

Building Restrictions for Horn Creek

All plans shall be submitted to the Initial Construction Committee (ICC) for required approvals before construction begins. After house is constructed, completed and/or sold to a home owner the architectural control committee (ACC) shall govern and enforce the building restrictions set forth in this document and any other document that pertains to, but not limited to CC&R's, building restrictions, fences, landscaping etc. The following Building Restrictions shall apply unless approved in writing by ICC or ACC.

1) Fences – All fences that are considered “Fences Adjacent to River Valley Dr” as further described as rear yard fences adjacent to River Valley Dr on lots 1,5 thru 22, 28, 29 and 66, shall be constructed:

- Of Cedar wood, neighborhood friendly, with 1”X4” Cedar trim cover on metal post. All wood fences shall be constructed in accordance with the plans, specs and photo's attached. The (3) runners and top rail shall be fir.
- Color – All wood fences shall be painted using solid stain, color is Sherwin Williams Meadowlark, #8724m. This stain can be purchased from Sherwin Williams, Matt Labarre 2100 Keene Rd, Richland 509-628-3412
- Height - 6ft, unless a swimming pool is installed at which time the fence shall meet applicable codes, or approved by ICC or ACC.
- See Attached Spec's and Photo's

2) Exterior Siding Material – Shall be stucco, brick, stone or masonry product.

3) Exterior Colors – Shall be desert earth tones that must be approved by ICC. No bright colors or blue, yellow or red shall be allowed.

4) Roofs – Shall be architectural composition 30, 40 or 50 years and **BLACK** color, unless approved by ICC. High Profile Ridge Caps shall be installed on ridges. Builders may use the vented ridge caps for venting instead of metal roof vents.

5) Street Trees – The two (2) required front yard trees shall be selected from the approved ICC/ACC list attached.

HORN RAPIDS: Addendum 1

Attachment "B"

This is the list of approved ICC and ACC street trees for front yards in Horn Rapids.

Any other trees to be used for street trees must have ICC and ACC approval.

1.	Beech, Tricolor	1 1/2"	\$98.00
2.	Birch, Youngli	1 1/2"	\$78.00
3.	Cherry, Kwanzan	1 1/2"	\$62.00
4.	Cherry, Weeping	1 1/2"	\$68.00
5.	Dogwood, Kousa	1 1/2"	\$88.00
6.	Dogwood, Pink Flowering	1 1/2"	\$198.00
7.	Maple, Japanese, Bloodgood	1 1/2"	\$128.00
8.	Maple, Red Sunset Summer	1 1/2"	\$68.00
9.	Pear, Callery, Aristocrat	1 1/2"	\$72.00
10.	Plum, Newport	1 1/2"	\$62.00
11.	Rebud, Eastern	1 1/2"	\$78.00
12.	Cedar, Weeping Alaska	6-8' Height	\$88.00
13.	Pine, Vanderwolff	6-8' Height	\$148.00
14.	Pine, Weeping White	6-8' Height	\$88.00
15.	Spruce, Hoopsi Blue	6-8' Height	\$110.00

3/13/10 SMS

HORN CREEK
SPECIFICATION FOR
CEDAR WOOD FENCES

1" X 6" X 6' CEDAR FENCE W/ 2"X6" CAP W/ HORIZONTAL TRIM

FENCE BOARD MATERIAL – TO BE CEDAR TIGHT KNOTT #2 OR BETTER UP TO PREMIUM #1

2"X6" CAP SELECT DOUGLAS FIR, USE 3" ZINC SCREWS WITH OVER LAPPING DOVETAIL JOINTS; NO BUTT JOINTS.

