

Jesse's Bluff Architectural Design and Construction Guidelines

INTRODUCTION

The overall success of a community is achieved in part by how well houses and groups of houses relate to each other. While homes may have distinct features, they must be considerate of adjacent homes with respect to height, form, exterior, finish and colors. This is managed by administering a thoughtful level of architectural design guidelines on all houses throughout the community.

The objectives of Jesse's Bluff Architectural Design and Construction Guidelines are to:

- Provide a pleasant and consistent environment throughout Jesse's Bluff community.
- Provide interest and variety to exterior elevations, masonry materials and colors while avoiding repetition or extreme contrast on all housing.
- Achieve a sense of openness while properly using available lot widths.
- Provide appropriate orientation of residences to promote security and a sense of community.

The following are general guidelines for Jesse's Bluff, consistent with the use and construction restrictions outlined within the various Covenants, Conditions and Restrictions (CCRs) for the Development. They provide further detail and specification regarding colors, materials, landscape specifications, and similar matters. Anyone acquiring ownership of a Building Lot shall have the right to receive a copy of the current design guidelines. The Architectural Review Committee is permitted flexibility to approve and disapprove house plans, or post-construction improvements, which by their nature and design may or may not comply with the guidelines.

PROCESS OF APPROVAL AND HOUSE CONSTRUCTION

Review - The purchaser is responsible for obtaining, reviewing and acknowledging all pertinent lot information, marketing materials, Covenants, Conditions & Restrictions, and these Architectural Design and Construction Guidelines, which may be provided by contractors, realtors or the Jesse's Bluff Home Owners Association prior to sale of lot.

Site Check – The purchaser is responsible for checking the recorded plat, the site, marketing map and title document to the land for location of:

- Light standards - Driveway locations - Fire hydrants
- Transformer boxes - Dedicated common areas - Catch basins
- Or other items which may affect the house siting or driveway and report any problem situations to the Architectural Review Committee.

CC&Rs - The purchaser is responsible for adhering to the Covenants, Conditions, and Restrictions (CC&Rs) associated with the specific lot in question. A copy may be obtained at the Spokane County Courthouse or may found on the HOA website at <http://jessesbluffhoa.org/>.

Construction Approval – Prior to any commencement of construction activity, the Purchaser submits the following to the Architectural Committee for approval:

- One set of professionally drawn working diagrams (sketches / blue prints), preferably at ¼” scale, showing all exterior dimensions that meet the minimum guidelines and include:
 - o Grading plan
 - o Drainage Plan
 - o Foundation Plan
 - o Exterior materials and colors for siding, roofing, masonry and trim
 - o Site plan, preferably at a scale of 1:20, showing position of house on the Lot
 - o Geotechnical Report from a Washington State Licensed Engineer
 - o A JBHOA Architectural New Construction Form complete with all information requested

The house type, color, position, both vertically and horizontally, and siting will be reviewed to ensure compatibility with adjacent homes and adherence to these guidelines. This information will be reviewed and returned to the Purchaser along with comments or revisions, if necessary, stated on the Architectural New Construction Form.

Upon completion of a favorable review, the Architectural Review Committee will sign the JBHOA New Construction Approval Form, allowing the purchaser to file for a building permit. The review will be completed within thirty (30) calendar days after filing all materials required by the Architectural Committee, failing which, the application shall be considered approved.

The Architectural Committee shall have the right to disapprove any plans and specifications submitted due to any of the following reasons:

- The failure of such plans or specifications to comply with any of the Jesse’s Bluff restrictions.
- Failure to include information in such plans and specifications as may have been reasonably requested.
- Objection to the exterior design, appearance or materials of any proposed structure.
- Incompatibility of any proposed structure or use with existing structures or uses upon other Lots in the vicinity.
- Objection to the location of any proposed structure upon any Lot or with reference to other Lots in the vicinity.
- Objection to the grading plan for any Lot.
- Objection to the color scheme, finish, proportions, style of architecture, height, bulk or appropriateness of any proposed structure.
- Any other matter which, in the judgment of the Architectural Committee would render the proposed structure, structures or uses inharmonious with the general plan of improvement of Jesse’s Bluff or with structures or uses located upon other Lots in the vicinity.

