



— THE RANCH AT —
CRESCENT RIDGE RESORT

DESIGN GUIDELINES
Revised October 19, 2020

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I. PURPOSE

The following design guidelines are intended as a reference to assist the owner, builder and/or designer in understanding the project's goals and objectives for achieving a high-quality development. The guidelines complement the mandatory site development regulations contained in Grant County's zoning ordinances and apply to all new development and future renovations to the residential lots within The Ranch at Crescent Ridge Resort.

The guidelines will be utilized during the development's design review process to encourage a high level of design quality while providing the flexibility necessary to encourage creativity on the part of the owner, designer and/or builder.

The design guidelines are organized in two categories: Site Design and Home Design.

II. APPLICABILITY

The following guidelines will apply to all construction projects at The Ranch at Crescent Ridge Resort, regardless of whether such construction requires the need of an owner to acquire a permit from any applicable agency or jurisdiction. The guidelines will be administered and upheld by the development's Architectural Review Committee (ARC).

III. PRE-SUBMITTAL MEETING AND WALKTHROUGH

Prior to their submission of any designs or plans, the Owner will contact the Association to schedule a meeting and walkthrough at the Owner's lot. The meeting is intended to initiate contact between the Association and Owner to ensure the cohesive development of the Owner's lot, and will likely include discussions related to the architectural review process, the Owner's design submittals, and construction procedures at The Ranch.

IV. SUBMITTAL REQUIREMENTS

- A. Submission of Designs and Plans. An owner seeking ARC approval will submit the documents and information required by these Guidelines to the ARC by either:

- i. Mailing two (2) hard copies of the submittals to the following address:

Crescent Ridge Ranch Development Company, LLC
Attn: Architectural Review Committee
5601 6th Ave. S., Suite 350
Seattle, WA 98108

- ii. Emailing the submittals to: ARC@CrescentRidgeResort.com

Any deadlines for the ARC's review of the submittals will be calculated from the date that the ARC receives an owner's Completed Plans (defined below). Any incomplete submittals will not be deemed to have been received until the owner provides the ARC with a full set of Completed Plans. Any submittals received after 4:59 pm on weekday or any weekend day will be considered received the next business day.

- B. Completed Plans. The Completed Plans will be comprised of the following materials, which must be submitted to the ARC for all projects and improvements on any lot:

- i. **Site Plan** – Depiction and description of the location of all improvements, accessories, hardscaping, mechanical equipment, and fencing, with setbacks clearly dimensioned and all elements depicted at their appropriate size and scale.

- ii. **Landscape Plan** – Depiction and description of all landscape (including hardscaping) that includes all setbacks, the edges of slopes (if any), property lines, and dimensions and locations of any landscaping elements with respect to those areas. The landscape plan must also include a plant list with photos and names of the proposed plants.
- iii. **Floor Plans** – Depiction that shows all floors and roof plan.
- iv. **Architectural Elevations** – Scaled drawings and description of the exterior of the dwelling on all four sides with the finish grades at building line elevations (e.g., depiction showing soil line below siding) with roof height noted.
- v. **Exterior Diagram** – Depiction and description of the exterior materials and colors used for walls, roof, trim, and accents/details, including images and specifications thereof.
- vi. **Satellite / Television Antennae** – Depiction and description of the location of any satellite or television antennae.
- vii. **Variances** – Identify (through drawings and in narrative form) the dimensions, locations, features, or improvements in the owner’s designs and plans that do not conform to these Guidelines and for which the owner seeks a variance from the Guidelines.
- viii. **ARC Plan Review Fee** – The initial plan review is completed without charge. All subsequent plan submissions will incur a fee of \$150.

The owner’s plans will be complete upon their submission of each of the items described above. Plans will not be complete if they do not accurately depict the scale and dimensions of every element included within the plans or other conditions on the lot. Nothing herein will limit the ARC’s ability to request additional information from an owner with respect to their plans.

V. SITE DESIGN

Specific site design guidelines have been established for The Ranch at Crescent Ridge Resort and are intended to provide a balance between certainty and flexibility. The guidelines are based on the following site design principles: protecting neighborhood integrity, preserving territorial views, creating a safe and welcoming community, and establishing a cohesive vision for the community. Every effort has been made to create guidelines that embody these principles. However, the guidelines cannot anticipate all possible conditions. Therefore, the ARC reserves the right to approve or disapprove any plan based on the design guidelines and/or site design principles. Additionally, because the ARC’s decisions will evolve over time, no precedent will be established by prior decisions of the ARC, including any conditions placed on owners in making such decisions.

A. BUILDING LOCATION & SETBACKS

In addition to the setbacks and lot coverage requirements of the Grant County Zoning Code, the following setbacks shall apply. Special deviations may be granted for non-typical home sites. See the Site Plan Diagram located in the Appendix for more details.

Side yards are important in the creation of usable and private open space. The concept of Open Side Yards has been included as part of the site planning to preserve privacy and establish view corridors. The Open Side Yard will be the **west property line for south facing sites** (Lots 1–7) and the **south property line for west facing sites** (Lots 8–27). This elevation will have more windows, articulation, and detailing. The closed sides have fewer and smaller windows that do not look into the private space of neighbors. The Closed Side Yard is opposite to the Open Side Yard.

