



OVERLOOK

— FELIDA —

Design Review Guidelines

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INTRODUCTION

These Felida Overlook Homeowners Association Design Guidelines (these “Guidelines”) were created to enhance the overall experience of building a home here at Felida Overlook.

The essential mission of these Guidelines is to protect and enhance the value of Felida Overlook by creating governing principles and restrictions for the design of homes within the community. They have been created with the best of intent and are drawn from the experience of their authors and lessons learned from numerous successful communities of similar style, location and quality. They are, however, unique to Felida Overlook and are designed to create a style and form of architecture and landscape that is not only elegant and appealing but also appropriate to the community, the region and the climate. The design review process and the construction guidelines are similarly drawn from experience and successful examples from like communities.

The Felida Overlook Homeowners Association Design Review Committee (the “DRC”) is charged with the responsibility to implement these Guidelines with an even hand and with the primary purpose of preserving and enhancing value of the real property within Felida Overlook. The standards herein were established to ensure high quality design, construction and building materials.

Felida Overlook is one of the last truly custom home communities on the west-side of Vancouver. It is important for it to be developed and built-out thoughtfully and with the long-term in mind. The architecture of homes in Felida Overlook, in general, is intended to create a look and feel of a custom home neighborhood. The DRC will evaluate homes with an eye towards creating visual order and harmony within the community. The DRC wants to promote designs that allow the natural settings to remain dominate and complimentary to the surrounding natural environment.

In keeping with the vision of a top quality, sustainable custom home community, the DRC is requiring that all homes being built at Felida Overlook are “Green” certified (ENERGY STAR Homes Northwest, Earth Advantage and/or approved equivalent). To enhance the privacy and the beautiful night-sky, Felida Overlook will not have public streetlights, and will encourage owners to minimize light pollution.

As was the case with the creation of these Guidelines, the review process is to be implemented with the best of spirit from both the DRC and Applicants proposing designs for review. It is with great enthusiasm that these Guidelines are presented to the current and future Owners of Felida Overlook.

In addition to these Design Guidelines, the Declaration of Covenants, Conditions and Restrictions for the Felida Overlook Subdivision (the “CC&R’s”) contain further community details and community restrictions.

Patrick Ginn

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Developer
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ARTICLE 1 Design Standards

Section 1.1 Address Marker

Address markers, whether affixed to the home or as a standalone structure, may be used, provided they conform with the character of the home and the community. The DRC retains the right, in its sole discretion, to disapprove any address marker.

Section 1.2 Adjacent Private Property

Adjacent property may not be used for access to any construction site without the Owner's approval. Adjacent property may not be used as a parking area or staging area by any contractor or subcontractor working on the homesite. In the event of damage to adjacent property, the property owner and/or his agent(s) will be held responsible for restoration of the adjoining affected property.

It is imperative to keep adjoining properties free of construction litter. Daily clean-up is required and will be enforced.

Section 1.3 Chimney

All exterior chimney chases surrounding flues must be provided and of wood shingles, stone masonry, stucco, lap siding, brick or other materials approved by the DRC. A chimney chase and shroud, large enough to completely cover the metal fireplace flue, is required. The chimney chase, flue and shroud shall be painted to match surrounding materials, eliminating the glare from the raw flue and sheet metal, as unfinished metal flues are not permitted. Wall mounted direct vent terminations located in conspicuous locations as seen from street frontages are not permitted; chimney elements may be required.

Section 1.4 Drainage

A drainage plan must be included as part of all construction and landscape submittals and is subject to DRC approval. Provisions for the disbursement of roof, gutter, homesite, landscape, walkway and driveway drainage are the property owner's responsibility. Owners should consult with professionals to discuss their drainage risk factors and specific solutions.

Section 1.5 Duplication

Duplication of a building design is discouraged. The front facade design should only be allowed once in the community, unless otherwise approved by the DRC.

In cases where similarity in building design or appearance is deemed a concern by the DRC, modifications may be required to eliminate similarities.

Section 1.6 Exterior Colors and Stains

All exterior colors are subject to review and written approval by the DRC for both original painting and subsequent repainting. Exterior color treatment shall be continuous on all elevations. Colors appropriate to the historic style of the home are strongly recommended. Bright body colors will generally not be acceptable.

Care shall be taken to avoid duplicating colors of nearby homes. Natural wood siding and natural shakes must be stained or treated.

Section 1.7 Exterior Design Treatment

Use of the massing models is encouraged. Homeowners are strongly encouraged to review DRC files of homes on adjoining homesites to aid in window placements and other conditions on side elevations. Roof slopes and overhangs shall be appropriate for the particular architectural style (as determined by the DRC).

Several things must be considered during the design process to effectively address specific site conditions. Appropriately excavating for the lowest floor can better “marry” the building to the site. Sensitively selecting roof pitches and roof massing can lessen the perception of height. Stepping the building profile from the point of low grade back toward the higher grade reduces the building mass, particularly as seen from lower viewpoints. Reducing story heights at the ends of the building adjacent to neighboring properties can substantially soften such end conditions. Prudent use of materials may be effective tools to reduce the height and mass (i.e., masonry projecting bays, base trim boards, frieze boards, and belt courses are a few design alternatives for effectively eliminating long, tall, uninterrupted walls.).

Owners are strongly encouraged to minimize the massing and visual impact of the garage. The space between the top of the garage door(s) and the roof shall be kept to a minimum as determined by the DRC, see Section 1.10, Garages.

The design of a dwelling shall consider and mitigate negative visual impact of tall, imposing facades upon neighboring properties. This is of concern with any home designed for a homesite of considerable slope; it is of particular concern where a tall, flat face of a building may be exposed to roads or adjacent sites.

The DRC encourages and may require the fenestration, projecting bays, and all other architectural features to avoid long, uninterrupted walls and to have all sides of the building be coordinated. Integrating architectural elements around the building will enhance it as a whole and should augment the architectural character of the building.

Buildings close to setbacks may be required to step the upper floor back, vary roof forms, include pop-outs, or include other architectural elements to articulate the building mass so as to avoid long, tall and narrow spaces between buildings.

