

## INTRODUCTION

Declarant has established a unique community in Crystal Springs that preserves the natural beauty and site integrity of individual home sites, while allowing diversity in individual residences. Crystal Springs is envisioned to be a community with a friendly, close knit neighborhood. To ensure that Crystal Springs is developed and maintained to the highest practical aesthetic standards, T.O.P. Development, LLC and the Crystal Springs Architectural Review Committee (ARC) have established certain design rules and guidelines. Although Crystal Springs does not have a particular theme, the Craftsman style embodies many attributes that contribute to the friendly, close knit neighborhood atmosphere. Simple and informal with exteriors made of natural materials, brick or stucco all made to blend in with the natural surroundings.

All of the buildings and landscapes within Crystal Springs are expected to employ high standards. High standards for design and construction will ensure architecture and landscapes that are considerate to the site and to surrounding buildings. All construction is subject to codes and ordinances of the State of Oregon, Crook County and the City of Prineville and other pertinent regulations.

This booklet is intended to help you, your designer/architect and your builder understand the rules and guidelines and the necessary approval process. The ARC wants to ensure that the design review and the approval process are administered fairly and effectively for the benefit of individual property Owners and for all Crystal Springs residents. ***WE URGE YOU TO CONTACT US PRIOR TO FILING ANY APPLICATION TO BE SURE YOU HAVE THE MOST CURRENT SET OF RULES AND GUIDELINES.*** Please direct your comments or questions to:

Crystal Springs Architectural Review Committee  
910 NE Johnson Creek Road  
Prineville, OR 97754  
Phone: (541) 447-1399  
Fax: (541) 447-2265

Pages 2 – 14 outline the approval process and the current rules and guidelines as adopted by the ARC effective January 1, 2006. The balance of the document contains the Declaration of Covenants, Conditions and Restrictions for Crystal Springs recorded March 10, 2005, in Deed/Plat Records 2005-198174, Official Records, Crook County, Oregon.

## **ARCHITECTURAL REVIEW COMMITTEE**

Declarant has established an Architectural Review Committee (ARC) to implement these rules and guidelines for Crystal Springs. The ARC shall exercise the functions for which it is given responsibility as provided in the Declaration of Covenants, Conditions and Restrictions for Crystal Springs. Generally, the ARC is responsible for the approval of plans and specifications for the development of Crystal Springs, and for the modifications, promulgation and enforcement of its rules governing the use and maintenance of home sites and the improvements thereon.

## **SUBMITTAL AND APPROVAL PROCEDURES**

Conceptual and Final Construction Approval are similar processes and require approximately the same amount of time for the review. Alterations or additions to buildings require the same amount of time for the review process. Conceptual review is also recommended for alterations. The timetable for all reviews is as follows:

1. Applicant must prepare for the review by confirming that it has the most recent edition of the Crystal Springs Design Guidelines and Construction Submittal Form and Application. Applicant must read and understand the CC&Rs for Crystal Springs, the Design Guidelines and the ARC Application.
2. Submittal of the Crystal Springs ARC Construction Submittal Form and Application together with all supporting plans, documentation and the appropriate fees to the Architectural Review Committee.
3. To ensure a timely process, please submit your ARC Application so that it is received by the ARC at least one week prior to the next scheduled meeting. Please contact the ARC by calling (541) 447-1399 for scheduled meetings. Incomplete applications will be returned.

### **A. CONCEPTUAL PRELIMINARY APPROVAL.**

A preliminary conceptual review is encouraged. The review process tests the design concept. The purpose of the conceptual review is to view designs at an early stage and to obtain ARC comment on designs which may not be in keeping with the concepts of Crystal Springs or which could be duplication of others in close proximity to the requested improvement. The conceptual review allows the owners to obtain ARC advice before significant amounts of time and money have been spent. Concerns or objections are easier to address when they are identified at the beginning of the design process. There is no fee for conceptual review; however, you must submit your materials with an ARC application form completed to the extent appropriate for this review stage.

