

INTRODUCTION

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

The objectives of the Eagle Ridge Architectural Design and Construction Guidelines are to:

- Provide a pleasant and consistent environment throughout Eagle Ridge.
- Provide interest and variety to exterior elevations, materials and colors while avoiding repetition or extreme contrasts on all housing.
- Achieve a sense of openness while properly using available lot widths.
- Provide appropriate orientation of residences to promote safety, security, and a sense of community.
- To achieve and maintain a high standard of quality, workmanship, and materials to assure harmony of external design with existing improvements.

The following are general guidelines for Eagle Ridge. Special design requirements for individual areas are contained in the matrix following the general guidelines.

The guidelines will be applied on a first come first serve basis. The Architectural Control Committee is permitted flexibility to approve or disapprove structure plans, which by their nature and design may or may not comply with the guidelines. Eagle Ridge ACC reserves the right, at its sole discretion, to waive any part of the design guidelines when it deems such an action is in the best interest of Eagle Ridge.

Structures, improvements and additions that require review by the Architectural Control Committee include but are not limited to the following:

1. Home new construction, remodels, additions, pergolas, gazebos, decks and deck coverings
2. Exterior repainting or resurfacing and roofing.
3. Sheds, greenhouses, storage units, dog houses, animal shelters to include dog houses, swimming pools (in-ground or above ground) and equipment enclosures, exercise pools, soaking pools, hot tubs, fountains and water features
4. Free standing flag poles or any other free standing feature that will remain on the property for a period of 30 days or greater and of permanent or temporary construction
5. Athletic facilities to include sport courts, basketball courts or equipment, trampolines, batting cages, play equipment/structures, forts at grade or tree forts, etc
6. All fences and retaining walls greater than two feet in height of any construction material
7. Landscaping changes that are visible from the street that significantly change the appearance of the yard, including turf replacement projects.

Definition: "structure" shall mean a built or constructed facility that is either habitable or uninhabitable, and has at least two walls or supporting columns that are visible to the public or neighbor's property.