



Exhibit “A”
Declaration of Restrictions
Development and Design Standards
For
Ridge Park Estates
Spokane County, Washington
For All Property Owners

The following Development and Design Standards shall be required on all homes and/or in Ridge Park Estates, Spokane County, Washington committee and approvals.

1. **ARCHITECTURAL DESIGN COMMITTEE:** **Members are as follows:**

| | |
|------------------------------|-------------------------------|
| Jason Jongeward | Laura Jongeward |
| Gordon Jongeward (Alternate) | Jeannie Jongeward (Alternate) |

This committee and/or its assigns will determine the type and quality of homes to be built in the Ridge Park Estates Development.

2. **PRESENT AND FUTURE OWNERS:** of parcels must comply to the following standards:

3. **ALL PLANS FOR ALL BUILDINGS AND IMPROVEMENTS AND/OR ADDITIONS:** must be signed by member of the committee.

4. **EXTERIOR DESIGN AND QUALITY:**

A. All **roof pitches** on pitched roof designs shall not be less than 5/12. Where possible, the use of scissor type trusses should be used in living, family,

and entry areas, unless a vaulted beam treatment is used.

- B. **Roofing materials** allowed on pitched roof homes will be Spanish clay tile, Spanish concrete tile, concrete tiles of flat or fluted design, and other concrete tile by special approval. Asphalt shingles 40 year specs, metal shingles or standing seam metal roofs. Note: when the owner wants to install a new or replacement roof, it must conform to the standards described herein.
 - C. **Garages** on all homes built shall have a minimum two and one-half car garage, with a minimum 4' on one side on homes that exceed 2,500 SF, homes larger than 2,800 SF, a minimum of three car garage, the depth of garages shall be provided. Before design will be approved, all homes in excess of 2,800 SF a three car garage will be required. The Architectural committee may require three car garages on any of the above home sizes, depending upon the design submitted. Garages must conform to the following dimensions 2 ½ car garages shall be 26' feet wide by 26' feet deep, for 3 cars, the dimensions shall be 38' X 26'.
 - D. If **roof trusses** are used, the top cord of the truss shall be a minimum of 2 X 6 or larger in size to provide support for minimum 2 X 8 fascia and snow load.
 - E. **Exterior design** will be of owners choice, but will be subject to approval under Deed Restrictions to be filed at the time final subdivision plat map is recorded.
 - F. **General conditions - modern or flat roof** designs are not encouraged, and if submitted, will have to be carefully planned to be equal or better than the quality that is presently in the existing pitched roof homes.
 - G. **Windows** must be double or triple glass, vinyl, wood or aluminum frames.
5. **FIREPLACES:** are not required, but will be strongly encouraged.
 6. **PATIO COVERS:** built in conjunction with the home, or built after the home is completed, must be approved by the Architectural Committee.
 7. **ROOF OVERHANGS:** of all pitched roof homes, must be a minimum of 24" front, 12" on the sides, and 24" in the rear. Overhangs to 3'6" are encouraged depending upon the design and style of the home . It is understood that some designs would only require 12" overhang.
 8. **GENERAL APPEARANCE AND QUALITY:** of the exterior, shall be as is now present in quality homes in the area. The use of bay windows, and pop out windows is recommended.

9. The use of **EARTH QUAKE TIE DOWNS** and shier plywood panels on the exterior of the buildings are required.

10. **QUALITY CUTS:** any and all attempts to cut the quality used in construction of the homes or buildings will be strongly opposed by the Architectural Committee. Homes that are built and are not in compliance will be required to change any and all items not in compliance . (see deed restrictions)

11. **INTERIOR DESIGN AND QUALITY:**

A. **FLOOR PLANS** must be approved by the committee, and must contain at least one coat closet, one linen closet, with at least two full bathrooms for up to 2,000 SF. For 2,800 SF and above, three baths shall be required.

B. **KITCHEN DESIGNS** must contain the following:

- A. Built in range and oven with hood.
- B. Built in dishwasher.
- C. Garbage disposal.
- D. Hardwood cabinets of medium to high quality, no photographed finishes exposed.
- E. A refrigerator space of minimum 42”.
- F. Counter tops of either ceramic tile or granite, manufactured granite, corian or stainless or equal, no Formica.
- G. Kitchen sink must be cast iron or stainless, cast in top (no pressed steel).
- H. Kitchen fixtures must be of medium to high quality.
- I. All kitchen floor coverings shall be vinyl inlaid, ceramic tile, hardwood or manufactured hardwood, (no vinyl tile).