## **B. CONSTRUCTION APPROVAL.**

1. Before construction can begin on any improvements in Crystal Springs, the Owner must obtain construction approval from the ARC. The submitted plans will be evaluated under the Declaration and the rules and guidelines of the ARC as described herein. To obtain your approval, two sets of required documents and the deposit must be submitted to the ARC. The ARC will respond with approval, requests for additional information, or required modifications within 10 days after the next scheduled meeting subsequent to all required documents and the deposit having been received. Construction of the exterior of the home, including painting and all exterior finish, must be completed within one year after construction has begun so as to present a finished appearance when viewed from any angle.

A nonrefundable deposit of \$500.00 is required for new home construction approval. This deposit is intended to cover professional fees and costs associated with the design review process. Two complete sets of working plans at a scale of  $\frac{1}{4}'' = 1'$  shall be submitted and include but not be limited to the following:

a. **Site Plan:** Application for construction approval shall include a complete site plan at a minimum scale of  $1'' = 20'$ . The site plan shall include the perimeter dimensions of the home site, the building and access locations, the existing topography, with proposed finished grades at all major building corners and site improvements not to exceed 10 feet apart, location of all decks, driveways, fences, walkways or any site improvement, easements and setbacks as shown on the applicable subdivision plat, plus other material as required on the submittal form.

b. **Landscaping Plan:** Landscaping plans for any portion of a home site to be disrupted must be submitted as part of the application for construction approval. These plans must be drawn at a minimum scale of  $1'' = 20'$ . Illustrate changes in contour related to the landscaping work, note walk and other outdoor "floor" surface and planting bed materials, and list names, quantities and sizes of plant materials. In addition, locate all exterior light fixtures to be incorporated into the landscaping. No floodlighting will be permitted, and illumination necessary for evening activities must be directed downward and be only bright enough to provide for the safe traverse of steps and paths. Up-lighting is not permitted. Landscaping must be completed within ninety (90) days from the date of the certificate of occupancy of the home. In the event of undue hardship due to weather conditions, this period may be extended upon written approval from the ARC.

c. **Building Elevations:** Four elevations at a scale of  $\frac{1}{4}'' = 1'$  shall be provided showing the elevations of the proposed improvement(s) as situated on the Owner's site. The elevations shall include finished floor elevations and ridge heights above finished grade. In addition, the location, style and type of doors and windows shall be shown as well as the siding type to indicate finished product and include finish grade of decks, fencing and other structures as shown in the elevation.

d. **Floor Plans:** Floor plans for construction shall be submitted at a scale of ¼" = 1'. The square footage of each floor shall be designated as well as the total square footage of the proposed plan. Include the dimensions of all exterior walls and building jogs and the perimeter of all buildings, decks and privacy screens.

e. **Building Sections:** Two longitudinal building sections, at a minimum scale of ¼" = 1', shall be submitted showing the proposed improvements cut through the highest point of the building. The building sections shall note existing grades, finished grades, finished floor elevations and top of ridge elevations above finished grade. The building sections shall be cut with a 90° difference in orientation from each other.

f. **Staking and Stringing:** The Owner shall be responsible for providing a string layout on the home site to the property lines, the proposed improvement(s), the driveway and any other on-site parking, exterior decks, grade level patios and walkways. In doing so, all pins must be located or a survey conducted to confirm property lines. Staking and stringing shall be completed on site when requested by the ARC. Failure to professionally stake and string the proposed submittal will result in a delay of the review process.

g. **Exterior Paint Colors:** Application shall include stained/painted samples showing the actual colors proposed, and be of the same material, finish grade and grain as the proposed siding material. The sample size shall be a minimum of 4 feet x 2 feet. All proposed exterior colors must be submitted, including, but not limited to, siding, trim, doors, windows, garage doors, decks and deck rails.

2. **Inspection:** Submittal of an application shall be authorization to the ARC to make an on-site inspection of the home site and proposed improvements. In addition, the Owner is responsible for notifying the ARC upon completion of the proposed improvement(s), at which time the ARC shall again make an inspection to verify compliance with the approved plan.