Note that any proposed work may require additional review or approvals from professional service providers (e.g., a Geotechnical Engineer), and that approval of designs may be conditioned on the Owner acquiring such review or approvals at their own cost. Notwithstanding the foregoing, the ARC is not required to approve any element or feature in an Owner's proposed design for which the Owner sought review from a professional service provider.

- **Building Zone** (includes the home, garage, and any other vertical / above-ground improvements)
 - Front Yard setback: 35' from property line
 - Rear Yard setback: 25' from top-of-slope*
 - Open Side Yard setback for Lot Widths *greater* than 50': 15' from property line
 - Open Side Yard setback for Lot Widths *less* than 50': 10' from property line
 - Closed Side Yard setback: 5' from property line

* The top-of-slope will be designated in a Lot diagram by the Declarant or Association, which is available at the request of any owner.

- **Pool Zone**
 - Pools and spas shall be located to minimize sight and sound impact to adjoining property and cannot be placed between the home and street.
 - No digging or construction may impact neighboring properties or otherwise displacement of soil that could affect neighboring properties.
 - Front Yard setback: 50' from property line
 - Rear Yard setback: 5' from top-of-slope
 - Open Side Yard setback: 5' from property line
 - Closed Side Yard setback: 15' from property line
- **Landscaping and Amenities**
 - Front Yard Landscape Buffer: 12' from property line with fence at 12' line.
 - As with all other improvements to a Lot, any inground amenity or hardscape (including sport courts) must be formally requested and reviewed.
- **Driveway Zone**
 - Curb cut limited to 20' wide
 - Driveway widths and curb cuts may exceed the 20' limit pending ARC review and special treatments to the driveway. Materials other than broom finished concrete or asphalt will need to be incorporated into the Completed Plans for ARC approval.
 - Side Yards setback: 5' from property line
 - A reasonable amount of area may be used for uncovered parking and turnaround area.
 - No parking is permitted in 12' landscape buffer, except for in any driveway within the landscape buffer.
- **Mechanical Equipment Zone**
 - All mechanical equipment must be placed in an enclosure and/or screened by landscape materials.
 - All mechanical equipment must be adjacent to the Home.
 - Mechanical equipment must be placed on the Open or Rear Side of the home. If mechanical equipment is placed on the Rear Side of the home, it may not be placed within 10' of the Closed Side of the Home.

- No mechanical equipment is allowed to be mounted on roofs (except satellites / antennae); this does not apply to solar power or solar water heating systems, which are addressed in the CCRs.
- Front Yard setback: 35' from property line
- Rear Yard setback: 50' from top-of-slope
- Side Yards setback: 5' from property line

B. BUILDING HEIGHT

Finish floor heights should be no greater than two feet (2') above the existing grade. Additionally, buildings are restricted to a single story above ground and roof heights cannot exceed twenty-two feet (22'), measured from the existing (approximately 2015) grade. Projections above the height limit should be minimal and will be reviewed on a case by case basis.

C. GRADING

The finish grade should relate to the natural surroundings and be minimized by following the natural contours as much as possible. Graded slopes should be rounded and contoured to blend with the existing terrain. Under no circumstance shall slopes be allowed to direct runoff toward an adjacent property.

D. LANDSCAPING

The landscape plays a major role in creating the sense of community. The Homeowners Association (HOA) strongly encourages a thoughtfully designed landscape plan that contributes to the overall design vision.

If an Owner fails to maintain their landscaping at a level of upkeep consistent with the HOA's minimum expectations, the HOA reserves the right to provide basic landscaping maintenance for each lot, and to invoice or assess each lot owner for the cost thereof (as reasonably estimated by the HOA), as more fully described in the CC&Rs and any Rules and Regulations issued by the HOA.

The HOA will be solely responsible for maintaining the twelve-foot (12') landscape buffer in front of each home. **To ensure proper HOA maintenance of this area, each homeowner must provide a sleeve for irrigation piping beneath any hard surface driveway connection point for the exclusive use of the HOA. The irrigation sleeve shall be a minimum four-inch (4") pipe, run to a minimum of five feet (5') to either side of the hard surface driveway, at a minimum depth of eighteen inches (18") below grade.**

Tree species should be chosen so as to not grow taller than the roof height limit when mature. Trees taller than roof height limit will be trimmed by the homeowner; the HOA reserves the right to trim trees and invoice or assess the respective owner for the cost thereof. Trees should be limited in the Rear Yard to preserve views. Landscaping, hardscaping, and any improvements in areas that may impact a neighbor's view must be limited to two feet (2') or less.

Crescent Bar is a semi-arid environment. The limited precipitation poses one of the greatest challenges for the establishment and maintenance of plant material in this climate. Given these conditions, the use of xeriscaping is encouraged for the overall and long-term viability of plantings.

The presence of hard water should be considered when choosing components for an irrigation system. Drip irrigation is encouraged near walls, fences, and railings to prevent calcification from hard water.

To reduce risks of moisture intrusion in foundations, crawl spaces and basements, landscaping within thirty inches (30") from the perimeter of buildings and structures shall be limited to xeriscaping with no irrigation.

Please refer to the Plant List located in the Appendix.

VI. HOME DESIGN

The ARC reserves the right, in its sole discretion, to approve or disapprove any design based on its interpretation of the design's adherence to these Guidelines and any other factors that it determines are relevant to any such review. There are a number of architectural styles recommended for residential structures (including Craftsman, Mediterranean, and Soft Contemporary); however, the focus should be on high quality residential design that fits within the Ranch community. Detailed information regarding the characteristics for each architectural style is provided in the Architectural Style Sheets located in the Appendix.