THREE (3), 2"X4" RAILS SELECT DOUGLAS FIR, ATTACHED TO POST WITH 1 5/8" ZINC SCREWS

8' HEAVY DUTY POSTMASTER STEEL POSTS, (PARR LUMBER SELLS)

1"X4" CEDAR HORIZONTAL TOP TRIM "UNDER CAP" ON THE EXTERIOR SHALL BE TK S1S2E TRIM CEDAR

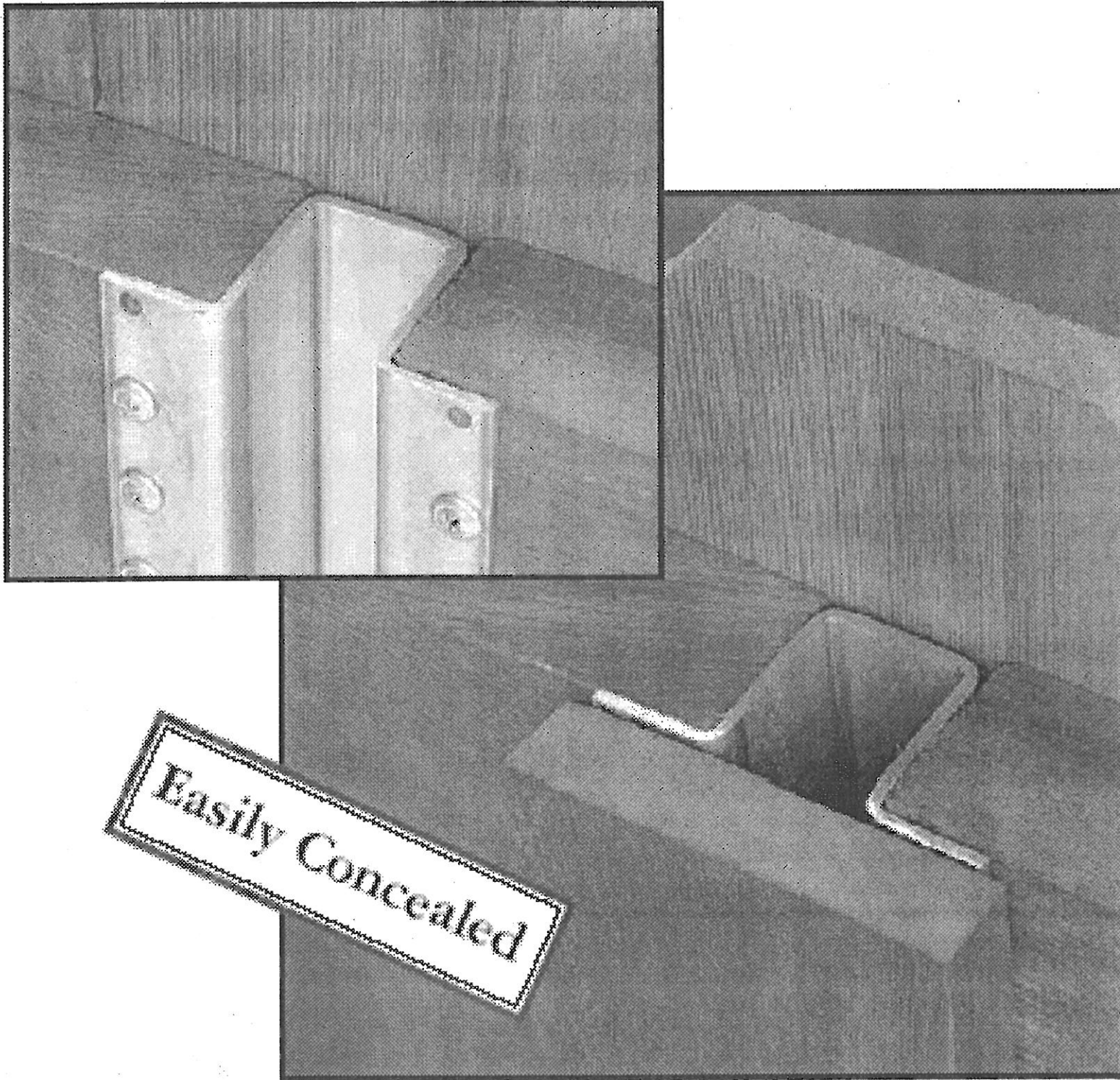
1"X4" TK S1S2E CEDAR TRIM FOR POST COVERS