3. **Deposit and Application Form:** The application shall be submitted with the required deposit of \$500.00 as set by the ARC, a completed ARC application form, and a signed Construction Agreement (forms attached).

4. **Expiration Date of Approval:** The construction approval shall be valid for a period of one year at which time it shall expire. A new application with an additional deposit may be required if construction is to begin after this period ends.

### **C. EXTERIOR ALTERATION APPROVAL:**

1. Before an improvement in Crystal Springs may be altered, refinished or renovated, whether by excavation, fill, alteration of existing drainage, exterior color change, change of exterior building or landscape lighting, such alteration must be approved by the ARC. To obtain such approval, two sets of required documents, accompanied by payment of the required deposit, must be submitted to the ARC. The ARC will respond with approval, request for additional

information or required modifications within ten (10) days of the next scheduled ARC meeting after receipt of all required documents and fees.

A nonrefundable deposit of \$250.00 is required for additions and/or remodeling, against which professional fees and costs will be charged. An application for approval of exterior paint color changes does not require the payment of a deposit.

- a. **Site Plan:** A site plan for the proposed alteration(s) shall be submitted at a minimum scale of 1" = 20'.
  - b. **Landscaping Plan:** Plans similar to those required for construction approval shall be submitted, indicating additions or modifications to be made.
  - c. **Building Elevations:** Pertinent elevations at a scale of 1/4" = 1' shall be provided showing the elevations of the proposed improvement(s) as situated on the Owner's home site.
  - d. **Floor Plans:** If applicable, floor plans at a scale of 1/4" = 1' shall be submitted showing the square footage.
  - e. **Building Sections:** Pertinent building sections at a minimum scale of 1/4" = 1' shall be submitted showing the proposed improvements cut through the highest point of the improvement. The building section shall note existing grades, finished floor elevations and top of ridge elevations above finished grade.
  - f. **Staking and Stringing:** The same requirements apply as for construction approval.
  - g. **Repainting or Restaining:** Repainting or restaining applications must be accompanied by stained/painted samples showing the actual colors proposed including, but not limited to, siding, trim, doors, windows, garage doors, decks and deck rails and be of the same material, finish grade and grain as the home exterior. The sample size shall be a minimum of 4 feet x 2 feet.
2. **Inspection:** Submittal of an application shall be authorization to the ARC to make a physical on-site inspection of the home site where the proposed alteration is to be completed. In addition, the Owner is responsible for notifying the ARC upon completion of the proposed alteration, at which time the ARC shall again make an inspection to verify compliance with the approved plan.
  3. **Fee and Application Form:** The application shall be submitted with the required deposit as set by the ARC, a completed ARC application form and signed Construction Agreement (forms attached).
  4. **Expiration Date of Approval:** The alteration approval shall be valid for a period of six (6) months, at which time it shall expire. A new application, plus an additional deposit, may be required after the six (6) month period.

## DESIGN RULES AND GUIDELINES

### DESIGN CONSIDERATIONS:

1. **Utilities:** In Crystal Springs, electric power is available from Pacific Power. Natural gas is available from Cascade Natural Gas. Sewer and Water service is available through the City of Prineville. Phone service is available through Qwest. Cable Television is available through Crestview Cable Company. **You may also contact any of these utility companies during regular business hours for additional information:**

Pacific Power	888-221-7070
Cascade Natural Gas	541-382-6464
City of Prineville	541-447-5627
Qwest	800-244-1111
Crestview Cable	541-447-4342

2. **City Building Requirements:** After obtaining your building approval from the ARC, City of Prineville additionally requires that a building permit be obtained prior to beginning construction of any improvement or making additions or changes to an existing structure.

The City has established setbacks, structure height limitations and lot coverage limitations which are briefly described herein. In order to protect and preserve the natural features of the site and, as much as possible, to maximize views for neighboring properties, the ARC may impose additional building location requirements beyond the height and setback limitations set by the City. You should contact the ARC during your preliminary design process to obtain current information on the approved building envelope within which all structures, including buildings, roof lines, decks, driveways and walks must be located. **(Note: It is important to locate any setbacks and easement areas on the lot as shown on the recorded plat as they may create limitations on your ability to build into the easement area).**

Please verify residential height limitations with the City building and planning departments. The City may also have adopted solar setback, exterior lighting standards and landscape management zones which may have an impact on the design and siting of residences. Please check with the appropriate authorities for these standards so they are incorporated into your ARC application.

