meeting Griffin Ranch guidelines will be removed from the premises where displayed.

4.19 MECHANICAL PROJECTIONS FROM ROOF. Insofar as possible, plumbing vents should be grouped on that side of the roof which is opposite the street approach to the residence. Gas or other chimney flues or pipes protruding from the roof shall not exceed two feet (2') in height, subject to compliance with building codes. The location and design of these chases shall be shown on the Design Review Application. Design and location of any proposed snow retention devices must be shown on the plans.

4.20 WINDOWS. Consistency in type, style, trim and proportion of window areas is requirement of the DRC and is consistent with the goal of achieving quality in Griffin Ranch. Applications showing windows of different styles and types scattered over the various elevations of the building will be denied.

4.21 IRRIGATION AND FIRE PROTECTION HOOKUPS. In connecting to the irrigation tap provided to each Lot for the irrigation and fire protection system an Owner must comply with the standard hookup requirements then in place for the Subdivision as determined by the DRC. Copies of these requirements are available at the office of the current sitting Architect Member of the DRC.