Exterior material treatment used on the building walls shall be continuous and consistent on all elevations of a residence in order to achieve a uniform and complete design and must avoid a “vener” look. Exterior siding material must be carried down to within 8 inches of finish grade. Only 8 inches of exposed foundation is permitted on any exterior elevation. Changes of exterior materials must occur at inside corners.

Section 1.8 Exterior Lighting

Information regarding the design, number and location of all exterior lighting fixtures is required for DRC review and written approval, including, but not limited to, exterior wall, pendant, driveway, walkway and landscape lighting. Lighting submittals require an actual sample or legible drawings and/or catalog cuts for the review process. All exterior light fixture locations must be shown on the exterior elevations of all construction submittals. Driveway, walkway and landscape lighting may be included later with the landscape plan. All exterior light fixtures installed without DRC review and written approval must be removed. The objective of the exterior lighting requirements is to eliminate glare and annoyance to adjacent property owners and passersby.

All exterior fixtures are subject to DRC review and written approval regarding their location, number and wattage. These fixtures must have downward-directed light sources which are shielded

with a minimally translucent material approved by the DRC. No fixture shall glare onto adjacent properties. Each fixture is limited to a maximum of 60 watts (standard incandescent or equivalent) and most fixtures must be 10" minimum in height. Colored lamps are prohibited; other than during holidays. Driveway, walkway, landscape and all other decorative light fixtures are subject to DRC review and written approval regarding their location, number and wattage. No part of the lamp may be exposed through perforated opaque material.

In cases where the grade differential is such that portions of the building are elevated above the adjacent property or right-of-way, exterior light fixture(s) may require additional shielding to prevent glare or light spill off property. In some cases, recessed or "can" lights may not be allowed.

Exterior light fixtures attached both to the home and installed elsewhere on the site must be limited in their impact in order to preserve the nighttime dark sky by minimizing the amount of exterior lighting. All exterior fixtures must be labeled and certified as dark sky compliant. They must be low intensity, indirect light sources to the extent required for safety and subtle accenting of the architecture and landscape.

The quality and style of the fixtures must be in keeping with the architecture of the home

The DRC will review exterior light fixtures with a high amount of scrutiny to ensure that their quality and design is commensurate with the overall requirements of these Guidelines and the home to which they are to be installed. Their scale must be appropriate to their use; oversized fixtures as determined by the DRC will be prohibited. Fixtures that are or appear to be hand crafted are encouraged. The DRC reserves the right to require post construction changes to reduce the impact on night sky or neighboring properties.

Section 1.9 Fencing

Fences at Felida Overlook require specific review and written approval from the DRC before they may be placed. A fence is defined as a structural or ornamental barrier separating one property from another or one property from the neighboring right of way. The intent is to create good neighbor fences and make the alleys "people friendly". This allows the homeowners to view any activities in the alley and not create a dark box-like rear entry to garages.

The heights or elevations of any wall or fence shall be measured from the existing natural elevations of the property at or along the applicable points or lines. No cyclone, metal mesh, or chain link fences are allowed whatsoever. Fences must be constructed of #2 Grade (or better) no-hole cedar, or other DRC-approved materials. No exposed brackets will be allowed. Privacy screening may be permitted with written DRC approval for Hot Tubs/Spas. Where walls or fences are visually proximate to structures on the site, they should be compatible with the home's design. Walls should generally be recessive in color.

Some Fencing Considerations:

- Fences within Felida Overlook shall be six (6) feet in height or less, except as noted below. Posts for wood fences must be steel wrapped with wood. No wood posts will be allowed. Height shall be measured from the natural grade. "Natural grade" is defined as the site topography which exists at the time a lot is sold to the first owner by the project developer; fill material subsequently brought to a site does not modify this original grade. The DRC will evaluate each condition on an individual basis.
- Any fence extended beyond the front of the house, as determined by the DRC, must not

exceed 3 feet in height. Steel posts wrapped with wood for fences may be higher than 5 feet. Painting of front fences is allowed with DRC approval of colors. Any painted fence must be maintained so as to conform to the standards established for fences.

- No tree, whether in a setback or on private property, shall be used for the attachment or support of any fence or privacy screen.
- Fences taller than 3 feet along rights of way & pedestrian paths shall be at least 3 feet away from the edge of the path.
- On interior lots, side yard fencing and rear yard fencing may be 6 feet high but must step down to 5 feet within 8 feet of the paved alley and must step down to 3 feet.
- Fencing around recreational facilities in private areas will be judged on an individual basis, taking into consideration such factors as location, exposure to public view, and natural screening in the immediate vicinity.
- The use of monofilament line, netting or electric fences for the protection of any part of the landscaped area, individual beds or along property perimeters is prohibited. Inconspicuous fencing may be permitted with DRC approval around individual plants or shrubs until they are of a size less vulnerable to the deer population.
- At corner lots and pedestrian paths, 5-foot fencing on side yard shall be installed with a minimum 3-foot setback. In addition, landscaping shall be installed along the rights of way and easements fence that will reach a minimum 3-foot height within 3 years. The DRC will review this landscape screening requirement as part of the landscape submittal.
- All fencing shall meet Clark County vision and site distance requirements.
- Fence company signs may not be affixed to fences.
- Exceptions to fence heights and locations will be considered on an individual basis; additional enhancements may be required.

Section 1.10 Garages

Garage location lends significant shape to the design and placement of the home. When planning a home at Felida Overlook, attempt to minimize the potential view of the garage doors from the street. The garage may be placed in a separate structure with or without an enclosed connection to the main house.

Where visible, garage doors are highly encouraged not to face the street, unless site conditions are such that a particular facing condition is unavoidable. The DRC may require special design features (roof form, deeper overhangs, etc.) on such conditions. Specific focus and emphasis will be required for any home with garages visible from NW 115th Street.

Garages may not exceed four bays in size. A bay is defined as the width and depth required to reasonably enclosed one vehicle. Garages in excess of three bays must be separated such that no more than three bays open on any single elevation or be offset if the width is greater than 35 feet. As described previously, the DRC may further limit the size of the garage as it deems necessary to maintain the scale of the garage in proportion to the rest of the home. For particularly large homes, the DRC may allow more garage bays but only when, in its view, the design mitigates the visual impact of garage doors.

