

DESIGN GUIDELINES
FOR
HANSEN MEADOWS

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INTRODUCTION

BACKGROUND

Hansen Meadows is a planned community located in Clark County, Washington. The property within Hansen Meadows is subject to the Community Charter for Hansen Meadows (the "**Charter**"), which provides for standards of architecture, maintenance, use and conduct in order to preserve and enhance the overall community. The Charter establishes Hansen Meadows Homeowners Association, a Washington nonprofit corporation (the "**Association**"), whose members include all property owners in Hansen Meadows, as the entity primarily responsible for administering the Charter and the standards of maintenance, architecture, conduct, and use established pursuant to the Charter. Article 5 of the Charter establishes procedures for application and review of plans for proposed landscaping, structures, improvements, play equipment, and other items that homeowners might want to place on their property in Hansen Meadows.

PURPOSE

Kimball Hill Homes Washington, Inc. ("**Founder**"), as the developer of Hansen Meadows, has established these Design Guidelines for Hansen Meadows ("**Design Guidelines**") to provide guidance to homeowners in planning improvements and modifications to their lots and homes in Hansen Meadows in order to facilitate the review process. However, they are not the sole basis for decisions on architectural and aesthetic matters.

These Design Guidelines are not meant to discourage homeowners from beautifying and improving their property. On the contrary, exterior improvements can enhance individual homes and contribute positively to neighborhood property values and aesthetics. The intent is to protect all homeowners with a strict process for assuring that modifications and improvements are:

- consistent with the harmony of exterior design in Hansen Meadows;
- located appropriately with regard to surrounding structures and topography; and
- of high quality materials and workmanship.

GOVERNMENTAL REQUIREMENTS

Homeowners shall comply with these Design Guidelines in addition to the requirements of Clark County and any other applicable government ordinances, building codes and regulations. To the extent that any local government ordinance, building code or regulation imposes a more restrictive standard than the standards set forth in the Charter or these Design Guidelines, the local government standard shall control. To the extent that any local government standard is less restrictive, the Charter and these Design Guidelines (in that order) shall control.

INTERPRETATION

In the event of a conflict between these Design Guidelines and the Charter, the Charter shall control. Capitalized terms used in these Design Guidelines and not otherwise defined in this document shall have the same meaning as set forth in the Charter.

AMENDMENTS

The Founder may amend these Design Guidelines as long as it has any reviewing authority under the Charter. Thereafter, the Design Review Committee appointed by the Association's Board of Directors ("**DRC**") may amend them. Amendments shall not apply retroactively so as to require modification or

removal of work already approved and completed or in progress. It is the responsibility of owners to ensure that they have the most current edition of these Design Guidelines.

ARCHITECTURAL REVIEW PROCESS

REVIEW AUTHORITY

Architectural control and design review is handled by either (i) the Founder or its designee, or (ii) the Design Review Committee appointed by the Association's Board. The Founder has exclusive authority over architectural review during the Development and Sale Period, as defined in the Charter. The Founder may delegate authority over certain aspects of review to the DRC, and either of them may use architects, engineers, or other professionals to assist in such review. The term "Reviewer," as used in these Design Guidelines, refers to the entity responsible for review of a particular matter.

APPROVAL REQUIREMENT

Unless otherwise specifically stated in Article 5 of the Charter or in these Design Guidelines, all plans and materials for proposed improvements, additions, exterior modifications and decorations, reconstruction, landscaping, play equipment, outdoor furniture and lawn accessories and similar items visible from outside of the home must have prior approval. Where these Design Guidelines specifically allow an owner to proceed without prior approval, such allowance shall only be effective so long as the owner complies with the requirements of the applicable guideline.

Plans submitted to the Reviewer must comply with all applicable building codes, zoning regulations and the requirements of all agencies and municipalities having jurisdiction over the project. It is the responsibility of the applicant to obtain all necessary permits, inspections. Regulatory approvals do not substitute for review and approval hereunder, and vice versa.

SUBMITTALS

Requests for approval of proposed work must be made by submitting an application in the form attached to these Design Guidelines or available from the Reviewer.