**DESIGN GUIDELINES**  
**FOR**  
**CRYSTAL SPRINGS SUBDIVISION**

1. **Accessory Buildings:** Only buildings to be used as temporary construction shelter may be erected on a home site prior to construction of the main residence building. Accessory buildings are not permitted, except as provided for within the Declaration of Covenants, Conditions and Restrictions and approved by the ARC.
2. **Adjacent Private Property:** Adjacent property may not be used for access to any construction site under any circumstances. Adjacent property also may not be used as a parking lot by any contractor or subcontractor working on the home site. In the event of damage to adjacent property, the Owner and its general contractor will be held responsible.
3. **Animal Runs and Animal Restraint Areas:** All animal runs and animal restraint areas shall be situated on a homesite so as to be completely concealed or screened from view from roadways and neighboring homesites. All dogs shall be kept within the individual residential unit of the Owner or in kennels.
4. **Antennas.** Satellite dishes or antennas shall not be, where possible, viewed from neighboring properties or streets. All over-the-air transmission and reception devices (including but not limited to Ham Operator antennas) are subject to approval by the Architectural Review Committee.
5. **Chimneys.** All exterior chimneys shall be made of wood, stone, textured masonry, or brick and incorporate a flue shroud and spark arrestor. All flues, caps and shrouds shall be painted to blend with the roof or body as appropriate. Chimneys should be of such a design as to blend aesthetically with the residence and are subject to approval by the ARC. This includes the gas furnace and gas fireplace exhausts. All exterior mechanical equipment shall be centralized and screened from view.
6. **Contractor Work Hours and Conduct:** No construction work will be allowed before 6:00 a.m. or after 7:00 p.m. No construction work involving the use of heavy equipment, hammers, saws or pneumatic nail guns will be allowed on Sunday or major holidays, specifically including New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas Day. No loud or offensive music or radio shows or two-way radios are permitted on the job site.

Contractors, their employees and subcontractors must abide by all rules and regulations established by the ARC. A copy of the current Contractor Rules is attached.

7. **Draperies and Window Coverings:** All draperies and window coverings should also be of materials and colors which harmonize with the surroundings and should be chosen in consideration of neighbors and neighboring views, especially along any roadways.

8. **Driveways and Walkways.** Allowed materials for driveways and walkways include concrete and masonry. Asphalt may not be used for the driveway. All driveways shall be finished prior to occupancy. Exceptions may be allowed with Architectural Review Committee approval. Builders and builder/owners are responsible for repair of all driveway cuts, concrete breakage of curbs, sidewalks or sidewalk aprons.

All lots shall provide a front walk a minimum of 3' in width, which accesses the front of the house from the sidewalk or driveway approach.

The Declarant or Architectural Review Committee representative will monitor and provide written documentation to the offending builder or builder/owner. All repairs must be completed within seven (7) working days from receipt of written notification from the Declarant or Architectural Review Committee representative.

9. **Excavation:** Each homesite shall be developed with minimal modification of the existing topography. All dirt and debris resulting from excavation must be removed from the site. Damage to existing utility lines (i.e., electrical, gas, water, sewer, storm drain, telephone or cable television or any other underground lines) shall be the responsibility of the contractor and must be repaired at contractor's expense.
10. **Exterior Colors.** All exterior colors shall blend, not create a high contrast to, be compatible with, and subordinate to predominate year-around colors of the immediate surrounding natural environment. There shall not be excessive contrast between individual exterior colors of different building materials. Because residences at Crystal Springs are located near or next to Ochoco Creek, natural tones are preferred and strongly recommended by the Committee. All exterior color schemes shall be subdued and not create a contrast between the natural and built environment. Trim color shall match the body color or be a complimentary, non-contrasting color. All colors shall be reviewed and judged on their individual merit by the Architectural Review Committee prior to commencement of painting.