Single-wide garage doors are preferred over double-wide. Garage doors must be made of materials and include details that are commensurate with the high standards of these Guidelines and compliment the exterior finish of the home.

Doors and bays scaled to allow recreational vehicles will be subject to special review of the DRC who will require that such oversized elements be integrated into the design such that they blend into the architecture and are not visible from off the homesite, however, the DRC reserves the right to deny oversized garages.

Lots 24 to 29 are to be alley loaded with no garage accesses off of NW 115th Street

Section 1.11 Green Building Guidelines

One of Felida Overlook’s guiding principles is sustainable development and living.

To ensure adherence to this principle and to provide guidance to homebuyers and homebuilders in the home design and construction process, Felida Overlook is participating in two reputable programs, ENERGY STAR Homes Northwest and Earth Advantage. All homebuyers and homebuilders are required to meet the requirements for certification by the Earth Advantage or Energy Star program, or other DRC approved program.

ENERGY STAR Homes Northwest and Earth Advantage are two distinct but complementary and collaborative programs. Both programs follow the “house as a system” approach to building and require third-party inspections, performance testing and certifications. By meeting the requirements of both of these programs, Felida Overlook homeowners receive not only all of the amenities found in other quality new homes, but also receive an added value package of energy efficient and environmental features.

ENERGY STAR qualified homes are at least 10% more energy efficient than homes built to standard construction code.

A link to the required specifications for the ENERGY STAR Homes Northwest label are available online at <http://www.ginndevelopment.com/projects/active-projects/felida-overlook/>. It is a prescriptive method. If a home meets all requirements of the Builders Booklet, then it earns the ENERGY STAR label.

Earth Advantage certification follows ENERGY STAR Homes Northwest energy efficiency requirements and offers a multitude of benefits related to resource efficiency, environmental responsibility and healthier indoor air. Some feature options include:

- Resource Efficiency – recycled content building materials, water efficient fixtures and irrigation systems, engineered lumber
- Environmental Responsibility – “naturescaping” with hardy, native plants; on-site storm water management, construction waste recycling
- Healthier Indoor Air – timer-controlled, whole-house ventilation systems; low-VOC paints and finishes, low-moisture lumber

The requirements for Earth Advantage certification are defined in a menu of options and a point system. Homes must meet a minimum number of points to be certified. Homebuyers can choose options and features to meet their values, preferences, and budget. Please see our website for a link to the Earth Advantage materials, <http://www.ginndevelopment.com/projects/active-projects/felida-overlook/>.

Section 1.12 Gutters and Downspouts

All gutters and down-spouts shall be designed as a continuous architectural design feature. Exposed gutters and downspouts shall be colored or painted to blend in with the color scheme of the home and/or the surface to which they are attached.

All drainage pipes from downspouts must be concealed from the view of neighboring properties.

Gutters must be included in the exterior color palette application for a home. The DRC will review gutter applications on a case by case basis.

Section 1.13 Heating and Cooling

All exterior elements of heating and/or cooling systems must be fully enclosed to screen them from the view of neighboring homesites and roadways. Screening around HVAC systems shall be built to match adjacent materials and paint colors. HVAC enclosures must be reviewed and approved by the DRC.

Temporary window mounted (or similar types) air conditioning units are prohibited.

Section 1.14 Hot Tubs/Saunas

Hot tub or sauna location and required screening must have prior DRC review and written approval.

Section 1.15 Landscaping

Landscaping of the entire lot shall be completed prior to or at the time of home completion. The DRC may approve an extension for landscape completion due to inclement weather.

The front yards and side yards along public rights of way and pedestrian easements shall be landscaped. Curbs and right of way areas in front of or adjacent to an owner's lot shall be maintained by that owner.

Underground irrigation is required and need to be designed to irrigate lawn and shrub areas with separate zones.

A minimum of two street trees are required on all lot frontages, of a type and size determined by the DRC. This area also requires sod, or approved substitution, and underground irrigation.

Landscapes shall be treated in a casual, fluid manner to integrate comfortably with the natural settings and surrounding homesites of Felida Overlook

In some situations, the DRC may require an owner to plant trees and/or add contouring to a site to screen on-site elements from off-site vantage points.

It shall be the responsibility of the homesite owner, when landscaping their property, to follow the plan approved by the DRC.

The use of organic methods of weed control, lawn maintenance and yard care are encouraged.

Identify quantity, species, common names and size for all proposed trees and plantings.

Landscape plans must be 1 inch = 10 feet scale presented on 11 x 17 inch paper, minimum, preferably in color, and provide the following details:

Clear delineation between areas. For example, sod vs. bark, planting areas vs. sod.

Grading and drainage systems must be represented on all landscaping plans submitted to the DRC.

Retaining wall materials and locations must be approved by the DRC.

Boulders, if any included in the landscape plan shall be at least 2 feet in size (any measurement) and must complement the landscaping. No obviously, or appearing to be, excavated rock will be approved.

Gardens may be permitted in the backyards of lots and shall be screened. The owner shall obtain DRC approval for the location, screening material, and size of the garden.

Section 1.16 Maintenance

Each property owner is required to keep his land, landscaping and all improvements in good repair and attractive condition. This includes keeping the native areas free of weeds, building material, garden tools and household items and other debris.

Section 1.17 Maximum Height Limitation

The preferred maximum building height is limited to 30 feet measured from existing grade to the highest point of the roof (the “Maximum Height”).

While the building height restriction may help protect views, that is not the primary purpose. Height limits contribute to a rural character and help to maintain a human scale. All architects or designers designing homes at Felida Overlook should include in their design considerations the intended appearance of the community at full development and design accordingly.

Because control over building height is critical to the successful implementation of the Felida Overlook vision and the topography varies, each homesite will be considered individually as part of the orientation, review and approval process.