Applications for approval of additions or modifications to structures, improvements, and landscaping on any Unit must be accompanied by:

- (1) a survey or site plan, drawn to scale, showing
 - property lines, setbacks and easements; and
 - a footprint of the house and driveway, sidewalks, deck, patio, retaining walls, etc.; and
 - existing trees and landscaping; and
 - all proposed improvements dimensioned to properly locate them from the house or property line;
- (2) a description of the materials and finishes proposed to be used; and
- (3) construction detail; and
- (4) drawings showing any changes in exterior building elevations; and
- (5) if applicable, a landscape plan showing placement, number, species and size of proposed landscape additions or modifications.

Applications for approval of other items must include drawings, pictures, or other information sufficient for the Reviewer to properly consider the application. Failure to provide adequate information may result in denial of the application.

Color samples and photographs assist the Reviewer in rendering its decision and expedite the review process. The Reviewer may require the submission of such additional information as may be reasonably necessary to consider any application.

SCOPE OF REVIEW

These Design Guidelines are intended to facilitate the review process, but are not the sole basis for decisions on architectural and aesthetic matters. **Compliance with these Design Guidelines does not guarantee approval.** In reviewing each application, the Reviewer may consider any factors it deems relevant. Decisions may be based on purely aesthetic considerations. Each owner acknowledges that determinations as to such matters are purely subjective and opinions may vary as to the desirability and/or attractiveness of a proposed addition or modification.

The Reviewer is not responsible for ensuring structural integrity of approved work

TIMING

The timing of review of applications and notification of applicants shall be conducted as described in Article 5 of the Charter.

RESPONSIBILITY FOR COMPLIANCE

The Reviewer is not responsible for ensuring compliance with state and local building codes. Each owner is responsible for obtaining all necessary building permits and other government approvals that may be required for proposed modifications or additions. Additionally, owners are responsible for locating underground cables and wires prior to any modification requiring digging.

An applicant is responsible for ensuring that all of the applicant's representatives, including the applicant's architect, engineer, contractors, subcontractors, and their agents and employees, are aware of these Design Guidelines and all requirements imposed by the Reviewer as a condition of approval.

INSPECTION

Upon completion of all approved work, the Owner is responsible for notifying the Reviewer and scheduling an inspection to verify conformance with the approved submittal.

SITE LAYOUT AND DESIGN STANDARDS

BUILDING MATERIALS

Only new construction materials shall be used and utilized in constructing structures on a lot, unless the Reviewer shall expressly approve in writing the proposed use of used construction materials for architectural effect.

All facades shall be comprised of clay-fired brick, stone, stucco, fibrous cement board, vinyl, or cedar siding. No T-111 type material shall be used. Exterior trim shall be comprised of fibrous cement board, cedar or engineered material. Side and rear elevations shall be of the same or compatible materials as the front elevations.

Primary residential roofing materials must be cedar shakes or shingles, fiberglass or asphalt shingles in colors and textures which complement the balance of the colors and materials selected for a house.

BUILDING SETBACKS

Building setbacks from front property lines are twenty feet (20') unless otherwise noted on the recorded subdivision map. Front porches may encroach into the front setback area by up to six feet (6').

Building setbacks from side lot lines must be a minimum of five feet (5') unless otherwise approved by the Reviewer, but in no event less than ten feet (10') from any existing building located on the adjacent lot that shares the common lot line, unless otherwise noted on the recorded subdivision map. On corner lots, building setbacks must be a minimum of ten feet (10') from the side street property line unless otherwise noted on the recorded subdivision map.

Building setbacks from rear lot lines are ten feet (10') unless otherwise noted on the recorded subdivision map.

Residential structures and garages may not encroach into utility easements.

DRAINAGE

No one other than the Founder or the Association shall alter the natural established drainage on any lot in a manner that increases the drainage of storm water onto any adjacent property without consent of the owner(s) of the affected property and the Reviewer.

DRIVEWAYS AND SIDEWALKS

Each lot shall have an entry walk leading from the driveway to the front entrance of the house.

Paving materials shall not abut the building foundation except at entry walk or garage approaches.

EQUIPMENT LOCATION AND SCREENING

Where practical, all exterior meters, air conditioning units, pool or spa filtration, and ground-mounted mechanical equipment, etc. shall be located in a side or rear yard and must be screened from street view and neighboring property by landscaping or by material and color compatible with the design of the residence. Screening other than landscaping shall not be of a height greater than four feet (4') above natural grade of the lot. All screens, whether landscape, structures, walls, or plant materials, shall be

located to allow a minimum of two feet (2') of clearance from the equipment, but may not encroach or trespass on a neighboring lot without such neighboring owner's written approval.

