

Design Guidelines

1. OBJECTIVE AND AUTHORITY OF THE ARCHITECTURAL REVIEW COMMITTEE

A. DEVELOPMENT OBJECTIVES

In order to preserve the quality of the Vuemont Vista Subdivision ("Vuemont") certain design recommendations and restrictions have been established for all structures proposed to be placed on any lot in Vuemont. These design recommendations and restrictions are the product of studies conducted by the developer of Vuemont, as well as by professional consultants hired by the developer of Vuemont.

B. CONDITIONS, COVENANTS & RESTRICTIONS.

Many design restrictions are set forth in the Declaration of Conditions, Covenants & Restrictions for Vuemont ("C, C & Rs"). The C, C & Rs have been recorded with the King County Division of Records & Elections on all lots of Vuemont and accordingly constitute restrictive covenants that appear on the title to all such lots. A copy of the C, C & Rs will be provided to all purchasers and prospective purchasers of Vuemont lots. The C, C & Rs are self explanatory and accordingly will not be reviewed in depth herein; however, the C, C & Rs will be strictly enforced and accordingly should be studied in detail prior to the commencement of design or construction of any structures for Vuemont lots.

C. ARCHITECTURAL REVIEW COMMITTEE

Article 3 of the C, C & Rs, 'Building Plans,' gives the developer the authority to assign the responsibility for reviewing building plans to a successor. Pursuant to that authority, the developer has, through Vuemont Homeowners' Association, established a committee known as the " Architectural Review Committee" to serve in that capacity. The Architectural Review Committee will review designs and architectural plans for all structures proposed for Vuemont to insure that such structures will be in compliance with the parameters set forth in the C, C & Rs as well as the policies established by the Architectural Review Committee.

It is not intended that the Architectural Review Committee will impose any unreasonable or excessively expensive controls on the design of structures proposed for Vuemont lots; but

rather, it is the intention of the developer in establishing the Architectural Review Committee to coordinate the design and construction of all structures in order to achieve a pattern of continuous quality and identity.

II. PROCEDURES

A. MEMBERSHIP

1. Term and Removal

The Architectural Review Committee shall consist of three persons who shall be appointed by the Board of Directors of the VUEMONT HOMEOWNERS' ASSOCIATION to two-year terms. One member shall be appointed in odd numbered years and two members shall be appointed in even numbered years to provide ongoing continuity of membership. One of the members shall be a member of the Board of Directors of the VUEMONT HOMEOWNERS' ASSOCIATION. Members of the Architectural Review Committee may be removed and replaced at any time by the Board of the Association. The Secretary of the Board shall keep a record the names and addresses of the members of the Architectural Review Committee.

B. MEETINGS

1. Place of Meetings: Meetings of the Architectural Review Committee shall be held at the home of the member who is also a member of the Board of Directors of the VUEMONT HOMEOWNERS' ASSOCIATION, unless the members elect to hold a meeting at a different location.

2. Meetings: Meetings shall be held within 30 days of the receipt of a completed application for approval.

3. Notices: Notice of meetings to Committee Members shall be given at least three days prior to the time of the meeting. Attendance at a meeting shall constitute a waiver of notice thereof. Each member of the Committee shall be notified of meetings by telephone, fax, e-mail or mail.

4. Quorum: A majority of the members of the Committee shall constitute a quorum.

C. OFFICERS

1. Designation and Election: The principal officers of the Committee shall be a chairperson of the Committee, a vice-chairperson, and a recording secretary. The officers of the Committee shall be elected annually by the members at the first regular meeting of each calendar year and shall hold office for a term of one year.

2. Chairperson: The chairperson shall preside at all meetings of the Committee, and shall have the general powers and duties, which are set forth in these rules.

3. Vice-Chairperson: The vice-chairperson shall take the place of the chairperson and perform his/her duties whenever the chairperson shall be absent or unable to act.

4. Recording Secretary: The Recording Secretary shall administer all records and initiate and record all correspondence related to the functioning of the Committee.