Homes at Felida Overlook are preferred to be limited to one and one-half (1 ½) stories in height (above grade) with the exception of homes on steep sloped areas with walk-out basements that may be two and one-half (2 ½) stories in height one and one-half (1 ½) stories above the exposed area of the basement. Single story homes are also welcomed.

One and one-half (1 ½) stories is defined as a home where the upper level is fit significantly within the attic or roof structure space typically reducing the real and apparent height of the home.

All detached buildings will be evaluated on an individual basis. If allowed, detached buildings shall be designed to integrate with the main residence (same materials and details). All accessory buildings must be on a concrete foundation.

Section 1.18 Metals and Plastics

All exterior metals and plastics (vents, flashing, gutters, etc.) must be painted or treated to blend in with the adjacent surrounding material (see gutters & downspouts). All utility meter housings must be painted to match the body color of the home.

Decorative features in unpainted or untreated metal or plastic require DRC review and approval prior to installation.

Section 1.19 Minimum Enclosed Living Area

Minimum Enclosed Living Area limit is established as the square footage of livable space, excluding garages. The Minimum Enclosed Living Area shall be as follows:

- Lots 1 to 7: 2,200 single-story. Multiple levels 2,800
- Lots 8 to 16: 2,500 single-story. Multiple levels 3,300
- Lots 17 to 20: 3,000 single-story. Multiple levels 3,800
- Lots 21 to 23: 2,000 single-story. Multiple levels 2,600
- Lots 24 to 29: 1,600 single-story. Multiple levels 2,000
- Lots 30 to 36: 2,000 single-story. Multiple levels 2,600
- Lots 37 to 45: 1,800 single-story. Multiple levels 2,400

Maximum allowable gross square footage of any home is determined by Clark County Planning Department lot coverage requirements, see CCC 40.220.010.

Section 1.20 Roofing

Slate and concrete tiles, concrete and wood simulated shakes, and architectural composition roofing (with at least a 30-year warranty) are acceptable roofing applications. Textured metal with a matte finish may be considered on some homes. Wood shakes and shingles are discouraged and may be denied. Roofing applications will be reviewed on an individual home/homesite basis. Even if a product is approved, some colors may not be permitted.

Section 1.21 Satellite Dishes and Antennas

No exterior satellite receivers or transmitters, television antennas, radio antennas, or other receiving device shall be placed on any homesite or home without DRC approval prior to installation.

Other Considerations:

- Satellite dishes over 18 inches in size are not permitted.
- Location of receiving devices must be inconspicuous and pre-approved before placement. Landscape screening may be required in some cases.

Section 1.22 Shutters

Whether functional or decorative, all shutters must be of a size adequate to cover the window(s) they flank and have materials and details appropriate for the particular architectural style of the home.

Section 1.23 Signs for Builder/Contractor /Architect/Designer

One sign, identifying the builder/general contractor, is permitted during the course of construction. The sign must be single-sided and may include the builder's logo, company name and phone number and be of his own design and choice of colors. Architect/designer identification may be incorporated into this sign but may not be a separate sign attached to the builder sign. Builder signs

shall be limited in size to 18 x 24 inches installed with a single or double post no higher than 42 inches above the immediately adjacent ground plane and must be placed parallel to the road. Signs must be removed as soon as the home is occupied. No builder/architect information boxes are permitted.

Section 1.24 Skylights and Solar Devices

All glass, plastic or other transparent skylight or solar device shall be treated to eliminate reflective glare. Clear, bronze or gray glazing is preferred. White translucent glazing is prohibited. Domed skylights are prohibited except “Solar-Tube” type skylights.

Solar collectors are welcomed at Felida Overlook; however, the collectors must be flat to the roof. In addition, the majority of the mechanical portion of the system must be contained within the structure and not positioned on the roof. Preliminary DRC review and formal approval is required for all solar collection systems.

Section 1.25 Stone and Stucco

The use of stone at Felida Overlook is based on the Architectural design of a home. Generally, thin masonry veneers that don't have fabricated outside corners won't be approved since they don't provide an equivalent thickness to appear to be legitimate. The use of stucco and/or masonry material may be used in conjunction with other approved siding materials to enhance the Architectural style and appeal of all sides of a home. When masonry is used it must be applied so as to not appear as a veneer; it must terminate at inside corners or be coordinated with other Architectural elements and must extend to grade.

Section 1.26 Utility Boxes and Meters

All utility meters (gas and electric) should not be visible to roadways or neighboring homesites. They shall be installed according to the guidelines provided by the utility companies. All meter housings and junctions must be painted to match the adjacent siding color of the house. Construct the foundation with conduit to allow for utility boxes to be recessed into the wall with a removable access panel.

Section 1.27 Water Features

All water features must have written DRC approval prior to their construction and/or installation. The DRC has sole discretion and may reject any water feature deemed inappropriate.

Water features shall be integrated as part of the landscape and have a natural appearance.

Water features shall be sized, located, and oriented to benefit those within the home or on deck or patios. Noise from water features shall be limited so as to not impact adjoining or adjacent homesites.

Water features shall be scaled as a minor landscape element—they shall not dominate or distract from the landscaping or the architecture of the home.

DESIGN REVIEW PROCESS

ARTICLE 2 Application and Submittal Requirements

Owners desiring to construct, alter, repair or replace any improvements shall apply for an approval from the DRC. Such application shall include a construction agreement, plans and specifications showing site layout, structural design, exterior elevations, exterior materials and colors, landscaping, drainage, exterior lighting, irrigation, and other features of proposed construction. For the construction application and construction agreement, see Appendix A (the “Application”).

Section 2.1 New Home Construction.

2.1.1 For new home construction, owners shall submit a design review deposit of \$4,000.00 (the “New Home Deposit”) and a design review fee of \$1,000.00 (“DRC New Home Review Fee”) with their Application. Upon the issuance of Compliance Certificate, up to \$4,000.000 of the New Home Deposit may be refunded to the owner. If the owner, or any of its agents, incur fines from the DRC, the amount of the fine shall be deducted from the refundable portion of the New Home Deposit. The DRC New Home Review Fee is nonrefundable and meant to cover the cost of review. The DRC New Home Fee shall be payable to the Felida Overlook Homeowners Association.