Shrubs or vines shall be placed in front of screens. Hedges may be used for screens if plants are mature enough and spaced close enough to provide adequate screening at the time of planting. Staggered spacing of shrubs for hedges makes a good screen.

Extreme care shall be taken in location of condensers to avoid noise infiltration to nearby bedrooms and other "quiet" zones. Sound insulating material may be required for added equipment such as pool pumps and heaters.

In absence of complete yard fencing, meters, air conditioner, pool pumps, etc. shall be screened from view. Where possible, design should include niches or offsets in which to tuck mechanical equipment.

On corner lots, every effort should be made to place air conditioners and equipment in the rear yard.

Window air-conditioning units and window fans are not permitted.

EXTERIOR COLORS

Exterior colors for single-family houses shall blend with and relate to the colors of other houses in the immediate area. Primary colors for siding, stucco and trim shall be earth tones (i.e., compatible with the natural environment) unless otherwise approved by the Reviewer. Stucco and synthetic stucco must be painted or integrally colored. Colors for windows, doors, louvers, gutters, and downspouts must be compatible with primary and trim colors.

FLOOR PLANS AND FINISHED AREA

Houses with the same floor plan and elevation shall be separated by at least two other houses on the same side of the street and shall not be located directly across the street from one another.

Unless otherwise approved by the Reviewer, the minimum finished area of each house shall be 1,200 square feet for a one-story house and 1,500 square feet for a two-story house or a house with a daylight basement or split entry configuration. "Finished area" shall refer to heated area above grade, as measured from the exterior surfaces of the outside walls of the house.

GARAGES

** Parking* Every house must have a garage capable of parking at least two (2) vehicles and a maximum of four (4) vehicles. Each Unit shall have a minimum of four (4) off-street parking spaces, including the spaces in the garage.]

Garage doors shall be metal or wood.

GUTTERS AND DRAINS

Although gutters are not required, roof design or the use of diverters should keep dripping water off of patios, balconies, stairs, doorways, etc.

Positive drainage away from the house should be provided for rainfall, irrigation, air conditioner condensate and all other types of water runoff.

Down spouts on the front of the house are to be located to provide a clean, unobtrusive appearance.

Gutters and downspouts shall be integrated with architectural design in color, shape and location. Gutters shall be painted the same color as trim. Downspouts must be painted to match the fascia and siding of the structure.

ROOFS AND ROOFTOP EQUIPMENT

Roof overhangs should be an integral part of the house form rather than a thin plane extending past the mass of the house. The minimum roof overhang is twelve inches (12") on exterior walls. Minimum gable overhang is six inches (6").

The roof should be kept as visually unobstructed as possible. Mechanical and air conditioning equipment may not be mounted on the roof.

Roof penetrations shall be set no higher than the minimum code height. Vent stacks and other necessary roof penetrations shall be located away from public view, on the back side of the roof whenever possible.

Skylights shall not exceed three feet by five feet in size and shall be mounted on the back side of the roof so as not to be visible from the street. Skylights should be placed in locations so as not to detract from the building elevations.

WINDOWS

Windows with window grilles shall be utilized on the front elevation of each home.

ACCESSORY STRUCTURES AND ITEMS

ANTENNAS AND SATELLITE DISHES (DBS, MDS, DSS)

Satellite dishes 1 meter or less in diameter may be installed without prior approval provided that they are integrated with the home and surrounding landscape and are not conspicuous from the street. The following locations for installation are stated in order of preference:

- (1) Attic, crawl space, garage, or other interior spaces of the dwelling or another approved structure on the Unit so as not to be visible from outside the dwelling or other structure;
- (2) Attached to or mounted on a deck or patio in the rear yard of the dwelling and extending no higher than the eaves of that portion of the roof of the dwelling directly in front of such satellite dish;
- (3) Attached/mounted on the rear roof of the dwelling so as to extend no higher than the ridge line of the dwelling at a point directly above the position where attached.

Should an Owner determine that a satellite dish cannot be located in compliance with the above guidelines without (i) precluding reception of an acceptable quality signal, or (ii) unreasonably increasing the cost of installation, maintenance, or use of the satellite dish, then the Owner may apply for approval of an alternative location or method of installation. Such alternative location shall be the least conspicuous location in which an acceptable quality signal can be received.