NOTE: The Purchaser is responsible for checking the approved plans, plot plans, and the New Construction Form from the Architectural Committee prior to proceeding with construction. The Purchaser shall not apply for a building permit until the Sales Agreement for the lot has been fully executed, the sale has closed, and the Architectural Review Committee has provided the Purchaser with a JBHOA New Construction Approval Form signed by the Architectural Committee that indicates the submitted / re-submitted plans have been approved. Geotechnical Report

As part of preparing plans for the building of any dwelling on any Building Lot that includes either a basement or a change of grade¹, each Owner shall cause a geotechnical report to be prepared by an engineer licensed in the State of Washington. Such geotechnical report will include a certification by the engineer confirming that the soils and topography are suitable for construction of the proposed dwelling and that any planned excavation of the Building Lot, including excavation for construction of a basement or other design feature of the home entailing lowering grade of any part of the Building Lot, will not increase or cause drainage problems associated with the dwelling on that Building Lot, any other structures on the Building Lot, or any structure or portions of any other Building Lot within the Property. Portions of Lots 11-16, Block 1 in Jesses Bluff Third Addition are located within a recognized geohazard area. Construction or other site disturbing activities on these Lots may require a specific geohazard mitigation plan.¹ The Architectural Committee may refuse approval for any dwelling plans submitted without a geotechnical report that includes the certification required in this paragraph.

Building Permit

The Purchaser acquires a building permit from the County of Spokane.

BUILDING LOTS

Building Lots shall be utilized for construction of single-family residences, and not to exceed 2 ½ stories in height. They shall be occupied by the owners, their tenants, and social guests. Except as provided below, all requirements shall apply equally to all Building Lots.

View Building Lots

The following Building Lots are designated as “View Building Lots:” Lots 5¹ through 9 in Block 5, and Lots 1 through 16 in Block 6 of Jesse’s Bluff First Addition; and Lots 9 through 16 in Block 1 of Jesse’s Bluff Third Addition¹. All dwellings on View Building Lots shall utilize double wall construction on all sides. Dwellings on view lots shall contain no less than 1800 square feet of living area for a single level home, or 1200 square feet on the main floor of a two-story or four-level home. Double wall construction shall be utilized on all sides¹. For purposes of this paragraph, living area shall exclude basement areas, patios, garages, storage areas, and similar spaces.

Regular Building Lots

Dwellings on lots that are not designated as “View Building Lots” within Jesse’s Bluff First Addition and all lots within Jesse’s Bluff Second Addition shall contain no less than 1600 square feet of living area for a single level home, or 1000 square feet on the main level for a two-story or four-level home. Dwellings on lots within Jesse’s Bluff Addition shall contain no less than 1250 square feet of living area for a single level home, or 1000 square feet on the main level for a two-story or four-level home. Dwellings on lots not designated as “View Building Lots” within Jesse’s Bluff Third Addition shall contain no less than 1400 square feet of living area for a single level home, or 1000 square feet on the main level for a two-story or four-level home¹. All dwellings on Regular Building Lots shall utilize double wall construction on sides facing streets or roads within the property.¹ For purposes of this paragraph, living areas shall exclude basement areas, patios, garages, storage areas, and similar spaces.

HOUSE SITING

The building footprint should not overpower or under utilize the lot. Front setbacks are varied throughout Jesse’s Bluff Community to achieve an interesting streetscape. Setbacks are generally determined at the time of building permit issuance. Most buildings need to be set back from front, rear, and side property lines, to reduce fire danger and to provide open space. Single-family front-yard zoning setbacks are generally 20 feet in low-density residential zones. Side-yard and rear-yard setbacks are generally 5 feet for the first 25 feet of

¹ June 2012 Revision

building height, plus one additional foot for each foot of building height over 25 feet (25 foot high house = 5 foot setback, 26 foot high house = 6 foot setback, etc.) Note that setbacks are measured from property lines, not curb lines. Zoning setbacks vary by zoning classification, so the owner must be sure to check with the proper authorities to verify your property's setback requirements. Different types of building construction and different types of occupancies in those buildings also have certain fire-safety setbacks; if a building is closer to a property line than a required setback, different construction techniques may need to be employed. For single-family residential structures and their accessory buildings, a rule-of-thumb to avoid unique construction requirements is to set back the building at least 5 feet from any property lines.