Clearly indicate on submitted plans the locations of all proposed exterior colors. A painted sample, a minimum of 4 feet x 2 feet, of the actual material that is to be finished showing wood species, grade, grain and texture for all exterior colors proposed is required with all submittals. Paint chips, paper paint samples or painted stir sticks are not a satisfactory representation and are discouraged.

11. **Exterior Lighting.** No exterior lighting shall be placed on a Lot or any portion thereof without approval of the Architectural Review Committee. The light sources will be screened from direct viewing and directed downward. Colored light sources may be prohibited at the sole discretion of the ARC. Except Christmas Décor lighting may be displayed from the week after Thanksgiving to January 15<sup>th</sup>.
12. **Fences and Walls.** No fences, except as permitted in the Design Guidelines, shall be placed on any Lot or any portion thereof without approval by the Architectural Review Committee. The approved fence is cedar fence with natural clear stain with metal posts encased with

wood. No fence will be allowed in front yards. The front yard is defined as the area between the street right-of-way line and the closest structure.

Each common wall and common fence shall be constructed on the dividing line between the dwelling units and shall constitute a party wall and shall be subject to the following additional requirements: (Note: to prevent multiple fences from being constructed on both sides of the property line, interior fences constructed inside the property boundaries shall not be allowed).

A. The cost of construction, reasonable repair and maintenance of a party wall or fence shall be shared equally by the owners thereof.

B. If a party wall or fence is destroyed or damaged (including deterioration from ordinary wear and tear and lapse of time) other than an act of an adjoining owner, or the agent, invitee or family of such owner, it shall be the obligation of the owners to rebuild or repair the same at their joint and equal expense.

C. If a party wall or fence is destroyed or damaged through an act of an owner or the agent, invitee or family of an owner, it shall be the obligation of such owner to rebuild or repair the same at the sole cost of said owner.

D. In the event of any dispute arising concerning a party wall or fence, each party shall choose one arbitrator, and such arbitrators shall choose one additional arbitrator and the decision shall be by a majority of all the arbitrators. Arbitrators to be appointed by the interested party shall be appointed within fifteen (15) days of any call for arbitration and the additional arbitrators shall be appointed within ten (10) days thereafter. The decision of the arbitrator shall be made within twenty (20) days of the appointment of all arbitrators and their decision shall be final and conclusive on the matter involved. The parties shall share equally the cost of arbitration.

13. **Front Entrances.** Front porches are essential elements in creating a sense of neighborhood; as a welcoming gesture and are needed on all homes. Porches may be a large columnar porch, classical portal, a loggia or other architectural feature appropriate to the style of the building. Porches are required to have railing. All entrance features and porches are subject to the review and approval of the Architectural Review Committee.
14. **Garages.** An enclosed garage, of a size appropriate for a minimum of two cars, is required for any Living Unit on a Lot. Garages should not be the dominant feature on the front of the home and shall be set back no less than 6' from the front of the house or porch, provided the porch is of significant size and is adjacent to the garage. Garages with side entrances for vehicles may be flush with the porch or house provided that the side elevation has windows and other finish to blend with remainder of the house. Garage Door openings are to have clipped top corners or be arched along the top of the door opening. All garages shall connect to the main house by a roof or screen or be part of the house structure. Consideration should be given to relating the design of the garage to that of the residence. Garages of houses on

corner lots are required to follow the garage setback facing both streets. All designs shall be subject to Architectural Review Committee approval. Carports are not allowed.