A. ARCHITECTURAL DESIGN REQUIREMENTS

1. MASSING & ARTICULATION

The massing of each home should be scaled to reduce its apparent size, provide visual interest, and express the architectural style of the home. The building form should appear heavier below and lighter above. The design should utilize a variety of forms. Please refer to the Architectural Style Sheets located in the appendix for examples and details.

2. SCALE AND PROPORTION

The scale and proportion of the building should relate to the use of the structure as a single-family residence. The size and massing of the structures should reflect a human scale so as to not overwhelm or dominate the surrounding homes.

3. ELEVATIONS

All building elevations shall express the architectural style of the house with emphasis placed on the front. Elevations exposed to a street, common area or pasture shall include additional articulation and architectural details similar to the front elevation. The Open Side Yard elevation should have more windows and detailing, while the Closed Side Yard elevation should have fewer and smaller windows that are either obscured or have translucent glass or do not look into the private space of neighbors.

4. ROOF FORMS

A simple, primary roof form should be used in conjunction with complementary secondary roof forms. The dominant roof form should have a shallow pitch to reduce the visual impact. Cross gables, dormers and other small roof elements should be relative and proportional to the overall roof forms.

B. MATERIALS

The choice and mix of materials on facades and garage doors are important in providing an attractive community. An emphasis is placed on using high quality materials. Individual materials should be harmonious with the material palette for each structure. The material quality must be consistent on all elevations of the structure. Material or color changes at the outside corner of a

structure are strongly discouraged. Elevations should include accent materials appropriate to the specific design.

Preferred materials include brick, stone, tile, decorative wood siding, wood trim and stucco. Wall materials that are not approved include metal siding, reflective materials, and unfinished concrete block. To not detract from the views, exterior colors should consist of earth tones and not include bright colors or accents.

Roofing materials and color shall be consistent with the architectural style of the dwelling and should be fire resistant.

C. WINDOWS

Windows are typically rectangular or arched openings of various sizes and operating styles. The window appearance is an important architectural element and should be considered in the overall design composition of the structure. Examples of appropriate style windows include single or double hung, casement, awning, and picture. Glass block windows are strongly discouraged. Mullion patterns should be consistent with the architectural style of the structure. Shutters must match the width of the adjacent window. White window frames are strongly discouraged, except those which may be appropriate to the architectural style and color palate of the home (i.e. Craftsman with white trim).

D. DOORS

The design of the front door shall be consistent with the architectural style and located so that it is a prominent feature on the front elevation of the house. Doorways should be appropriately protected from climatic elements. The use of glazing in the doors is encouraged and simulated divided lights should be consistent with that of the window design and are not encouraged toward the front yard. Sliding patio doors are allowed.

E. GUTTERS, DOWNSPOUTS, AND DRAINAGE

Gutters, downspouts, and roof vents should be finished to match the materials and/or color of the primary structure. All vent stacks or pipes shall be colored to match the roof or wall material from which they project. Gutters and downspouts must be designed and installed so that water runoff does not adversely affect landscaping or drainage on the subject property or adjacent properties. In addition, construction activities or improvements (above- or below-ground) on an Owner's lot may not divert water runoff onto adjacent properties or otherwise inappropriately divert water runoff down the slope.

F. COVERED ENTRIES AND PORCHES

A covered entry for the front door is required on all homes. This may be accomplished by use of a single-story porch or deep overhang. For homes larger than 2,000 square feet, the minimum covered area is 36 square feet and minimum dimension of six feet. For homes less than 2,000 square feet, the minimum covered area is 10 square feet and minimum dimension of three feet. Porch railings, when required by code, must be compatible to chosen architectural style. Entry roofs must utilize the same material as the main roof system unless an accent roof material is approved by the design review board.

G. DECKS, BALCONIES AND STAIRWAYS

Decks, balconies, and stairways should be constructed of a material complementary to that of the primary structure. Clean and simple structures are encouraged to complement the architectural massing and form of a building. Decks cannot be above grade. Prefabricated metal stairs are not acceptable.

H. GARAGES, GARAGE DOORS AND CARPORTS

Garage and garage door style shall reflect the overall architecture of the home. Garage doors must be made of a high-quality material and be compatible with the design of the home. Garage doors shall be set into rather than flush with an exterior wall. When the design of the dwelling includes a third (or fourth) garage bay, the front plane of the additional garage bays must be offset from the plane of the two-bay garage massing. Carports are not allowed.

I. FENCES AND RETAINING WALLS

Fences and hedges help to define private space of the home. Each design shall be coordinated with the materials, colors, quality, scale, and detail of the home and shall reflect the architectural character. The fence design and location must be approved by the ARC. All fencing and retaining walls must be installed by the builder at time of dwelling construction. Approved fence materials include metal or vinyl; wood, chain-link and glass are not allowed. Retaining walls should not exceed four (4) feet in height and shall be constructed of decorative block. Fencing should be limited in Rear Yards to preserve views and must be made of dark bronze metal to match the aesthetic of the fencing surrounding the common pool area located within the Ranch. Fences may not exceed two (2) feet in the Rear Yard Setback and four (4) feet in height in any other area.