BASKETBALL GOALS

Permanent basketball goals may be installed on lots provided that they are installed a minimum of 11' behind the curb. The supporting pole for the goal must be positioned so that the backboard is perpendicular to the curb so that play does not spill into the path of traffic. Backboards or rims may not be attached directly to the house or garage.

Portable goals may be used only in locations specified above for permanent goals and must be stored behind the house (screened from street view by the house) or in the garage when not in use. Portable basketball goals are not permitted within the public rights-of-way at any time.

CLOTHESLINES

No clotheslines shall be installed on the exterior portions of any lot.

DECKS

Decks shall be compatible with the residence. Decks shall be constructed no closer than five feet (5') from any adjoining lot and no closer than five feet (5') from any adjoining Common Area.

When decks are constructed of wood and have an exposed area below the deck that is greater than eighteen inches (18"), that area shall be screened from view with decorative screening compatible with the deck (excluding lattice) or landscaping.

If a deck is a second story deck and the wall below the deck has windows or is 100% finished, then screening is not required. The deck support structures shall be designed as aesthetically pleasing as possible.

Decks may be waterproofed, sealed or stained a natural wood color without the necessity of submitting an application or obtaining prior Reviewer approval. If the choice of color of the stain is not natural to wood, Reviewer approval must be obtained prior to applying such stain.

Screens and shade devices, if any, must appear as an integral part of the building elevation and must be made of materials that complement the home.

Conversion of a deck or patio into a screened porch, or conversion of a concrete patio to wooden deck, are subject to prior approval.

Decks shall be stained or waterproofed in a natural finish. All finishes are subject to prior approval.

DOG PENS, RUNS AND DOG HOUSES

Dog houses shall be of similar color to the main structure (siding, shingles) and must be located a minimum of 6' inside property lines behind the house (screened from street view by the house). No plastic "igloo" style dog houses are allowed. No dog pens or dog runs of any kind shall be permitted.

EXTERIOR LIGHTING

Exterior residential lighting can convey a warm, inviting atmosphere and aid in providing nighttime security without annoying others. Selection and placement of fixtures, and selection of light source types, should be done with care. Exterior illumination of architectural features such as columns, entries, chimneys and landscape features are encouraged.

Exterior lighting shall be installed in a manner that will not cause unnecessary light spill distraction, nuisance or be unsightly. Lights shall be directed toward the house or ground and limited in wattage to 2,000 lumens. Ganging wires shall be properly buried beneath the grade.

High-pressure sodium lights, except for subdivision streetlights, are prohibited.

Landscape lighting shall be low voltage (12 volt).

Mercury vapor security lights, when the fixture is visible from public view or from other lots, are prohibited. Mercury vapor lights, when used for special landscape lighting affect, (hung in trees as up and down lights) are permissible with Reviewer approval.

Colored lenses on low voltage lights, colored light bulbs, fluorescent and neon lighting are not permissible.

Incandescent, low voltage incandescent, metal halide, quartz and natural gas lights are acceptable.

Lighting may not be installed on the privacy fence or patio/pool fence.

FENCES

Fencing must tie into the dwelling at least 36" behind the plane created by the front facade of the dwelling.

Fences may not extend over driveways or parking areas or outside the boundaries of the lot. In the event existing trees or other obstacles require adjustment to the fence location, the fence shall always be shifted inside the boundary of the lot.

Fences on a slope should either stair step evenly with the grade or run parallel to the grade, however, in both situations the posts must be installed perpendicular to the horizontal line and not the existing grade.

All fences shall be six (6) feet in height and constructed of wood or vinyl to maintain the aesthetic quality of the community. All fences visible to the public shall have the finished side out. Chain link fencing and other metal, masonry or PVC fencing is prohibited. No fencing shall be permitted within a landscape easement maintained by the Association.

Gates, if installed, shall be designed to be compatible and complementary to the fence design.

Fences are to be kept in good repair.

FLAGPOLES AND FLAGS

One flagpole not to exceed 4 inches in diameter or 60 inches in length may be mounted on the front of the house.

Flags shall not exceed 4' x 4' in size. Only official flags of countries, seasonal decorative flags, and college and professional team flags may be displayed; flags which display trademarks or advertising, and battle flags and similar flags which, in the Board's judgment, are intended to, or tend to, incite, antagonize, or make political statements (other than a statement of citizenship or country of origin of the residents of the dwelling), shall not be permitted.