15. **Garbage and Recycling Pickup.** Garbage and recycling pickup is anticipated to be along the curb. Trash cans and other moveable rubbish containers shall be allowed to be visible from the street or adjacent Lots within the Property only during the days on which rubbish is collected and after 8 p.m. of the preceding evening.
16. **Heating/Cooling Systems.** Any exposed solar heating system must be approved by the Architectural Review Committee. All exterior elements of heating and/or cooling systems shall be out of the direct view of neighboring homes and concealed from street view, in accordance with provisions herein.
17. **House Plan Design.** The use of same house front exterior elevation is not preferred within the same block frontage or a minimum of five lots must separate the same frontage, whichever is more restrictive. The intent of this rule is to avoid the repetitive exterior sameness that results from building the same plan side by side on the same block.
18. **Landscaping Completion.** All initial landscaping plans and significant changes to the landscape design for each Lot shall be submitted to the Architectural Review Committee and shall be in compliance with guidelines as may be established by the Committee from time to time. Minor additions to landscaping, such as planting a tree or flower, do not require Architectural Review Committee approval. Installation of underground sprinkler systems for front lawns and park strips of each home is mandatory on all Lots, and for rear lawns on certain Lots as determined by the Architectural Review Committee. While the park strip in front of each home is within the street right of way, it is each homeowner's responsibility to install and maintain sprinklers and landscaping. Landscape strip must be maintained as landscaping and is not allowed to become parking area. Those lots with electrical transformers located in the park strip shall not plant any trees in the front and 3 feet within the side and rear of the transformer.

The front yard landscape area shall be covered with a minimum of 60% grass (sod). No more than 30% of the front landscaped area will be landscaped with bark chips or other loose ground cover. The use of Red and/or black cinders is discouraged. The park strip shall be grass sod.

The approved landscaping must be completed no later than ninety (90) days from the issuance of the certificate of occupancy of the home. In the event of undue hardship due to weather conditions, this provision may be extended for (60) days or a reasonable length of time upon written approval from the Architectural Review Committee.

For the lots with Creek access, landscaping, lawns and site construction shall conform to the standards set forth in the Crystal Springs Declaration and plans submitted to and approved by the ARC. All landscaping designs shall reinforce the concept that all plant materials along the stream bank shall be of indigenous or native plant materials. Extensive landscaping is

**not allowed** within the maintenance easement 25 foot setback from the streambank. Ornamental plant materials will only be allowed in close proximity of the building envelope of the residence.

19. **Lot Area, Width, Setback Lines.** Lot area, width and setback lines shall be in accordance with the requirements of the applicable City of Prineville Zoning and Use Regulations and as shown on the Plat. For those lots with Ochoco Creek frontage, there is a 25 foot cross-access easement as referred to in Section 6.9 of the Covenants, Conditions, and Restrictions of Crystal Springs. All Improvements shall be erected, placed, altered and maintained in accordance with all applicable City of Prineville setbacks, building height limitations, solar setbacks, building codes and the Architectural Review Committee guidelines for the Property.
20. **Mailboxes.** Mail is delivered by the US Postal Service to the individual mailboxes located at the mail station at the entrance to Crystal Springs. Mailboxes and newspaper receptacles are not allowed to be placed on Lots within Crystal Springs. Home delivery of the newspaper on the front porches in a receptacle approved by the ARC is acceptable. No colored plastic newspaper boxes will be allowed.
21. **Manufactured Homes.** Campers, mobile homes, trailers or manufactured homes as described in ORS 446.003(20)a and as amended from time to time are prohibited for use as a residence. Only designed and site built homes are permitted.
22. **Minimum Square Footage.** Within the Property, any single-family residence shall be a minimum of 1,700 square feet in size, not including any enclosed garage. The maximum permissible interior floor area shall be limited only by constraints of the building area and other reasonable limitations as may be established by the Architectural Review Committee.
23. **Roofs.** The goal of Crystal Springs Subdivision is to encourage homes to have roof lines that have roof spans of different widths intersecting at different angles, with dormers and even different pitches. Plans submitted without at least some of the above requirements, such as straight gable roof lines will not be accepted. All homes must have a minimum of a 4/12 pitched roof and porches a minimum of 3/12 pitch. Dormers may be steeper than the rest of the structure. The pitch on the garage should match the house. All roofs and roofing materials shall be limited to quality composition roofs, “Arch 80” type equivalent or better or as approved by the ARC. No metal roofs are allowed. Roof materials shall be of dark, earth tone colors. Colors shall not be bright and outstanding. All exposed exterior metals (including vent pipes and flashing), PVC vents and plumbing pipes need to be painted to match or blend with exterior house colors or roofing. Rafter tails cut on plumb or standard must have fascia board. Ornamental deco tails shall be at the discretion of the ARC.
24. **Siding.** Each elevation shall state the type of siding on all sides of the house and the gables ends. Siding shall be wood, stone, Hardi-plank, plaster, board and batt on 8” centers or other natural materials. All homes shall have a wainscot of stone or brick veneer on the front elevation and corner lots shall have the same on any elevation facing the street. T-1-11, log, simulated log or similar type of siding on the exterior walls of any home, garage or any