J. EXTERIOR LIGHTING

Incandescent, halogen, fluorescent and LED lights are acceptable types of exterior lighting. No lighting fixture may create glare or a level of illumination that is offensive or inappropriate when viewed from adjacent properties. Lights mounted on buildings, poles or in landscape to provide general lot illumination must be mounted in fixtures that shield visibility of the lamp from the street or adjacent properties and direct the light upward or downward. Decorative lighting fixtures must be integral and compatible with the architecture of the dwelling. Swimming pool equipment lighting mounted immediately above the swimming pool equipment must be located below the fence line and lights must be shielded to direct illumination downward.

K. SATELLITE DISHES AND ANTENNAE

Satellite Dishes, antennae, and transmission devices over one (1) meter or more in diameter are not permitted. Satellite dishes and television antennae under one (1) meter in diameter must be mounted on the Open Side of the home's structure. The satellite dishes and television antennae must be located to minimize visibility from surrounding properties and street rights-of-way (e.g., behind landscaping or fencing or on a section of the roof not visible from the street or a neighboring property's Open Side). Any homeowner who believes that these placement requirements impact the cost of installation or signal received through any dish or antennae should notify the ARC of any such issues.

L. SWIMMING POOLS, SPAS, WATER FEATURES, AND RELATED EQUIPMENT

Pools and spas shall be located to minimize sight and sound impact to adjoining property. Pools and spas should be elevated above the surrounding grade at the minimum height necessary to prohibit an inflow of storm water. Pumps, filters, and other equipment must be screened from view at ground level and sound insulated from adjacent streets and properties. Above ground swimming pools are prohibited.

Water features (e.g., fountains) are strongly discouraged, but may be submitted for ARC review in the Owner's Completed Plans.

M. EQUIPMENT SCREENING

Any equipment associated with the dwelling or garage, either at grade or on the roof, must be screened. The design of the screening must be architecturally compatible in terms of material and color of the primary structure. Landscaping can be used as a screening material on a case-by-case basis.

N. ANCILLARY STRUCTURES

The design of ancillary structures, including but not limited to guesthouses, cabanas, and storage sheds, should be architecturally compatible with the main structure including similar wall types, windows, doors, roof, materials and details, and should be installed in a manner to reduce visibility from the street.

O. TEMPORARY STRUCTURES

Any temporary structures (e.g., party tents, bounce houses, etc.) require review and approval of the ARC.

P. PLAY EQUIPMENT

Play structures such as constructed forts, swing sets, sport courts, and play structures shall not be located between the property line and front elevation and must be on the Open Side of the Home. Care should be taken in the location of play structures to understand and mitigate the potential impact on neighbors, and the ARC's approval of such elements may be conditioned on requiring the use of mitigation measures.

Q. TRASH AND RECYCLING

Containers shall be kept within garages or a screened enclosure. They may not be stored within a front yard. Trash and recycle enclosures shall be located to minimize odor to habitable areas, as well as be low visibility to adjacent streets and properties.

VII. ENFORCEMENT

It is the responsibility of each Owner to know the terms and provisions of the Association's Governing Documents, including these Design Guidelines, and to comply therewith. Owners are financially responsible for any fines imposed as the result of conduct on the part of their contractors and agents. An Owner's failure to comply may constitute grounds for an action by the Association to impose fines or directives, recover sums due, damages, or injunctive relief, or any or all of them.

If an Owner fails to comply with these Guidelines (including seeking and receiving ARC approval prior to the construction or installation of any improvement on their Lot) or with any Association directives related to these Guidelines, the Association may:

- Demand that the Owner and their contractors and agents immediately stop work on the Lot until such approval is received or otherwise require that such improvements be removed at the Owner's expense;
- Assess a fine or penalty against the Owner; or
- Remove any non-compliant improvement from the Owner's Lot and assess the cost of the same to the Owner.

The Association's remedies are not exclusive; it may exercise one or more remedies concurrently. If the Association assesses a fine against the Owner related to these Guidelines, it has adopted fees and fines which may be amended, increased, or decreased by the Board from time to time. Such fines shall be added to the monthly Assessment for the first month following the violation and shall be enforceable in the same manner as is provided for the enforcement of any other Assessment.

The Association may assess a non-compliant Owner up to \$350.00 per day (as of January 2021, which maximum amount shall be escalated annually, commencing January 2022, for inflation using the CPI-U 1982-84=100 figures published by the U.S. Department of Labor at <https://www.bls.gov/news.release/cpi.t01.htm>, or such succeeding table as may be published by the agency) depending on the severity of the violation, and following the notice and hearing procedures below until the Owner remedies the non-compliant condition. Any such fines will not relieve an Owner for any liability for costs of the Association to remedy any conditions pursuant to the Bylaws and CC&Rs (including Section 13.4.2) or for any damages caused by the Owner, its agents and contractors.