Flags shall be maintained in good condition and shall not be displayed if mildewed, tattered or significantly faded.

GARBAGE CANS

Garbage cans and recycling bins do not require approval provided they are stored in one of the following locations (stated in order of preference) except during the 6 hours before and 8 hours after a scheduled garbage pick up:

- Inside the owners' garage
- Behind the dwelling (screened from street view)
- along the side of the dwelling, provided they are set back at least 10' from the front façade of the dwelling and are not visible from side streets.

In addition to the above requirements, additional screening is encouraged to further screen garbage cans from view by neighbors.

HOUSE NUMBERS

House numbers must be clearly readable from the street, not so large as to be out of proportion to the structure, and compatible with the overall design of the structure.

OUTDOOR FURNITURE

No furniture shall be used, stored or kept on the exterior portions of any lot except on patios, decks or porches. A reasonable amount of furniture designed and intended for outdoor use in white, black, or earth tone colors may be placed on patios or decks without prior approval.

PLAY STRUCTURES

All play structures shall be constructed primarily of wood and must be finished in a natural wood stain. Play structures shall be positioned at least 6' inside property lines in all directions. Play structures are not permitted in the front or side yards.

POOLS AND SPAS

No above-ground pools in excess of 24" in height above the ground shall be permitted. However, smaller, prefabricated, spas or hot tubs may be installed above ground on decks or patios with prior approval. Above ground pools, spas or hot tubs, visible from public view or from other lots, shall be skirted, decked, screened or landscaped to hide all plumbing, heaters, pumps, filters, etc.

Privacy screens for pools or spas shall be set back a minimum of twenty (20') from rear property lines and shall not exceed thirty feet (30') in width parallel to rear property lines. Maximum privacy screen height shall not exceed six feet (6') above existing grade. Screening material shall be masonry compatible with the residence, wood fence with finished side out, or other screening material approved by Reviewer.

Swimming pool appurtenances, such as rock waterfalls and slides, shall not be over six feet (6') in height. Skimmer nets, long handle brushes, pool chemicals, filters, pumps, heaters, plumbing, etc. shall not be visible from public view.

Pool walls shall not encroach on utility easements. If pool plumbing is required in utility easements, contact local utility companies before digging. Wood or concrete pool decks may be placed on utility easements with permission from the utility company, but are subject to removal by utility companies.

Pools cannot be drained onto open space or any other property.

TOYS, TOOLS, AND LAWN EQUIPMENT

Toys, bicycles, and other portable play equipment, tools, and landscaping materials and equipment must be stored inside the dwelling, garage or other approved structure or container when not in use. Sprinklers and hoses must be coiled and stored out of view from streets and neighboring property when not in use.

SIGNS

No signs shall be permitted on a lot except as specified in the Association's Rules.

STORM DOORS AND WINDOWS

Storm doors and windows must be full-view glass.

WOODPILES

Woodpiles are permitted only in the rear yard of dwellings and shall be screened by adequate planting and/or fencing so as to be concealed from view of neighboring property and streets.

LANDSCAPING STANDARDS

Landscaping is an essential element of design at Hansen Meadows. Preservation of existing vegetation must be taken into consideration in establishing the landscape design and should be a primary goal in developing such design.

MINIMUM LANDSCAPING REQUIREMENTS

The minimum landscaping requirements for each Unit will include the following:

The front yard of each Unit, and in the case of a corner lot, the side yard adjacent to a street, shall be completely sodded except for approved planting beds.

The Reviewer may promulgate additional rules governing percentage of area to be landscaped, type of plants and trees to be planted, amount to be expended, and other such requirements.

LANDSCAPING MATERIALS

No railroad ties, crushed white rock, lava rock or plastic ornaments shall be placed on any Unit within view from the street, common areas or park areas except with prior approval of the Reviewer.

All planting beds shall be mulched with pine bark or similar mulching material.

Planting bed edging is not required, but is encouraged for maintenance purposes and to define the shape of planting beds. Edging that will be conducive to easy maintenance with string weed eaters or powered edgers should be considered.

Large trees and shrubs should be planted no closer to the foundation than two (2) times the diameter of the root ball of a mature plant.

No bare ground is acceptable.

Gravel and rock may be used at drip line of house, but are not permitted for use or substitution for shrubs, ground cover, mulch or grass lawns. Specimen boulders are permitted upon review of the plan.