

ARCHITECTURAL COMMITTEE GUIDELINES

Spinnaker Ridge (SR) is a planned unit development (PUD) of 58 single-family homes. The original designs of the homes represent the underlying standards for Spinnaker Ridge. When you purchased your home, you agreed to comply with the Covenants, Conditions, Restrictions and Reservations (CC&R's) to help maintain the design standard that was established for Spinnaker Ridge properties.

Residents considering changes to the exterior of their SR home or property need to obtain the approval of the Spinnaker Ridge Architectural Committee (AC). These guidelines will help you in that process.

The CC&R's to which Spinnaker Ridge properties are subject require that the AC approve any and all exterior construction changes. Article 8 of the SR CC&R's states, "The purpose of the Architectural Committee is to insure the development within Spinnaker Ridge maintains the aesthetic and structural quality as is established in its original design and that all future replacements of improvements and/or future improvements are compatible."

The AC follows the standards established by the builder and the guidelines developed under the CC&R's in order to provide a consistent set of criteria to use when considering homeowners' requests for changes or additions to the exterior of their properties.

The basis of the guidelines on which all AC decisions will be made are the following:

- Effect on neighboring properties and overall neighborhood including issues of privacy and view.
- Workmanship and materials equal to or better than those originally used.

- Aesthetics of the property must be maintained daily throughout completion of project.

We hope you find the following information helpful.