2.1.2 The DRC New Home Review Fee includes costs for preliminary review and two Full Reviews. Any further reviews require an additional nonrefundable fee of \$500.00 per review (“Additional New Home Review Fee”), which must be deposited before another Full Review can occur.

2.1.3 The New Home Deposit and DRC New Home Review Fee must be received before any reviews (Preliminary or Full) are conducted by the DRC.

Section 2.2 Remodel/Addition/Landscape/Improvement Changes (after initial home construction).

2.2.1 For homes that are existing, and the owner wishes to do exterior remodeling, create an addition, remodel its landscape or otherwise make or construct improvements upon the owner’s lot, the owner shall submit a design review deposit of \$700.00 (the “Improvement Deposit”) and a design review fee of \$300.00 (“Improvement Review Fee”) with their Application. Upon the issuance of the Compliance Certificate, up to \$700.00 of the Improvement Deposit may be refunded. If the owner, or any of its agents, incur fines from the DRC, the amount of the fine shall be deducted from the refundable portion of the Improvement Deposit. The Improvement Review Fee is nonrefundable and meant to cover the cost of review. Improvement Review Fee shall be payable to the Felida Overlook Homeowners Association.

2.2.2 The Improvement Review Fee includes costs for preliminary review and two full DRC reviews. Any further reviews require an additional nonrefundable fee of \$100.00 per review (“Additional Improvement Review Fee”), which must be deposited before another Full Review can occur.

2.2.3 The Improvement Review Fee must be received before any reviews (Preliminary or Full) are conducted by the DRC.

ARTICLE 3 Preliminary Review

Section 3.1 Preliminary Process. Upon the submission of an Application, applicable

fees and deposits, an owner may request one preliminary review of its Application with an indication on the Application itself. The preliminary review is to determine whether the desired plan is keeping with these Guidelines at an early stage in the process (the “Preliminary Review”). The Preliminary Review process is strongly encouraged for all Applications. The Preliminary Review allows the owner to obtain DRC advice regarding conceptual/schematic designs before final construction drawings are prepared. Concerns or objections are easier to address when they are identified at the beginning of the design process. Should the DRC require changes that effect the building’s structure, exterior materials or exterior details, it is much easier to deal with them prior to completing final construction budget and drawings; and/or applying for building permits.

Section 3.2 Preliminary Review Comments Non-binding. PRELIMINARY REVIEW SHALL NOT BE DEEMED TO BE A FINAL APPROVAL FOR THE CONSTRUCTION OF THE IMPROVEMENT(S). The DRC's Preliminary Review is to give the owner the DRC’s general ideas and comments about the preliminary design submittal. It is the owner’s responsibility to comply with all aspects of these Guidelines. THE PRELIMINARY REVIEW DOES NOT CONSTITUTE AN APPROVAL OF ANY APPLICATION IN WHOLE OR IN PART.

Section 3.3 Preliminary Review Meeting. Owners and/or their agents are encouraged to request a Preliminary Review meeting (call or email to schedule a time). Requesting a Preliminary Review meeting affords the DRC and the owners the opportunity to discuss design objectives/intent and allows the DRC to provide comments and suggestions directly to the owner.

ARTICLE 4 The DRC Review

Section 4.1 Review. Only after receipt of the Application, the required materials and deposits, will the DRC begin its Full Review. DRC meetings are closed (while conducting a Full Review)—only DRC members, consultants (if used), and a representative(s) of the developer (only during Declarant Control Period, as defined in the CC&R’s) will be present. At the DRC meeting, when your project is reviewed, the Application, plans, and consultants’ comments are reviewed and evaluated by the DRC members (a “Full Review”).

Section 4.2 Additional Review. Each owner is entitled to one Preliminary Review, and two Full Reviews. Any review beyond such reviews mentioned in the previous sentence, the owner shall deposit the amounts required in Sections 2.1.2 or 2.2.2 for that type of Application.

ARTICLE 5 DRC Decision

Section 5.1 Issuance of DRC Decision. After the Full Review, the DRC shall prepare a decision approving the Application in part or with conditions or denying the application within 30 business days of the Application’s submission (the “DRC Decision”). If the DRC Decision denies the Application, the DRC shall provide comments, concerns, suggestions or requirements in order for the owner to obtain DRC approval. A copy of this letter will be provided to your design and construction agent(s) of record. The owner shall receive notice of the DRC Decision in a method allowed for in the CC&R’s or the Felida Overlook Homeowners Association Bylaws.

Section 5.2 DRC Decision Denial. If an Application is denied in part or in whole, the owner must revise its Application and materials to address the points outlined in the DRC Decision denial. The DRC shall have 30 business days after the receipt of all the revised materials to conduct a Full Review and issue another DRC Decision. This process shall be repeated until the owner obtains a DRC Decision approving its Application or the owner withdraws its Application.

Section 5.3 DRC Decision Review Meeting. If an Application is denied in part or in

whole, the owner may request, or the DRC may require, a meeting with the DRC to address the DRC Decision (“Decision Review Meeting”). This is an opportunity to provide the DRC with more information, or modifications that address the DRC’s comments, concerns, suggestions or requirements. Following the Decision Review Meeting, the DRC shall have 30 business days after the receipt of a revised Application and materials, or the date of the Decision Review Meeting, whichever date is later, to conduct a Full Review and issue another DRC Decision. This process shall be repeated until the owner obtains a DRC Decision approving its Application or the owner withdraws its Application. No work may begin on the owner’s lot until the owner has received a DRC Decision approving its Application.

Section 5.4 DRC Failure to Act. If the DRC fails to issue a DRC Decision within the applicable timeframe, the Application shall be automatically deemed a total denial and the DRC shall return the refundable portion of the New Home or Improvement Deposit, minus any deductions for fines or Full Reviews beyond two, to the owner within 30 business days. The DRC’s failure to issue a DRC Decision shall not entitle the owner to rights as described in Sections 5.2 or 5, and the DRC shall not be obligated to act further on said application. If the owner wishes to construct or alter an improvement on their lot, a new Application, a new deposit, and a new Full Review and DRC Decision will be required.