Prior to taking any enforcement action (other than a notice of violation), the Board will advise the Owner, in writing, of the nature of the guideline or covenant which the Owner is alleged to have violated and provide the Owner notice and an opportunity to be heard as follows:

1. The Board will give the Owner written notice of an opportunity to be heard before the Board or a specially appointed committee or representative acting on behalf of the Board (collectively, the "Hearing Officials") regarding the proposed action or fine. The Hearing Officials will include one non-board representative who will be chosen by the Board. The notice will include (a) a statement of the offense, (b) the proposed action and/or fine, (c) the date, time and place of the hearing, and (d) whether testimony of the Owner must be oral, written, or both. The date of the hearing will be at least ten (10) calendar days after notice is delivered. The Hearing Officials may, in their sole discretion, continue the initial hearing date to a date not more than twenty-five (25) calendar days from the initially proposed date of hearing. The hearing is in the nature of a civil proceeding and the Hearing Officials will base their decision on a preponderance or greater weight of the evidence.

2. At the hearing, the presiding member of the Hearing Officials (as determined by the Hearing Officials) will govern the hearing process and the Owner will have the right to give or otherwise present testimony as outlined in the notice, subject to reasonable rules of procedure established by the Board to assure a prompt and orderly resolution of the issue at hand.

3. The Hearing Officials will consider any written materials and oral testimony submitted by the interested parties or by others giving written or oral testimony. No cross examination shall be allowed, but the Hearing Officials may question any witness providing oral testimony.

4. The offending Owner shall be notified of the decision in the same manner in which notice of the meeting was given.

5. If the Owner fails to provide oral or written testimony prior to or during the hearing, the Owner will have waived the right to appear further either in person or through written testimony. In such event, upon the presentation of a prima facie case in support of the violation, the Hearing Officials may enter their decision by default and the proposed action or fine shall be imposed. The Owner will be notified of the decision in the same

manner in which notice of the meeting was given.

6. The decision of the Hearing Officials will be final and non-appealable.

The Association's remedies are not cumulative, and it may take any other legal action or remedy appropriate or penalize a violation of the Governing Documents or these Design Guidelines. In enforcing these Guidelines, the Association may delegate its function(s), including the determination of whether a violation has occurred, and the remedy therefore, to an agent, including but not limited to a single, or group of, director(s) or officer(s), or the Association manager or to law enforcement officials. If it is necessary to employ an attorney or other expert to enforce the terms of the Governing Documents or Guidelines, the offending Owner will be liable for the attorneys' fees and the costs of litigation associated therewith.