C. **BATHROOM DESIGNS** must contain the following:

- A. All tubs to be cast iron, with ceramic tile or corian to 6’ minimum from floor. (master baths only)
- B. Shower stalls may be fiberglass type, but the master bathroom must have a tub (cast iron) and tile or corian.
- C. Floor covering can be inlaid vinyl, or ceramic tile (no vinyl tile) or carpet.
- D. Bathroom basins can be cast imitation marble, one piece design, with cabinet below, or china pedestal type. Basin or china bowl with ceramic tile drain (no Formica tops).
- E. Tubs with shower must have glass tub enclosures installed unless a garden or Jacuzzi tub is installed.
- F. Any bathroom cabinets must be hardwood stained, owners/contractors may submit high gloss lacquer cabinets for approval.

G. There shall be a master bathroom located off the master bedroom in all homes.

H. Mirrored walls in master baths are encouraged.

12. **INSULATION:** walls shall be R-19, ceilings R-30 or above. (this is a minimum standard)
13. **TRASH & DEBRIS:** will be removed by property owner on a regular basis in order to maintain the beauty of the area.
14. **MAJOR REPAIRS:** to the road or entry gates will first be paid by and through the Home Owners Association account created by the monthly fees charged to each parcel owner. In the event funds are not sufficient, a special assessment will be charged to each parcel owner to cover the amount needed to make said repairs.
15. **CENTRAL SEPTIC SYSTEM:** for any homes on central septic, repairs, pumping, or maintenance shall be the responsibility of those homes attached to or serviced by said system. Any and all costs shall be split between homes connected to said system.
16. **SOILS AND ENGINEERING REPORTS** all recommendations of the original soils report and subsequent studies and/or reports and engineering recommendations must be followed to gain approval from Architectural Committee.
17. **DEVELOPMENT STANDARDS** are subject to change, but will only be done to conform to City or County standards or to upgrade existing standards and in no event shall any change reduce the quality now required.
18. **GENERAL CONDITIONS:**
 - A. **FENCES** in the front of homes, and along the sides for 50' shall be of slump block, natural rock or stone, brick, or vinyl. Columns of rock, stone, or brick, with iron panels are acceptable. (chain link can be used on sides and back of property 50' back from front only) Fence designs must conform with existing homes. Corrals and animal pens must be chain link or galvanized pipe or like material, and must be kept clean at all times. Any trash containers that can be seen from the road must be completely enclosed and have lids.
19. **ANIMALS** the following animals are approved at Ridge Park Estates:
 - A. Dogs (no more than 4) not allowed to run free
 - B. Horses (no more than 6)
 - C. Cats (no more than 4)
 - D. Misc. small caged inside animals, birds, fish, etc.
20. **MAILBOXES** will be constructed of slump block, natural rock, stone,

or brick, matching the design of the home, and must have a lighted address on the front to conform with mailbox specifications. Said boxes must comply with the height and set back as required by the Postmaster.

21. **LAMP POST** lighting the entrance from the road of each parcel will be required. This may be incorporated with the mail box.
22. **MOTORHOMES/TRAILERS** including camping, 5th wheel, & utility, flat bed, animal, etc., trailers of all kinds, must be parked/stored behind the house or in garage or barn, so as not to be seen from front of house or road.
23. **PLAN APPROVALS** for homes to be built at the Ridge Park Estates Subdivision, shall have their plans approved and signed off by the Architectural Committee before submitting plans to the City or County for approval. Individual plans must be approved for individual lots or parcels, approvals for one lot or parcel, will not automatically be approved for any other lot or parcel in the subdivision.
24. **PLAN APPROVAL FEES** are a minimum of \$50 for plan review, plus \$75 per our (subject to change) for detailed design recommendations. This shall be charged by the Design Committee on all plans submitted. Two sets of the final plan must be submitted, one will be signed off, the other retained by the Design Committee for reference during construction and afterward for additions. It is suggested that a copy of these design standards be given to the Architect or Designer before plans are drawn.
25. **DRIVEWAYS** shall be installed by owners. A County standard gravel drive may be installed but a parking area in front of home and/or garage shall be made of concrete or asphalt paving. (45' deep X 30' minimum) On 2 ½ car garages 45' deep X 40' wide on 3 car garages.
26. **STATEMENT BY DEVELOPERS** We state that we will do our best to preserve the quality and Architectural Standards as presently established in Ridge Park Estates, and we will, as the Architectural Committee assigned to approve all future development in Ridge Park Estates, inspect all buildings and additions to insure preservation of value for all property owners in Ridge Park Estates.

BY: _____ Date: _____
Jason M. Jongeward

BY: _____ Date: _____
Laura E. Jongeward