D. AMMENDMENTS OF RULES

These rules may be amended by a unanimous vote of the members of the Committee voting in person or by proxy at any special or regular meeting, providing that a quorum is present. Any member of the Committee may propose amendments. A statement of any proposed amendment shall accompany the notice of any regular or special meeting and such proposed amendment shall be voted upon.

E. NOTIFICATION OF ARCHITECTURAL REVIEW COMMITTEE ACTION

Minutes of all meetings of the Architectural Review Committee shall be on file with Secretary Association and the Chair of the Committee. Any amendments of the rules of the Architectural

Review Committee shall be approved by the Board of Directors of the Association and recorded in the minutes of the board meeting at which the amendments were approved.

III SUBMITTAL AND APPROVAL PROCEDURES

A. NEW CONSTRUCTION SUBMITTALS

1. Preliminary Approvals

a. Purpose: The purpose of preliminary approval is to review designs at the preliminary stage to give the Committee a chance to comment on designs which may not be in keeping with the concepts of VUEMONT, or designs which could be duplications of others in close proximity to the requested improvement. The purpose will be to advise the owner of changes that may be requested by the Committee before additional amounts of time and money are expended.

b. Landscaping Plan: Application for approval shall include a minimum of a front yard landscaping plan as outlined in paragraph nine (9), page five (5) of the Declaration of Conditions, Covenants and Restrictions.

c. Site Plan: Application for preliminary approval shall include a complete site plan at a minimum scale of 1" equals 20'. The site plan shall include the perimeter dimensions of the lot, the building and access locations, and easements and setbacks as shown on the applicable subdivision plat.

d. Building Elevations: Four elevations at a scale of 1/4" equals 1' shall be provided showing the elevation of the proposed improvement as located on the owner's lot.

e. Floor Plan: A floor plan at a scale of 1/4" equals 1' shall be submitted showing the proposed improvement.

f. Fee: The application shall be accompanied by the Architectural Review Committee Submittal Form but no fee is required for preliminary approval. The Architectural Review Committee

Submittal Form shall also specify the name, address, and phone number of the contractor or designer.

g. Notification of Action: The owner shall be notified of the action of the Committee one week after the next regularly scheduled Architectural Review Committee meeting after the date of submittal.

h. Purpose of Approval: The preliminary approval shall not be deemed to be approval for the construction for the improvement, but rather an approval of the plan concept to allow the owner to proceed with final design concepts.

i. Expiration Date of Approval: The preliminary approval shall be valid for a period of six months, at which time it shall expire.

2. Construction Approval

a. Purpose: Before any improvement may be constructed at VUEMONT, the owner must obtain a construction approval from the Architectural Review Committee. The purpose of this section is to set forth the requirements for obtaining such an approval.

b. Site Plan: The application must be submitted with a complete site plan with a scale at 1" equals 20' which shows the exterior perimeter of the lot, any significant topographical features, proposed location of all driveways and pathways and easements and setbacks as shown on the applicable subdivision plat.

c. Building Elevations: Four elevations shall be submitted showing the location of the improvement as proposed to be located on the lot, and shall be at a scale of 1/4" equals 1'.

d. Floor Plans: Floor plans for the proposed improvement shall be submitted at a scale of 1/4" equals 1'. The square footage of each floor shall be designated as well as the total square footage of the proposed plan.

e. Submittal Form: The VUEMONT Architectural Review Committee Submittal Form must be completed and submitted at the time of the application.

f. Inspection: Submittal of an application is authority for the Architectural Review Committee to make a physical on-site inspection of the proposed lot and improvements. In addition, thereto, the owner shall be responsible for notifying the Architectural Review Committee of when construction of the proposed improvement is complete, at which time the Architectural Review Committee shall again make an inspection to verify compliance with the plan as submitted.

g. Fee: The application shall be submitted with the required fee in an amount set by the Committee.

h. Notification of Action: The owner shall be notified of the action of the Committee one week after the next regularly scheduled Architectural Review Committee meeting or special meeting after the date of submittal.

i. Expiration Date of Approval: The construction approval shall be valid for a period of one year at which time it shall expire.

j. Approval: A copy of the construction approval shall be posted on the owner's lot during the entire period of construction.