Section 5.5 Owner Withdrawal. An owner may withdraw its Application at any time. If an Application is withdrawn, the refundable portion of the New Home or Improvement Deposit may be returned to owner, minus any deductions for fines, or Full Reviews beyond two.

Section 5.6 DRC Discretion. The DRC shall retain the absolute discretion to approve or deny any Application, as provided in the CC&R’s and these Guidelines.

ARTICLE 6 DRC Approval and Construction Expiration

Section 6.1 Effective Period of Consent. The DRC’s consent to any proposed construction improvement shall automatically be revoked one year after issuance of the approved DRC Decision, unless construction of the approved improvements has commenced (“Effective Period of Consent”). If construction has not begun during the Effective Period of Consent, the refundable portion of the New Home Deposit or Improvement Deposit shall be refunded to the owner. A new Application, a new deposit, and a new Full Review and DRC Decision will be required if construction is scheduled to proceed after this time.

Section 6.2 Extension of Effective Period of Consent. An owner may make a request to extend the Effective Period of Consent for up to one additional year if the owner makes such a request to the DRC 30 days prior to the expiration of the Effective Period of Consent (the “Extension Request”). The DRC, in its sole and absolute discretion, may approve or deny Extension Requests in writing. If the Extension Request is made less than 30 days prior to the expiration of the Effective Period of Consent, the DRC may, but shall not be obligated to, review such Extension Requests and approve or deny the request. The DRC shall have 5 business days to review and approve or deny the Extension Request. In the event the Effective Period of Consent expires prior the DRC’s approval or denial of the Extension Request, the Effective Period of Consent shall be the date the DRC approves or denies the Extension Request. In the event the Effective Period of Consent expires while the owner’s Extension Request is on appeal, as provided in in these Guidelines, the Effective Period of Consent shall be the date the Board approves or denies the Extension Request. The date in which the DRC, or the Board upon appeal, approves the Extension Request shall be the new Effective Period of Consent and shall the new Effective Period

of Consent shall be up to one year from the approval.

Section 6.3 Construction Completion Timeframe. All Construction on your home or improvement must be completed within one year from the date construction is begun, including complete site landscaping (“Construction Completion Timeframe”).

Section 6.4 Extension of Construction Completion Timeframe. An owner may make a request to extend the Construction Completion Timeframe for up to one additional year if the owner makes such a request to the DRC 30 days prior to the expiration of the Construction Completion Timeframe (the “Construction Extension Request”). The DRC, in its sole and absolute discretion, may approve or deny Construction Extension Requests in writing. If the Construction Extension Request is made less than 30 days prior to the expiration of the Construction Completion Timeframe, the DRC may, but shall not be obligated to, review such Construction Extension Requests and approve or deny the request. The DRC shall have 5 business days to review and approve or deny the Construction Extension Request. In the event the Construction Completion Timeframe expires prior the DRC’s approval or denial of the Construction Extension Request, the Construction Completion Timeframe shall be the date the DRC approves or denies the Construction Extension Request. In the event the Construction Completion Timeframe expires while the owner’s Construction Extension Request is on appeal, as provided in in these Guidelines, the Construction Completion Timeframe shall be the date the Board approves or denies the Construction Extension Request. The date in which the DRC, or the Board upon appeal, approves the Construction Extension Request shall be the new Construction Completion Timeframe and shall the new Construction Completion Timeframe shall be up to one year from the approval.

ARTICLE 7 Appeals

During the Declarant Control Period, as defined by the CC&R’s, any decision rendered by the DRC under these Guidelines shall be unappealable. After the Declarant Control Period, any owner adversely affected by action of the DRC may appeal such action to the Board of Directors of the Felida Overlook Homeowners Association (the “Board”). Appeals shall be made in writing within 10 days of the DRC’s action and shall contain specific objections or mitigating circumstances justifying the appeal. If the Board is acting as the DRC, the appeal shall be treated as a request for a rehearing, in which case the Board shall meet and receive evidence and argument on the matter. A final, conclusive decision shall be made by the Board within 30 business days after receipt of such notification. The Board’s decision is unappealable.

ARTICLE 8 Compliance Inspection

Section 8.1 Inspection. The DRC shall conduct a compliance inspection in which the DRC will verify that final construction and exterior lighting installation have been completed in accordance with approved plans contained the approved DRC Decision, (the “Compliance Inspection”). The builder and/or owner or agent is to bring as-built plans to the observation for comparison with DRC approved final plans.

Section 8.2 Time of Inspection. A Compliance Inspection is to be conducted when the owner, or its agents, is applying for a certificate of occupancy with Clark County and all improvements, with the exception of landscaping and any landscape lighting, have been completed. The builder and/or owner or agent shall submit a signed letter, 7 business days prior to the Compliance Inspection date, stating the construction was completed in substantial conformance with the approved DRC Decision, and plans.

Section 8.3 Certificate. Within 15 business days of the Compliance Inspection, the DRC shall provide such owner with an certificate executed by a member of the DRC, certifying with respect to any lot owned by the owner, that as of the date of the certificate, either: (a) all improvements made or done upon or within such lot by the owner comply with these Guidelines and CC&R's, and substantially comply with the approved DRC Decision ("Compliance Certificate"), or (b) such improvements do not so comply, in which event the certificate shall also identify the noncomplying improvements and set forth with particularity the nature of such noncompliance ("Notice to Comply").

Section 8.4 Timeline for Correction. If an owner receives a Notice to Comply, the owner is to rectify the discrepancies within 30 business days and request another Compliance Inspection. If a discrepancy will take more than 30 business to correct, the owner shall make a written request to the DRC 7 business prior to the expiration of said time period to request additional time. The owner shall give the DRC an estimated timeline for the completion of the work. If an owner fails to comply with a Notice to Comply, the owner may be subject to such remedies that the CC&R's or these Guidelines provide for, including, without limitation, monetary fines, in an amount determined by the DRC, that accrue on a daily basis

Section 8.5 Landscape Inspection. In the event the landscaping improvements were not inspected during the Compliance Inspection, and were subsequently completed, the owner shall schedule another Compliance Inspection (the "Landscape Compliance Inspection"). The Landscape Compliance Inspection shall follow the same procedure as outlined in this Article.