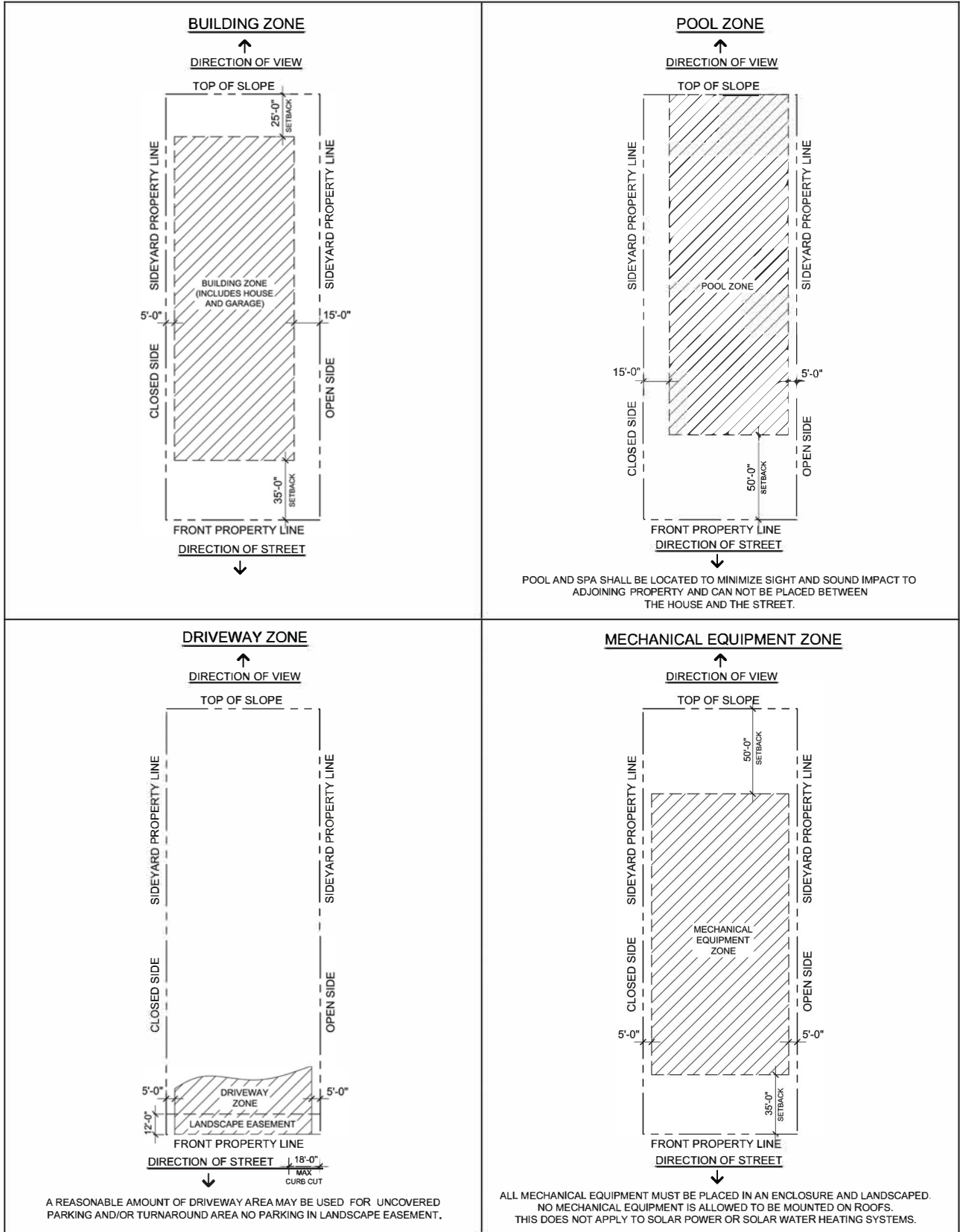
VIII. APPENDICES

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SITE PLAN DIAGRAMS

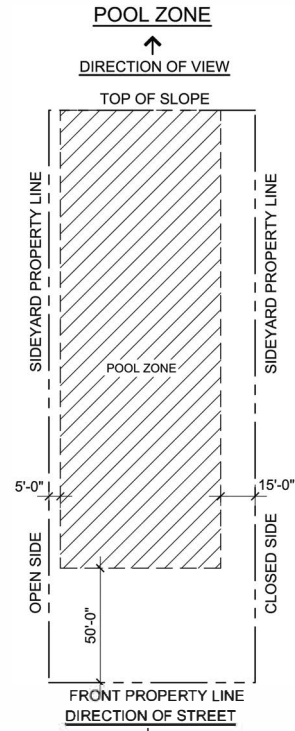
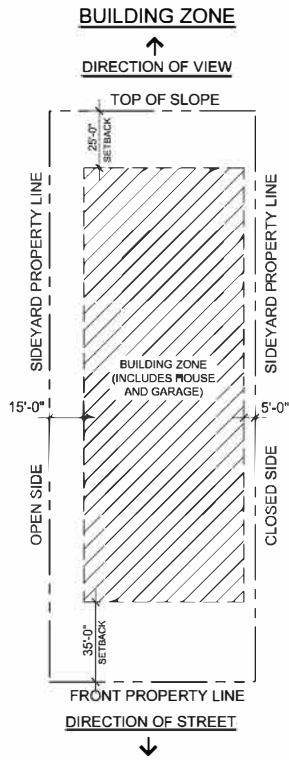
SITE PLAN DIAGRAM

SOUTH FACING HOME SITES (LOTS 1-7)

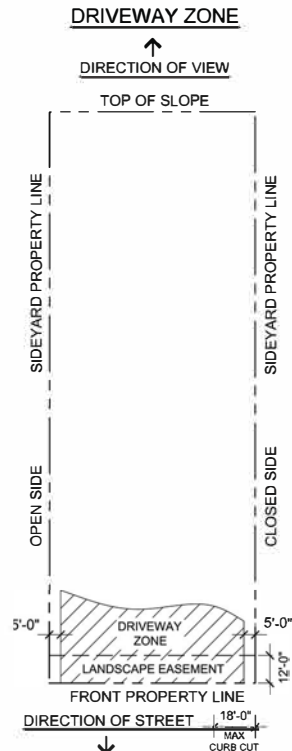


SITE PLAN DIAGRAM

WEST FACING HOME SITES (LOTS 8-27)

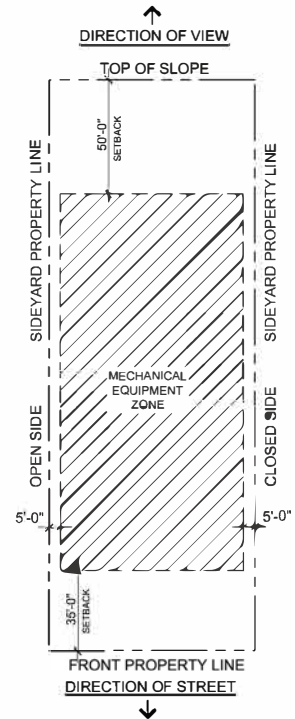


POOL AND SPA SHALL BE LOCATED TO MINIMIZE SIGHT AND SOUND IMPACT TO ADJOINING PROPERTY AND CAN NOT BE PLACED BETWEEN THE HOUSE AND THE STREET.



A REASONABLE AMOUNT OF DRIVEWAY AREA MAY BE USED FOR UNCOVERED PARKING AND/OR TURNAROUND AREA NO PARKING IN LANDSCAPE EASEMENT.