B. ALTERATION APPROVAL

1. PURPOSE

Before an improvement in VUEMONT may be altered or refinished, whether by excavation, fill, alteration of existing drainage, or the planting, cutting, or removal of existing drainage, or the planting, cutting, or removal of existing vegetation, shrubs or trees, such alteration must be approved by the Architectural Review Committee. The Purpose of this section is to outline the steps required for such an alteration approval.

a. Elevations: The elevations of the proposed improvement necessary to fully depict the proposed improvement shall be submitted with the application.

b. Site Plan: A site plan shall be submitted at a scale of 1' equals 20' of the proposed alteration.

c. Floor Plans: If applicable, a floor plan at a scale of 1/4" equals 1' shall be submitted showing the square footage.

d. Submittal Forms: The submittal shall be accompanied by the VUEMONT Architectural Review Committee Submittal Form.

e. Repainting or Restaining: Repainting or restaining must include a submittal of a paint sample of the requested color. The paint sample must cover at least one (1) square foot. The Architectural Review Committee reserves the right to require an applicant to paint a portion of the home (not to exceed 50 square feet) as a sample prior to approving use of the color.

f. Inspection: Submittal of the application shall be authorization to the Architectural Review Committee to make physical on-site inspection of the lot where the proposed alteration is to be completed. The owner is responsible for notifying the Architectural Review Committee of completion of the proposed alteration.

g. Fee: The application shall be submitted with the required fee in the amount set by the Committee

h. Notification of Action: The owner shall be notified of the action of the Committee one week after the next regularly scheduled Architectural Review Committee meeting or special meeting after the date of submittal.

i. Expiration Date of Approval: The alteration approval shall be valid for a period of six months, at which time it shall expire.

IV. DESIGN GUIDELINES

A. INTRODUCTION

The following Guidelines are designed to establish and preserve the visual impression of VUEMONT as a distinctive and desirable place in which to live.

Landscaping, building forms, materials, and colors all contribute to an overall community image that is readily identifiable as a high-quality development. By following the Guidelines, residents will protect and enhance each property owner's investment in his or her homesite. The Guidelines provide minimum standards of quality and design. The home designer should view these Guidelines as aid that will protect the special qualities of VUEMONT, not as roadblocks to creative design. The Guidelines are not meant to limit the imagination of personal needs of the individual homeowner. Individual design is encouraged.

The Guidelines are not meant to be in conflict with the recorded Conditions, Covenants and Restrictions for VUEMONT, but rather as a vehicle to provide for the ongoing interpretation and supplementation of the C, C & Rs. Should a conflict arise between the two documents, the C, C & Rs is the controlling document.

B. DESIGN GOALS

The Architectural Review Committee has three primary design goals:

1. Subordination of Buildings to Landscape: The predominant idea of the general development plan is to ensure that all buildings "fit" within a strong landscape image, not vice versa. Continuity of the landscape "theme" and the subordination of buildings will help maintain the distinctive character of VUEMONT. Building forms, materials, and colors, therefore, must blend with the natural landscaping. The use of natural materials and colors is encouraged for all property owners.
2. Scale of Dwellings: Homes with long, unbroken walls and roofs must be avoided so as to not overwhelm or dominate the landscape. Vertical or horizontal offsets will be necessary. Also, architectural forms shall be "softened" by chimneys, balconies, windows, appropriate entries, and other such devices.
3. Perceived Quality: To achieve a high-quality community image, both the overall building appearance and its details shall convey a sense of solid, substantial construction. Tacked-on, veneer-type facade treatments will not be permitted.

The Architectural Review Committee will give special attention to the preservation of the community image in accordance with these goals.

C. DESIGN CONSIDERATIONS

1. Utilities: Electric power is available at VUEMONT from Puget Power. Natural gas service is available from Washington Natural Gas Company. Sanitary sewer and water lines are extended to the property boundary of each lot. Provisions for cable television service have been provided in the plat for such time, as service becomes available.

2. Vegetation: Certain plants and trees are indigenous to the VUEMONT areas and have been found to grow well in this location. The Architectural Review Committee encourages the use of these indigenous species in formulating landscape plans.