ARTICLE 9 Enforcement

The DRC and/or its representative(s), shall be authorized, upon receipt of an Application and submittal to build, to make onsite inspections of the homesite and proposed construction at any time. Any breach of the CC&R's or these Guidelines shall subject the breaching party to any and all legal remedies, including fines, damages or the destruction, removal or the enjoining of any offending improvement or condition. In the event that an owner or his agent(s) fails to comply, the DRC and/or its authorized representatives may proceed with enforcement as provided for in these Guidelines, and the CC&R's.

ARTICLE 10 Approved Sample Board Example

An approved sample board must be kept at the lot or with the owner until the Compliance Inspection. The sample board shall display all exterior materials in selection color with legend, no Owner Name, Lot Number, Color Number, Style Number, Model Number, or Fixture Number (where applicable), Type of finish (Brushed Nickel, Copper, Satin, Clear, etc.), where product will be used or installed on the home.

ARTICLE 11 Non-Conforming Uses

If an owner has any improvement, condition or use not in compliance with the Guidelines as adopted and amended, may be subject to an enforcement action, as provided by these Guidelines or the CC&R's.

ARTICLE 12 Right to Fine

The DRC reserves the right to issue fines to the builder, owner or agent, or to apply the fine to the posted New Home Deposit or Improvement Deposit, for the violation of any of the procedures set forth in these Guidelines. All fines imposed will be responsive to the nature and consequences of

the violation. The DRC has the right to recommend a standardized fine schedule for ratification by the Board.

ARTICLE 13 Declarant Exemption

The Declarant, as defined by the CC&R's, or its assigns, shall be exempt from these Guidelines.

ARTICLE 14 DRC Contact

Name: Felida Overlook Homeowners Association Design Review Committee
Email: FelidaOverlookDrc@ginngrp.com
Phone: 360-768-5048
Address: 502 NE 72nd St.
Vancouver, WA 98665

ARTICLE 15 Miscellaneous Provisions

Section 15.1 Amendment. The DRC reserves the right to amend or alter these Guidelines, as provided in the CCR&'s.

Section 15.2 DRC Use of Outside Consultants. The DRC may use outside consultants to review all Applications.

Section 15.3 Compliance with the Law. All improvements are subject to codes and ordinances as adopted by the State of Washington, and Clark County and all other pertinent regulations. The most stringent regulations shall apply in the event of a conflict.

Section 15.4 Waiver. Consent by the DRC to any matter proposed to it or within its jurisdiction, or failure by the DRC to enforce any violation of these Guidelines, shall not be deemed to constitute a precedent or waiver impairing the DRC's right to withhold approval as to any similar matter thereafter proposed or submitted to it for consent or to enforce any subsequent or similar violation of these Guidelines.

Section 15.5 Severability. If any section, subsection, paragraph, sentence, clause, or phrase of these Guidelines is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of these Guidelines.

Section 15.6 Owner Responsibility. It is the responsibility of each Felida Overlook landowner and/or his agent(s) to read, understand and adhere to the CC&R's; the Application; and these Guidelines.

Section 15.7 Builder. All builders or contractors are required to have a current Washington State Contractors License and required insurance.

Section 15.8 Captions. The captions of each Article and Section hereof, as to the contents of each Article and Section, are inserted only for convenience and are in no way to be construed as defining, limiting, extending, or otherwise modifying or addition to the particular Article or Section to which they refer.

Appendix A Construction Application

Date Received: _____

**DESIGN REVIEW COMMITTEE
CONSTRUCTION APPLICATION**

Preliminary Review Requested: Yes / No

Please circle one: New Home Construction / Remodel/Addition/Landscape/Improvement

Property Owner(s): _____

Property Address: _____

Phone Number: _____ Building Style: _____

Architect/Designer: _____

Architect/Designer Contact Information: _____

Contractor/Builder: _____

Contractor/Builder Contact Information: _____

Lot #: _____ Home Sq. Footage: _____

Garage Sq. Footage: _____ Lot Size: _____

The Felida Overlook Homeowners Association Design Review Committee (“DRC”), as provided for in the Declaration of Covenants, Conditions and Restriction for Felida Overlook Subdivision, exists for the purpose of maintaining high standards in design development and overseeing appropriate building and property use in Felida Overlook. When an owner wishes to construct a building or to alter/remodel an existing building, an application shall be made to the DRC by using this form. Completion of the following pages will provide the DRC with the information necessary to review the proposed construction for compliance with the Felida Overlook Design Guidelines. The DRC may be contacted at (360) 768-5048 or at FelidaOverlookDrc@ginngrp.com for additional information and assistance.

ITEMS TO REMEMBER

- A. DRC approval is valid for one year from the date of the DRC approval letter, unless an extension is granted by the DRC.
- B. All Construction on your building must be completed within one year from the date construction is begun, including complete site landscaping, unless granted an extension.
- C. DRC assumes no liability for encroachments into platted setbacks, solar setbacks, easements, or neighboring property. Be sure to check the plat map of your lot and its property lines to avoid encroachments and trespass.
- D. All checks written for the DRC deposits and fees should be made payable to Felida Overlook Homeowners Association.

**Appendix A
(continued)**

**ARCHITECTURAL REVIEW COMMITTEE CONSTRUCTION AGREEMENT
FOR NEW CONSTRUCTION**

I/We have read and understand the current the Declaration of Covenants, Conditions and Restriction for Felida Overlook Subdivision, Design Guidelines, and Application.

Enclosed is the DRC New Home Review Fee of \$1,000.00, and a New Home Deposit of \$4,000.00, which may be refunded upon a satisfactory final inspection of the exterior of the home and landscaping by a representative of the Design Revie Committee (“DRC”).

I/We understand that any change(s) to the exterior of the home from the original, approved submittal must be submitted to the DRC for review and approval before the change may be made.

I/We assume responsibility for any and all damages by the contractor/builder and his agents and subcontractors and their agents to adjacent property and/or to my/our property.