Improvement is not allowed. All siding and stone must be reviewed on an individual basis and requires the approval of the ARC.

25. **Skylights and Solar Devices:** All glass, plastic or other transparent skylight or solar device shall be treated to eliminate reflective glare. Clear, bronze or gray glazing is preferred over white translucent. Flat skylights are preferable to domes.
26. **Solar Heating Systems:** Any solar heating system must be reviewed on an individual basis and requires the approval of the ARC.
27. **Street Numbers:** In order to maintain design continuity within the community, the design and permanent location for all address number signs are subject to the approval of the ARC. Address number signs will be the responsibility of the homeowner to maintain and replace as needed. The color or design of the address sign must not be altered from that which was approved by the ARC.
28. **Utilities.** All utilities are underground to the inside of the sidewalks on each lot and marked with colored signs. All areas of excavation for site utility work must be restored. Materials and installations must conform to the electrical and plumbing codes.
29. **Water and Sewer Supply.** All water and sewer lines are supplied to each lot. Water and sewer hookups must be approved by the appropriate inspectors. No individual water supply system or sewage disposal system shall be permitted on any Lot.
30. **Inspections of Work in Progress:** The ARC may inspect all work in progress and give notice of noncompliance. Absence of such inspection or notification during the construction period does not constitute an approval by the ARC of work in progress or compliance with the Rules and Guidelines.
31. **Final Release:** Upon completion of any residence or other improvement, the owner shall give written notice of completion to the ARC. Within 10 days of such notification, a representative of the ARC may inspect the residence or other improvements for compliance. If all improvements comply with these Rules and Guidelines, the ARC may issue a written approval to the owner, constituting a final release of the improvements by the ARC. Final release is to be issued within 10 days of the final inspection.

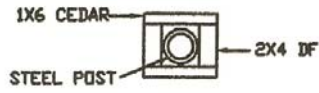
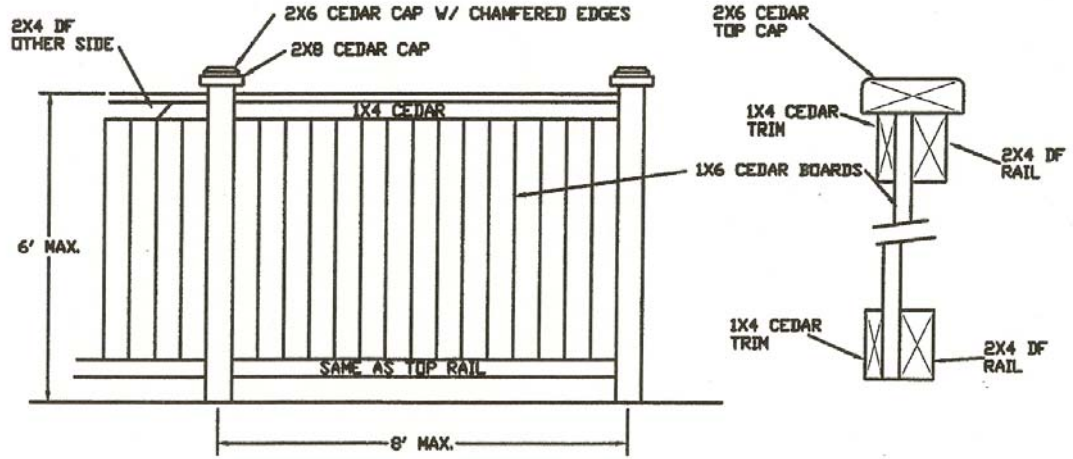
If it is found that the work was not done in strict compliance with the approved plans or any portion of these Rules and Guidelines, the ARC may issue a written notice of noncompliance to the owner, specifying the particulars of noncompliance, said notice to be issued within 10 days of the final inspection. The owner shall have 30 days from the date of notice of noncompliance within which to remedy the non-complying portions of his improvement. If, by the end of this time period, the owner has failed to remedy the noncompliance, the ARC may take action to remove the non-complying improvements as provided for in these Rules and Guidelines and the Declaration, including without limitation, injunctive relief or the imposition of a fine.