3. City of Bellevue Requirements: The City of Bellevue has adopted the Uniform Building Code with State of Washington modifications. The City requires that a building permit be obtained prior to beginning construction of any improvements or making any additions or changes to an existing structure.

D. ARCHITECTURAL POLICIES

The Architectural Policies are drawn from Articles 3, 5, 6, 7, 8, 10 and other pertinent Articles of the C, C & Rs for VUEMONT. In addition, each Earnest Money Agreement contains a number of provisions, which the Purchaser/Owner has agreed to comply with when designing and constructing a dwelling unit in the development. The following policies shall be followed when designing and constructing dwelling units on sites in VUEMONT.

1. Adjacent Private Property: Adjacent property may not be used for access for any construction site under any circumstances. Adjacent property may also not be used as a parking lot by any contractor or subcontractor working on the lot. Damage to adjacent property shall be the responsibility of the lot owner and general contractor.

2. Chimneys: All exterior chimneys must be of wood, stone, brick, or metal. A metal chimney must be of such color as to blend in aesthetically with the residence and will be subject to approval by the Architectural Review Committee.

3. Duplication: Not more than two exact plans will be allowed by the Architectural Review Committee provided, however, that the Committee retains the right to allow more based upon individual submittals.

4. Exterior Lighting: All exterior lighting plans must be submitted with construction approval or alteration approval submittals. Exterior lighting which can be seen from the roads or neighboring lots must be indirect. The light source may not be visible in such circumstances. Colored light sources shall be discouraged and decorative and/or landscape lighting may have limitations placed upon them.

5. Exterior Walls and Trims:

a. The following materials are approved for use in exterior walls and trims:

1) Wood

a) Shingles

b) Horizontal lumber siding

c) Vertical lumber siding

d) Board and batten vertical lumber siding

e) Diagonal lumber siding

2) Natural stone

3) Brick earthtone colors

4) Textured masonry block units not to exceed four inches in height earthtone colors.

5) Stucco earthtone colors.

b. Exterior color and 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 architectural design and to avoid a 'veneer' look.

c. Exterior colors must harmonize with the surrounding landscape and all colors are subject to approval by the Architectural Review committee. All reflective metal such as chimney stacks, flashings, exhaust vents and pipes must be painted to match or blend with surrounding materials. All such colors are also subject to approval by the Architectural Review Committee.

d. All draperies and window coverings should be of materials and colors, which harmonize with the surroundings and should be chosen in consideration with neighbors and neighboring views.

e. When possible, all utility meter panels shall not be visible to the public and should be installed according to guidelines available from utility companies.

f. All glass plastic or other transparent skylight or solar device shall be treated to eliminate reflective glare.

6. Fencing: Rear and side yard fences are allowed but have specific design criteria. A fence is defined as a structural barrier which separates one space from another to define property boundaries or which is constructed for ornamental purposes, regardless of height.

7. Garages: A garage with a minimum capacity of two cars is required on each building site. Carports are not encouraged.

8. Grading: All grading shall conform to natural contours of the maximum extent feasible.

9. Group Design: Any production/merchant builder purchasing contiguous property or property within the same block must submit the complete group design to the Architectural Review Committee.

10. Gutters and Downspouts: All gutters and downspouts shall be designed as a continuous architectural design feature. Exposed gutters and downspouts shall be colored to blend in with the surface to which they are attached.

11. Heating and Cooling Systems: All interior or exterior heating or cooling systems must be screened from the view of neighboring property and streets and must be insulated for noise so as not to be heard from adjoining properties.

12. Hillside Lots: Exposed understructures of homes built on hillside/ lots are prohibited. Siding material must extend to within eight inches of the finished grade, skirt walls higher than four feet to the finish floor shall have foundation landscaping to reduce the scale of the skirt wall.

13. Mailboxes and Newspaper Receptacles: Individual mailboxes and newspaper receptacles are prohibited. Group mailboxes will be provided at central locations by the developer.