No deck with a floor elevation higher than 24 inches above the highest finished grade elevation shall extend into the side or rear yard setbacks.

Lots 1 through 16 of Block 1 within Jesse's Bluff 3rd Addition are subject to slope easement as necessary for North Five Mile Road.

Portions of Lots 11 through 16 of Block 1 within Jesse's Bluff 3rd Addition are located within a recognized geohazard area. Construction of any structure, including retaining walls, or other site disturbing activities may require the development of specific geohazard mitigation plans.

GRADES

Neither the buyer nor any person claiming under him shall or will at any time raise or lower the grade of any Building Lot or Building Lots herein conveyed above the grade established by the developer unless recommended in the Geotechnical report and approved by the Architectural Review Committee.

DRAINAGE

Rain gutter drainage systems shall have underground piping to ensure that drainage is forced away from adjacent lots and toward drainage systems in the street system. Each lot has been graded by the developer to not cause any drainage problems for adjacent lots. Changing the grade in any way that may cause damage to another lot can be just cause for action between the lot owners and builders.

HOUSE DESIGN

Exterior design should exhibit interest in features and approved materials and should consider rooflines, entry treatment, window treatment and decorative treatments. Houses with similar exterior design will be avoided in close proximity to one another.

Garage/Driveways

- All dwellings must incorporate at least a two-car garage.
- All driveways must be fully improved to the street, constructed to meet the finished design elevation of the street, and be constructed of hard surface material such as exposed aggregate, asphalt or concrete.
- Front elevations of garages shall be designed so that they provide variety between adjacent Lots.
- Driveway aprons and curb cuts shall be constructed to Spokane County standards.

Roofing

All roofs shall be constructed of 30-year or better architectural composition shingles of good quality, or tile or composite alternate product, as approved by the Architectural Review Committee.

EXTERIOR MATERIALS

- A variety of exterior materials are approved in Jesse's Bluff Community. Materials are to be suitable to the exterior styling of the home. The focus will be on significant and appropriate detailing. All materials are subject to the approval of the Architectural Committee. Acceptable materials are as follows:
 - o Siding – HardiePlank fiber-cement or equivalent, real wood, stucco, or E.I.F.S material. No vinyl or T1-11 siding is permitted.
 - o Masonry – An exterior material requirement of brick, masonry, or rock, sidings covering a minimum of ten percent (10%) of the surface area of the dwelling or permitted ancillary structures at the front of the home and in conformity with any further requirements. Lamppost shall be same masonry accent material.
 - Parging on all elevations exposed to the public will be kept to a maximum of 18". Parging on elevations not exposed to public will be kept to a maximum of 39".
- Consistent materials are required on all four sides or elevations.
 - o Accent finishes used on the front elevation must wrap around the corners of the home. Distance of the wrap is to be 18" minimum.
 - o Exterior finish of the fireplace chimneys must be approved and shall be similar to the predominant material or "accent" material.
 - o Trim boards shall wrap the entire house.

EXTERIOR COLORS

- A good variety of colors will be encouraged.
- Similar color schemes on adjacent homes will be avoided.
- All colors to be approved by the Architectural Review Committee prior to painting or staining.

CONSTRUCTION GUIDELINES

In order to avoid or overcome problems, the following information should be read thoroughly before proceeding with construction.

Lot Corner Pins

The purchaser is responsible for maintaining the lot corner pins.

Utilities

- Prior to any excavation, the Purchaser is responsible to contact local public utilities to locate existing utilities.
- The County of Spokane regulates the construction of permanent structures such as garage, sidewalks, patios, etc. over any utility lines, so basic planning of all structures must take this into consideration.

- The Purchaser is responsible for damage to curb boxes, water valves, hydrants and shallow utility boxes.