SIGNATURES (all owners’ signatures required):

_____ Date: _____

Printed Name: _____

_____ Date: _____

Printed Name: _____

Street Address: _____

**Appendix A
(continued)**

**ARCHITECTURAL REVIEW COMMITTEE CONSTRUCTION AGREEMENT
FOR REMODEL/ADDITION/LANDSCAPE/IMPROVEMENT CHANGES**

I/We have read and understand the current Declaration of Covenants, Conditions and Restriction for Felida Overlook Subdivision, Design Guidelines, and Application.

Enclosed is the Improvement Review Fee of \$300.00, and an Improvement Deposit of \$700, which may be refunded upon a satisfactory final inspection by a representative of the Design Review Committee (“DRC”).

I/We understand that any change(s) to the exterior of the home from the original, approved submittal must be submitted to the DRC for review and approval before the change may be made.

I/We assume responsibility for any and all damages by the contractor/builder and his agents and subcontractors and their agents to adjacent property and/or to my/our property.

SIGNATURES (all owners’ signatures required):

_____ Date: _____

Printed Name: _____

_____ Date: _____

Printed Name: _____

Street Address: _____

**Appendix A
(continued)**

APPLICATION ITEM CHECK LIST

The following is a list of items that must be included and completed with all Design Review Committee (“DRC”) submittals. The DRC will review these items prior to granting final approval for any construction. Please initial all items you have completed for this application package:

A. SITE PLAN

Initials	Requirements
1.	Identify Building Style.
2.	Drawing scale: 1” = 10’.
3.	Building footprint, roof plan, including overhangs, parking areas, driveway and service areas clearly marked.
4.	Property lines, setbacks, and easements (if any).
5.	Existing tree locations. Note all trees to be removed, if any.
6.	Grading plan showing existing contours of site slope and proposed contour changes, both at 1’ intervals (retaining walls, if any, must be accurately reflected on the grading plan).
7.	All lots with five feet or more of grade change must have a separate from site plan topographic survey completed by a licensed Professional Land Surveyor. A clean, unaltered, signed copy of the survey must accompany the Formal Design Submittal. Include trees from adjacent lots whose drip lines encroach onto subject lot. Tree size, species and location to be noted on the plan. Including any trees on adjacent lots whose drip lines encroach on the subject lot.
8.	All utility stub locations and utility trenching. Foundations are required to be constructed with conduit to allow for utility boxes to recessed into the wall.
9.	Exterior lighting plan (include catalog cutsheets). Show locations of all exterior lighting on the building and the site.
10.	North arrow.
11.	Construction staging and access areas and temporary structure locations designated on plan.
12.	Location of the following clearly marked: walkways, decks, retaining wall(s), proposed utility lines, service yard/trash storage, parking areas, utility & meter equipment, exterior HVAC equipment, storage yards, fences and screen walls.
13.	Elevation of the first floor of home (in relation to existing grade) noted on plan.
14.	Highest ridge of the building (in relation to existing grade) noted on plan.
15.	On-site drainage/containment systems.
16.	Erosion Control Measures.
17.	Other.

B. GREEN BUILDING COMPLIANCE: Provide a statement on how you are going to meet the green building requirements contained in the Design Guidelines.

**Appendix A
(continued)**

C. EXTERIOR ELEVATIONS: All exterior building features clearly identified with accompanying materials/finishes noted. Features include but are not limited to:

Initials	Requirements
1.	Drawing Scale: ¼" = 1'
2.	Doors (include catalog cut sheets), window openings, garage doors, trim, design features.
3.	Walls, partition, storage enclosures, fences, HVAC enclosure, trash/recycling enclosure.
4.	Stairways, rails, decks, patios, porches, landings, spa facilities under deck/stairwell screening.
5.	All utility meter housing locations and housing with conduit to allow the utility to be recessed into the wall.
6.	Roof, siding (including exposures), foundation, masonry materials clearly noted.
7.	Exterior light fixture locations and design (include catalog cut sheets).
8.	Proposed structure's main floor line drawn and elevation in relation to existing grade noted.
9.	Elevation of the highest point of the roof edge in relation to the rear setback.
10.	Accurate finish and existing grades drawn and noted.
11.	Clearly show all roof penetrations (the DRC prefers that roof penetrations not be visible from the front elevation). Roof penetrations shall be painted to match adjacent materials.
12.	Common details: size of materials and material description of all trims and claddings, details of all proposed knee braces and outlookers, detail of typical window and door jamb/head/sill conditions, details of all exposed column-to-beam and column-to-base structural connections, detail of front porch step handrail and guardrail, section detail through the Front Elevation porch ceiling showing wall/ceiling trim, detail of the chimney cap and shroud.

D. FLOOR PLANS

Initials	Requirements
1.	Drawing scale: ¼" = 1' (or as appropriate to accurately and clearly illustrate the floor plans.) Dimensions shall be noted on floor plans.
2.	Walls, partitions
3.	Door and window openings.
4.	Utility and trash locations.
5.	Stairways, rails, decks, patios, porches, landings, spa facility locations.
6.	Heating & cooling system locations.

E. Estimated Excavation Start Date: _____

F. Estimated Completion Date of All Work: _____

**Appendix A
(continued)**

FELIDA OVERLOOK COLOR FORM

Date: _____ (attach color samples here or on separate 8.5 x 11 sheet)

Lot #: _____

Street Address: _____

Owner: _____

Contractor: _____

The following items are being submitted for approval by the Felida Overlook Architectural Control Committee:

- Building Color:
 - Upper Body: _____
 - Lower Body: _____
 - Trim: _____
- Roof Selection:
 - _____
- Window Color
 - _____
- Exterior Masonry:
 - _____
- Front Door:
 - Picture should be attached.
- Exterior Lighting
 - Picture should be attached.
- Other:
 - _____
- Other:
 - _____

The DRC approval process for color palettes is two-fold. The colors will be reviewed and preliminarily approved in the office. The approved palette will then be required to be put on site on a 4x4 color board with exact cladding for DRC review in the field against other previously approved adjacent homes.