14. Metal Trims: All metal trims not otherwise addressed, such as aluminum windows, doorframes, and skylights, must be bronzed anodized, unless other treatments are specifically authorized by the Architectural Review Committee.

15. Prefabricated Housing: Prefabricated housing is prohibited by the Architectural Review Committee.

16. Roofs: Wood shakes and shingles, slate, clay tile, and concrete tile shall be the only approved roof materials when a roof is exposed to view. Architectural Review Committee approval and Board approval is required for any other materials.

17. Solar Heat and Energy Systems: Any solar-heat or energy system will be reviewed on an individual basis, and requires the approval of the Architectural Review Committee. Solar roof panels, which are visible from adjacent or facing sites are discouraged.

18. Utilities: All connections from trunk lines to individual structures must be underground. Exposed plumbing and electrical lines are not allowed. Materials must conform to the Electrical and Plumbing Codes. Water and sewer hookups must be inspected by the appropriate inspectors. All excavation for site utility hookups must be restored to its natural condition.

19. Wells: Wells and other independent water systems are prohibited.

20. Windows: The use of wood framed windows and door walls is encouraged.

E. LANDSCAPING POLICIES

The Landscaping Policies are drawn from Articles 5, 6, 9 and other pertinent Articles of the C, C & Rs for VUEMONT. In addition, each Earnest Money Agreement contains a number of provisions, which the Purchaser/Owner has agreed to comply with when designing and constructing dwelling-unit landscaping in the development. The Architectural Review Committee is particularly concerned with the "front yard" areas in order to maintain a particular

"streetscape" theme throughout the development. The following policies shall be followed in addition to the provisions contained in the above referenced documents when designing and installing dwelling unit landscaping on sites in VUEMONT.

1. Definition of Front Yards: The 'front yard' is further defined here as that area between the rear edge of the curb or sidewalk and the plane of the face of the building dwelling unit as if it extended across the entire width of the lot.
2. Scope of Landscaping: The total front-yard area (except the driveways and entry paving) is to be landscaped.
3. Architectural Harmony: The front-yard landscaping shall be designed in conjunction with, and in harmony, with the architectural design of the residence and the lot.
4. Ground Plane: A mix of grass, shrub and ground cover areas is encouraged. Expansive areas of bark without plantings will not be allowed.
5. Retaining Walls: Retaining walls in the front yard area shall conform to Bellevue standards, and all materials used in retaining walls, rockeries, and handrails must be approved by the Architectural Review Committee.
6. Driveways: Owners will be encouraged to abut driveways back to back on contiguous lot sides to allow for maximum grass expanses wherever feasible. Driveway cuts onto Vuemont streets will be limited to one per lot, unless otherwise approved by the Architectural Review Committee. All driveway surfaces shall be concrete or masonry.
7. Solar Encroachment: Any planting that interferes with the existing use of solar energy on an adjacent property is prohibited.
8. Side and Rear Yards: Landscaping requirements and fence restrictions for side yards facing streets shall be the same as front yard requirements. In general the Committee will allow the owners to develop and incorporate their personal preferences into the balance of the landscaping plans for the site as governed by the C, C & Rs.

V. SEVERABILITY

If any section, subsection, paragraph, sentence, clause, or phrase of these DESIGN 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.

VI. NONWAIVER

Consent by the Architectural Review Committee to any matter proposed to it or within its jurisdiction, or failure by the Architectural Review Committee or the VUEMONT HOMEOWNERS' ASSOCIATION to enforce any violation of these Guidelines, shall not be deemed to constitute a precedent or waiver impairing the Committee'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.

VII. NON-CONFORMING USES

If any unit owner shall have any improvement located on a private area which is not in compliance with these Guidelines as adopted or hereafter amended, even though said improvement existed prior to the adoption of these Guidelines, the unit owner shall have two (2) years from the date of notification by the Committee to comply with these Guidelines, provided, however, that each unit owner shall not be required to expend more than two (2) times the then prevailing annual dues per violation if said non-complying improvement existed prior to the adoption of these Guidelines or prior to the adoption of any applicable amendment to these Guidelines.

Adopted By: October 12, 1982

Amended By: Board of Directors – October 12, 1999