Excavation Soil and Construction Waste

- Excess excavation soil must be disposed of due to risk of changing the grade of the lot.
- Construction waste is to be disposed of at a legally designated dump/landfill site. No dumping of any kind is allowed on any vacant lot in Jesse's Bluff Community.
- Excavation soil left on site must be kept within the confines of the lot and may not be used to change the grade of the lot.
- Excavation or construction soil deposited on street or sidewalk surfaces must be properly and promptly removed.

Weed and Dust Control

The Purchaser is required to keep the lot free of noxious weeds and to control dust. Failure to comply may result in clean-up charges billed to the purchaser per the powers vested in the Home Owners Association.

Construction Water

Hydrants cannot be used for water supply in the subdivision. Application must be made to the City of Spokane for permits to obtain construction water and the municipality will advise where the water can be obtained.

Damages to Utilities & Surface Improvements

- The Purchaser is responsible to inspect the lot to determine the condition of all utilities and surface improvements prior to building.
- Cost of repair due to contractor damage to any underground or surface utilities, concrete drainage swale, fencing, sidewalks, curbs, gutters, trees, street lighting, electrical transformers, etc. may be charged to the Purchaser.

Fencing

- If the Purchaser intends to build any side-yard or rear-yard fencing on the lot in conjunction with the home construction, the Purchaser must submit a plan of the proposed fence design to the Architectural Review Committee for approval prior to fence construction. All such fencing shall conform to the pertinent CC&Rs and applicable Spokane County building codes. In addition:
 - o No fence, wall, hedge, or mass planting, other than foundation planting, may extend nearer to a street than the minimum setback line of the dwelling as constructed.
 - o No wire or cyclone fencing of any kind shall be placed so as to be visible from outside any Building Lot. A cyclone fence for the purposes of constructing a dog run, or similar enclosure, may be permitted so long as the same is screened from view outside the Building Lot by permitted fencing, sight-obscuring landscaping, or similar screening.
 - o Pool fencing – Swimming pools, spas, and hot tubs containing water over 24 inches deep and installed on the property for the sole use of residents and invited guests are required to be provided with a fence. All such fencing shall conform to the applicable Spokane County building codes.
- The Architectural Committee must approve all fencing materials before construction begins.

Trees

All front and side yards abutting streets or roads within the Property shall incorporate trees adjacent to such streets or roads as approved by the Architectural Review Committee. Red maples, horn beams (and similar columnar trees) that are in harmony with the theme of streets and landscaping will be approved and suitable for this purpose, will be located adjacent to such streets and roads in parking strips, and will be spaced at intervals to create a uniform appearance along all streets and roads within the property.

Curb Drops

- The Purchaser is responsible for the installation of curb drops adjacent to the purchased property.
- The curb drop will be installed to the County of Spokane standards.

Mail Boxes, etc.

Mailboxes shall be placed as required by the U.S. Postal Service.

Accessory Buildings

In addition to the dwelling and garage, each Owner shall be entitled to construct up to two accessory buildings on each Building Lot. All such accessory buildings shall be placed within the rear or interior side yard of each Building Lot and shall be constructed in design and material consistent with the architecture, materials, exterior appearance and color scheme of the dwelling on such Building lot. Any accessory building must have a 5-foot setback from any property line or be consistent with Spokane County codes.

POST-CONSTRUCTION IMPROVEMENTS

- Structural improvements to a Lot after initial construction (e.g. adding decks, sheds, porches, concrete slabs, fences) must be approved by the Architectural Committee prior to initiation of construction / installation.
- The Lot owner shall complete and submit a JBHOA Architectural Improvement Request Form to the Architectural Committee.
- The Architectural Committee will review and provide a response to the applicant, usually within 10 business days of receipt.
- Construction / installation may not commence until approval is received in writing from the Architectural Committee.

ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee, derived of at least two Board of Directors of Jesse's Bluff Home Owners Association, shall have the sole right and authority to waive or enforce any of the provisions of the Architectural Design Guidelines. Without at least two signatures from the above-mentioned Architectural Review Committee any waiver or enforcement is null and void.

Liability

No member of the Architectural Review Committee shall be liable to anyone submitting plans to them for approval, to any owner or occupant by reason of mistake in judgment, negligence, or disapproval or failure to approve plans.