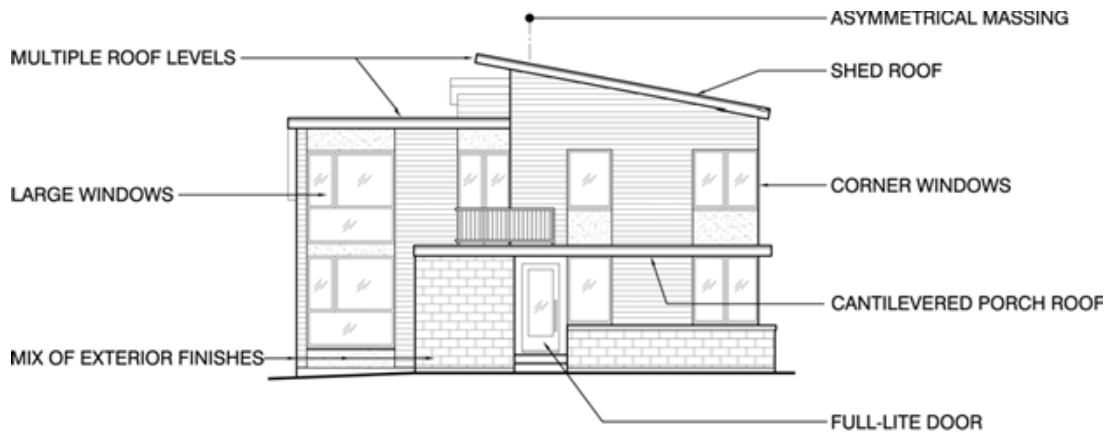
MECHANICAL EQUIPMENT ZONE



ALL MECHANICAL EQUIPMENT MUST BE PLACED IN AN ENCLOSURE AND LANDSCAPED. NO MECHANICAL EQUIPMENT IS ALLOWED TO BE MOUNTED ON ROOFS. THIS DOES NOT APPLY TO SOLAR POWER OR SOLAR WATER HEATING SYSTEMS.

ARCHITECTURAL STYLE SHEETS

CONTEMPORARY



CONTEMPORARY CHARACTERISTICS

Massing

- Asymmetrical
- Simple interlocking planar forms
- Strong connection to outdoor living spaces
- Cantilevered forms and balconies
- 1.5 - 2 stories

Roof

- Low slope, max 4:12 (Gable, Hip, or Shed)
- Multiple Levels and variable overhangs
- Shed and flat roof articulations
- Enclosed soffits without ornament

Windows and Doors

- Grouped fixed and casement windows
- Large glass openings
- Minimal muntin bars
- Corner and clerestory windows
- Off-axis door locations
- Half and full lite doors

Materials

- Predominately smooth surfaces
- Combination of stone/brick, siding, and cementitious panels
- Low-sloped roofing (e.g., metal)

Details

- Simple (unornamented)
- Narrow flat trim boards
- Slender columns and railing balusters
- Metal railings

Porch

- Maintain welcome presence of the home
- Cantilevered roofs
- Integrated into massing

CRAFTSMAN



CRAFTSMAN CHARACTERISTICS

Massing

- Asymmetrical or Symmetrical
- Horizontal proportions
- Combination of gable roof forms
- Well defined base

Roof

- Low to medium slope, 4:12 - 9:12
- Medium to deep overhangs
- Open eaves with brackets or exposed beam/joist ends

Windows and Doors

- Grouped double-hung windows (paired, triple, quad)
- Divided lite in upper window sash
- Partial lite doors

Materials

- Combination of lap siding, board & batten and shingles
- Stone and brick commonly used at base

Details

- Wide flat trim boards
- Hefty square and tapered columns
- Horizontal trim bands at eaves and 2nd floor height (as allowed)
- Stick work at gable ends

Porch

- Half or full width
- Shed or gable roof
- Full-height columns or half-height with heavier base detail

Option A



Shake Siding: SW 6121 Whole Wheat
Lap Siding: SW 6124 Cardboard
Stucco: SW 6121 Whole Wheat
Trim: SW 7033 Brainstorm Bronze
Garage Doors: SW 6124 Cardboard

Stone: El Dorado Mountain Ledge Pioneer
Roof: GAF Timberline in Weathered Wood



Option B



Shake Siding: SW 6122 Camelback
Lap Siding: SW 6122 Camelback
Stucco: SW 6122 Camelback
Trim: SW 7033 Brainstorm Bronze
Garage Doors: SW 6122 Camelback

Stone: El Dorado Mountain Ledge Whiskey Creek
Roof: GAF Timberline in Weathered Wood



Option C



Shake Siding: SW 7034 Status Bronze
Lap Siding: SW 6157 Favorite Tan
Stucco: SW 6157 Favorite Tan
Trim: SW 6119 Antique White
Garage Doors: SW 7710 Brandywine

Stone: El Dorado Cliffstone Lantana
Roof: GAF Timberline in Weathered Wood



Option 1



Shake Siding: SW 7034 Status Bronze
Lap Siding: SW 6157 Favorite Tan
Stucco: SW 6157 Favorite Tan
Trim: SW 6119 Antique White
Garage Doors: SW 6124 Cardboard

Stone: El Dorado Cliffstone Lantana
Roof: GAF Timberline in Weathered Wood



Option 2



Shake Siding: SW 7034 Status Bronze
Lap Siding: SW 6157 Favorite Tan
Stucco: SW 6157 Favorite Tan
Trim: SW 6119 Antique White
Garage Doors: SW 6103 Tea Chest

Stone: El Dorado Cliffstone Lantana
Roof: GAF Timberline in Weathered Wood



Option 3



Shake Siding: SW 6157 Favorite Tan
Lap Siding: SW 6157 Favorite Tan
Stucco: SW 6157 Favorite Tan
Trim: SW 6119 Antique White
Garage Doors: SW 7710 Brandywine

Stone: El Dorado Cliffstone Lantana
Roof: GAF Timberline in Weathered Wood



MEDITERRANEAN



MEDITERRANEAN CHARACTERISTICS

Massing

- Asymmetrical
- Round, square or octagonal tower forms
- Long/linear forms

Roof

- Low slope gables and hips
- Simple form
- Cross gables
- 3:12 - 5:12

Windows and Doors

- Asymmetrical compositions
- Full divided lite casement windows with vertical emphasis
- Panel, plank or divided-light doors