32. **Nonwaiver:** Consent by the ARC to any matter proposed to it or within its jurisdiction, or failure by the ARC to enforce any violation of the Rules and Guidelines, shall not be deemed to constitute a precedent or waiver impairing the ARC'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 Rules and Guidelines.
33. **Right of Waiver:** The ARC reserves the right to waive or vary any of the procedures set forth herein at its discretion.
34. **Severability:** If any section, subsection, paragraph, sentence, clause, or phrase of these Rules and 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 portion of these Rules and Guidelines.
35. **Amendment of Guidelines:** The ARC may, from time to time and at its sole discretion, amend or revise any portion of these Rules and Guidelines, including fees and deposit amounts. All such amendments or revisions shall be incorporated into and made a part of the latest revised Rules and Guidelines. **Each owner is responsible for obtaining from the ARC a copy of the most recently revised Rules and Guidelines.**
36. **Enforcement:** Shall be in accordance with Article 7 of the Covenants, Conditions and Restrictions of Crystal Springs.
37. **Design Guidelines to Control:** In the event of a conflict or discrepancy between the Design Rules and Guidelines and the Covenants, Conditions and Restrictions for Crystal Springs Subdivision, the Design Rules and Guidelines shall govern.

## CONTRACTOR RULES

1. **Adjacent Private Property:** Adjacent property may not be used for access to any construction site under any circumstances. Adjacent property also may not be used as a parking lot by any contractor or subcontractor working on the home site. In the event of damage to adjacent property, the Owner and its general contractor will be held responsible.
2. **Contractor Work Hours and Conduct:** No construction work will be allowed before 6:00 a.m. or after 7:00 p.m. No construction work involving the use of heavy equipment, hammers, saws or pneumatic nail guns will be allowed on Sunday or major holidays, specifically including New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas Day. No loud or offensive music or radio shows or two-way radios are permitted on the job site. Contractors, their employees and subcontractors must abide by all rules and regulations established by the ARC.
3. **Excavation.** It is the contractor's responsibility to call for locates prior to commencement of any excavation and/or construction. Damage to existing utility lines (i.e., electrical, gas, water, sewer, storm drain, telephone or cable television or any other underground lines) shall be the responsibility of the contractor and must be repaired at contractor's expense. All excess dirt not used on the lot must be removed from the site. All debris must be removed.
4. **Curbs, Sidewalks & Driveways.** Builders and builder/owners are responsible for repair of all driveway cuts, concrete breakage of curbs, sidewalks or sidewalk aprons.
5. **Jobsite.** It is the contractor's responsibility to see that its employees and subcontractors abide by these rules. All construction debris, garbage and litter must be cleaned up daily, disposed of in closed containers and not allowed to accumulate and/or be strewn about the jobsite or the rest of the subdivision.
6. **Roads.** Contractors are to stay off all roads in the subdivision which are not asphalt so to not contaminate the rock prior to asphalt being applied. Contractors are not to track asphalt surfaces with mud and debris from work sites. All damage repair and cleanup of streets will be contractor's responsibility.
7. **Notice.** The Declarant or Architectural Review Committee representative will monitor and provide written documentation to the offending builder or builder/owner. All repairs must be completed within seven (7) working days from receipt of written notification from the Declarant or Architectural Review Committee representative.

# DIAGRAM "A"



BOX POST

Natural clear stain cedar fence with metal posts encased with wood.