We, the Architectural Review Committee accept and adopt this Architectural Design Guideline in its entirety to be enforced from this day forward.

Dated: March 13, 2012

Robert D. Panther
, Director Jesse's Bluff Home Owners Association

Paul K. Kaley
, Director Jesse's Bluff Home Owners Association

STATE OF WASHINGTON

COUNTY OF SPOKANE

On this day personally appeared before me Robert Panther and Paul Scates, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 13th day of March, 2012.

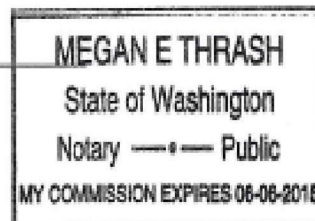
Megan Thrash

Notary Public residing at Spokane, WA

Printed Name: Megan Thrash

My Commission Expires:

4-10-2015



JESSE'S BLUFF HOME OWNERS ASSOCIATION

ARCHITECTURAL NEW CONSTRUCTION FORM

WORK MAY NOT COMMENCE UNTIL APPROVAL IS RECEIVED IN WRITING

TO: Jesse's Bluff Architectural Committee
C/O Ponderosa Community Management
P. O. Box 11706
Spokane Valley, WA 99211
Attn: Andrea Kilgore

Name of Applicant: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: (H) _____ (Cell) _____

Construction Site location Lot: _____ Block: _____ Section: _____

When do you plan on starting Construction: _____

Contractor's Name: _____

Contractor Phone Number: _____

Please provide a copy of the following for approval:

1. One set of professionally drawn working diagrams (blue prints), preferably at 1/4" scale
2. Site Plan, preferably at 1:20 scale, showing position of house on lot
3. Materials list and colors for roofing, siding, rock/brick
4. Grading plan
5. Foundation Plan
6. Drainage Plan
7. Geotechnical Report from Washington State Licensed Engineer
8. This complete Form

Please read the [Jesse's Bluff CC & R's](#) before submitting plans for approval. Both are located on our website at: Jessesbluffhoa.org

JESSE'S BLUFF HOME OWNERS ASSOCIATION
NEW CONSTRUCTION APPROVAL FORM

ARCHITECTURAL REVIEW BOARD RESPONSE

Date Application Received: _____

_____ Request approved as submitted (changes to plans from original approval must be resubmitted for re-approval)

_____ Request approved subject to: _____

_____ Response suspended pending submission of: _____

_____ Request disapproved (remarks): _____

Jesse's Bluff Architectural Committee

Signatures (two signatures required)

Date

JESSE’S BLUFF HOME OWNERS ASSOCIATION
ARCHITECTURAL IMPROVEMENT REQUEST FORM

WORK MAY NOT COMMENCE UNTIL APPROVAL IS RECEIVED IN WRITING

TO: Jesse’s Bluff Architectural Committee
C/O Ponderosa Community Management
P. O. Box 11706
Spokane Valley, WA 99211
Attn: Andrea Kilgore

Name of Applicant: _____

Address: _____

City: Spokane State: WA Zip: 99208

Telephone: (H) _____ (Cell) _____

Proposed Improvement: (only one improvement per application; examples: deck, shed, porch, cement slab, fence etc.)

Applicant must complete the following and submit with application:

1. Site plan showing size, shape and locations of improvement to residence and to adjoining Properties (including specific dimensions of improvement and distances to adjoining properties).
2. Manufacturer’s brochure, if available.
3. Color Samples, if applicable
4. Architectural plans/drawings (for major additions/improvements).
5. Detailed written description of improvement (if not provided application will be returned pending additional information):
6. Grade on the lots can not be changed, per CC&R 4:11, at any time

Applicant hereby warrants that Applicant shall assume full responsibility for:

- i. All landscaping, grading and/or drainage issues relating to the improvements.
- ii. Our approval does not negate the applicants need to obtain all require government permits or required dig inspections or complying with all applicable County ordinances;

- iii. Complying with all applicable County ordinances;
- iv. Any damage to adjoining property (including common area) or injury to third persons associated with the improvements.
- v. Applicant hereby states that they have read the Jesse's bluff CC&R guidelines and agree that all work performed will be in compliance with those guidelines.