Materials

- Stucco
- Brick or masonry accents
- Brick or masonry chimneys

Details

- Baroque derived
- Rounded arches
- Columns of various orders
- Elaborated chimney tops

Porch

- Stucco or stone colonnades
- Wood detailed second floor balconies
- Integrated into massing

SOFT CONTEMPORARY



SOFT CONTEMPORARY CHARACTERISTICS

Massing

- Asymmetrical
- Linear/horizontal forms
- Connection to outdoor living spaces

Roof

- Low-slope, 2:12 - 5:12
- Long, planer forms

Windows and Doors

- Grouped fixed and casement windows
- Unique grill patterns or art glass windows
- Corner and clerestory windows
- Partial or full glass garage doors

Materials

- Predominately smooth surfaces
- Combination of wood or cement board and stone or brick
- Concrete or wood base.

Details

- Unornamented
- Linear, flat trim boards

Porch

- Located to either side of central massing
- Cantilevered roofs
- Integrated into massing
- Wide porch supports
















COMMUNITY MAP






PLANT LIST

THE RANCH AT CRESCENT RIDGE RESORT

PLANT LIST

ITEM	PHOTO	COMMENTS
CONIFERS AND BROADLEAF EVERGREENS		
Buxus, Wintergem Boxwood		
Chamaecyparis, Sungold Dwarf Threadbranch		Sunburns in full sun
Juniperus, Skyrocket Juniper		
Pinus, Dwarf Mugo Pine		
Pinus, Oregon Green Pine		
Taxus, Dark Green Spreader		
Thuja, Hetz Midget Arborvitae		
DECIDUOUS AND FLOWERING SHRUBS		
Berberis, Crimson Pygmy Barberry		
Berberis, Orange Rocket Barberry		
Buddleia, Lo & Behold Butterfly Bush		
Caryopteris, Blue Mist Spirea		
Cotoneaster, Coral Beauty		
Euonymus, Dwarf Burning Bush		
Hibiscus, Rose of Sharon		Has experienced water damage
Hydrangea, Little Lime Hydrangea		
Itea, Little Henry Sweet Spire		
Physocarpus, Donna May Little Devil Ninebark		Can get mildew if watered overhead
Rhus, Gro Low Sumac		
Spiraea		
Syringa, Bloomerang Lilac		
Viburnum, Nanum Dwarf European Cranberry Bush		
Yucca fil. 'Color Guard'		

GRASSES		
Bouteloua gra. 'Blonde Ambition' Blue Gama Grass,		
Calamagrostis, Karl Foerster Feather Reed Grass		
Calamagrostis, Overdam Feather Reed Grass		
Helictotrichon, Blue Oat Grass		
Miscanthus, Gracillimus Maiden Grass		
Miscanthus, Little Kitten Miniature Japanese Silver Grass		
Miscanthus, Morning Light Slender Variegated Maiden Grass		
Miscanthus, Purpurascens Flame Grass		
Pennisetum , Ginger Love		
Pennisetum, Burgundy Bunny Fountain Grass		Susceptible to winter damage
Pennisetum, Hameln Dwarf Fountain Grass		Susceptible to winter damage
Pennisetum, Karley Rose Fountain Grass		Susceptible to winter damage
Pennisetum, Little Bunny Fountain Grass		
Pennisetum, Moudry Black Fountain Grass		
PERENNIALS		
Artemisia, Silver Mound Wormwood		Drought Tolerant
Chrysanthemum, Garden Mum		
Coreopsis, Tickseed		
Dianthus, Cheddar Pinks		Do not water overhead
Echinacea, Coneflower		
Gaillardia, Blanket Flower		
Geranium, Cranesbill		
Hemerocallis, Daylily		
Heuchera, Coral Bells		Some varieties prefer shade
Lavandula, Lavender		Drought tolerant but can attract bees
Leucanthemum, Shasta Daisy		
Paeonia, Peony		Prefer Itoh variety – no staking needed
Rudbeckia, Black-Eyed Susan		
Salvia, Meadow Sage		
Sedum		
Nepeta rac. 'Walkers Low' Catmint/Cat Nip		Good substitute for Russian Sage Attracts hummingbirds and butterflies

SHADE AND FLOWERING TREES		
Amelanchier x gra. 'Autumn Brilliance' Serviceberry		
Cornus, Argenteo-Marginata Variegated Redtwig Dogwood		
Euonymus, Dwarf Burning Bush Tree Form		
Forsythia, Forsythia Tree Form		
Malus, Crabapple		Needs a lot of water

RIVERHOUSES

Berberis thu. 'Orange Rocket' Barberry

Nepeta rac. 'Walkers Low' Catmint/Cat Nip

Pennisetum a. 'Little Bunny'

Bouteloua gra. 'Blonde Ambition' Blue Gama Grass,

Miscanthus sin. 'Gracillimus',

Berberis thu. 'Crimson Pygmy' Dwarf Japanese Barberry

Pennisetum alo. 'Ginger Love', sub for Moudry early season planting - Moudry n/a til late summer

Pennisetum alo. 'Moudry' Black Fountain Grass, late season planting

Yucca fil. 'Color Guard'

Calamagrostis x acu. 'Karl Foerster' Feather Reed Grass,