Signature of Applicant

Date

JESSE'S BLUFF HOME OWNERS ASSOCIATION
ARCHITECTURAL IMPROVEMENT REQUEST FORM
ARCHITECTURAL REVIEW BOARD RESPONSE

Please allow 7 to 10 business days for response and work may not begin until approval is received in writing.

Date Application Received: _____

_____ Request approved as submitted (changes to plans from original approval must be resubmitted for re-approval)

_____ Request approved subject to: _____

_____ Response suspended pending submission of: _____

_____ Request disapproved (remarks): _____

Jesse's Bluff Architectural Committee

Signatures (two signatures required)

Date

JESSE'S BLUFF HOME OWNERS ASSOCIATION

Architectural Improvement Question and Answers

Who is required to submit for Architectural Improvement Request?

All homeowners are required to submit an Architectural Improvement Request Form regardless of if they are doing the work themselves or contracting the job out.

How long will the Architectural improvement Request process take?

Most routine decisions made by the Committee may take 7 to 10 business day but not to exceed 30 calendar days.

Committee actions require two signatures. You should submit your request to Jesse's Bluff Home Owners

Association address so that the Secretary of the HOA can coordinate the distribution of the request to the appropriate

Committee members. Committee members evaluate applications throughout the month and do not always wait for Committee meeting to render a decision. Request which may not be routine (i.e. addition to the house) may require a full 45-day review period.

Please plan well in advance so that the Committee can make informed decisions to the benefit of the entire community.

What do you need to submit?

Along with the Architectural Improvement Request Form, you should also submit any supporting materials including brochures, blue prints, color samples, site plans, elevations drawings, etc., which will best describe your proposal. Incomplete or unclear application will be returned to the homeowner and will delay the review process. A copy of the application will remain on file with the Committee and one copy, with comments as necessary, will be returned by mail to the applicant indication the decision of the Committee.

Alteration and/or Improvement to Property – 4.10 With the exception of work carried out to further the completion of the Property, no residence, building, fence, wall, obstruction, balcony, screen patio, patio cover, tent, awning, carport, carport cover, improvement, or structure of any kind, shall be commenced, erected, painted or maintained within the Property, nor shall any alternation or improvement of any kind be made thereto until the color of the same has been approved in writing by the Architectural Committee...

Roofing – 4.14 All roofs shall be constructed of 30-year architectural composition shingles of good quality, or tile or comparable alternate product, as approved by the committee.

Architectural and Landscape Improvements – Submit a copy of a site plan, material descriptions, construction drawings and any elevation drawings which are necessary to adequately explain your improvement. Plans need not be professionally prepared, but must be adequate to fully describe the improvement. Photographs are often helpful. If a manufactured improvement is planned such as, but not limited to, a gazebo, sun porch, awning, storage shed, a manufacturer’s brochure should also be submitted.

Painting – Submit paint samples of your requested colors (even if repainting in the same color) and describe the colors of the house immediately next door (e.g. light tan base, cream trim). It is preferable that a photograph of your home and each neighbor’s be submitted. Touch up painting using the same paint currently on the home does not require preapproval.

Fencing, Walls – No fence, wall, hedge or mass planting, other than foundation planting, may extend nearer to a street than the minimum setback line of the dwelling as constructed. However, nothing in this subparagraph shall prevent the erection of a necessary retaining wall. No wire, cyclone or metal fencing of any kind shall be placed so as to be visible from outside any Building Lot. A cyclone fence for purposes of construction a dog run, or similar enclosure, shall be permitted so long as the same is screened from view from outside the Building Lot by permitted fencing, sight-obscuring landscaping, or similar screening.

Accessory Buildings – In addition to the dwelling and garage, each Owner shall be entitled to construct up to two accessory buildings on each Building Lot. All such accessory buildings shall be placed within the rear or interior side yard of each Building Lot and shall be constructed in design and material consistent with architecture, material, exterior appearance and color scheme of the dwelling on such Building Lot.