1 3/4" GALVANIZED RINGSHANK NAILS FOR FENCE BOARD APPLICATION

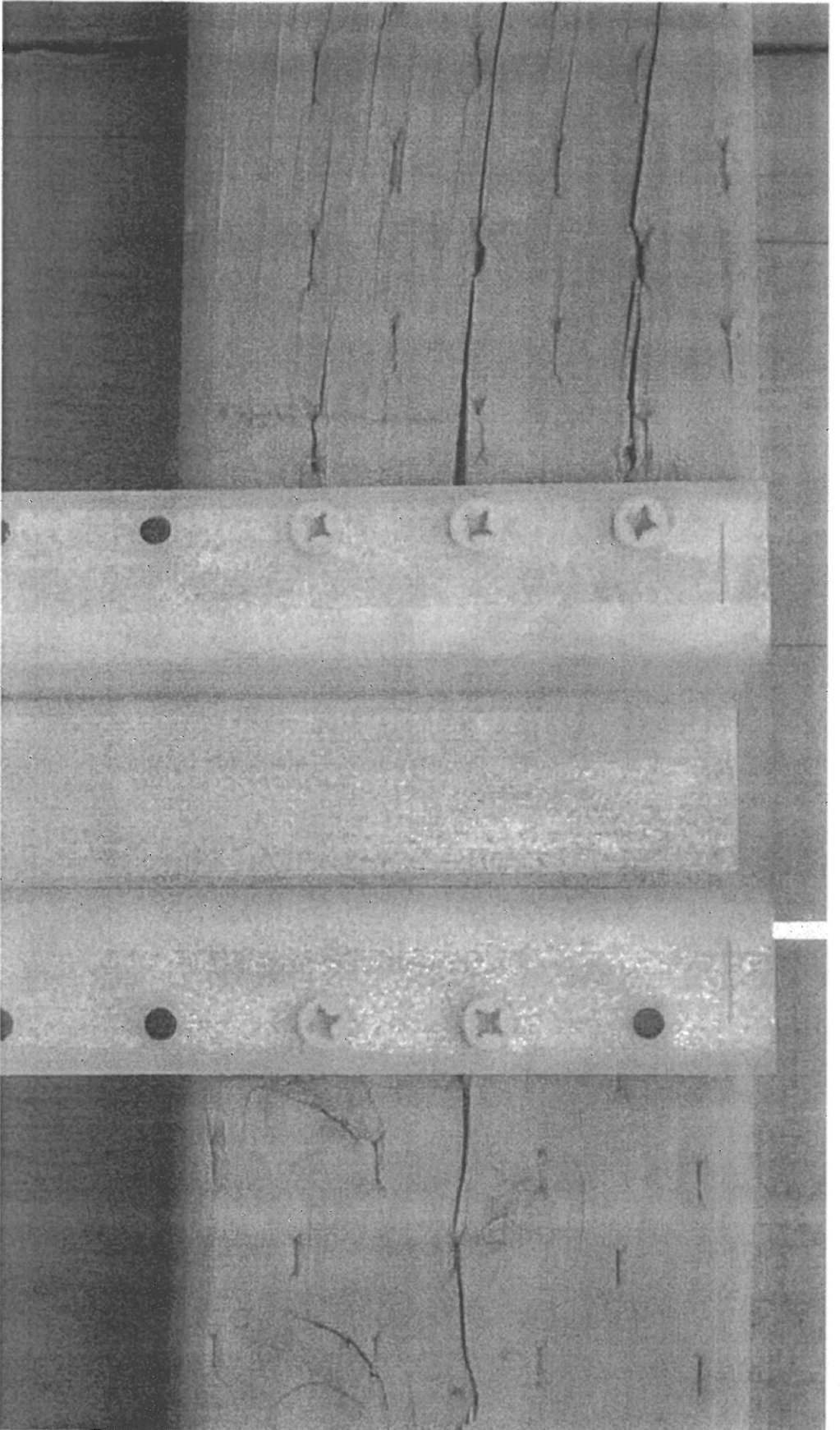
THE EXTERIOR SIDE OF THE FENCE, SHALL FACE THE STREET/BOULEVARD OR NEIGHBOR LOT/HOUSE; EXTERIOR SHALL HAVE THE 1"X4" HORIZONTAL CEDAR TRIM UNDER THE CAP AND SHALL BE STAINED THE APPROVED COLOR AND PRODUCT AT THAT TIME. THE INTERIOR SIDE OF THE FENCE SHALL HAVE THE METAL POST WITH 1"X4" CEDAR TRIM COVERS

SEE ATTACHED PHOTO'S

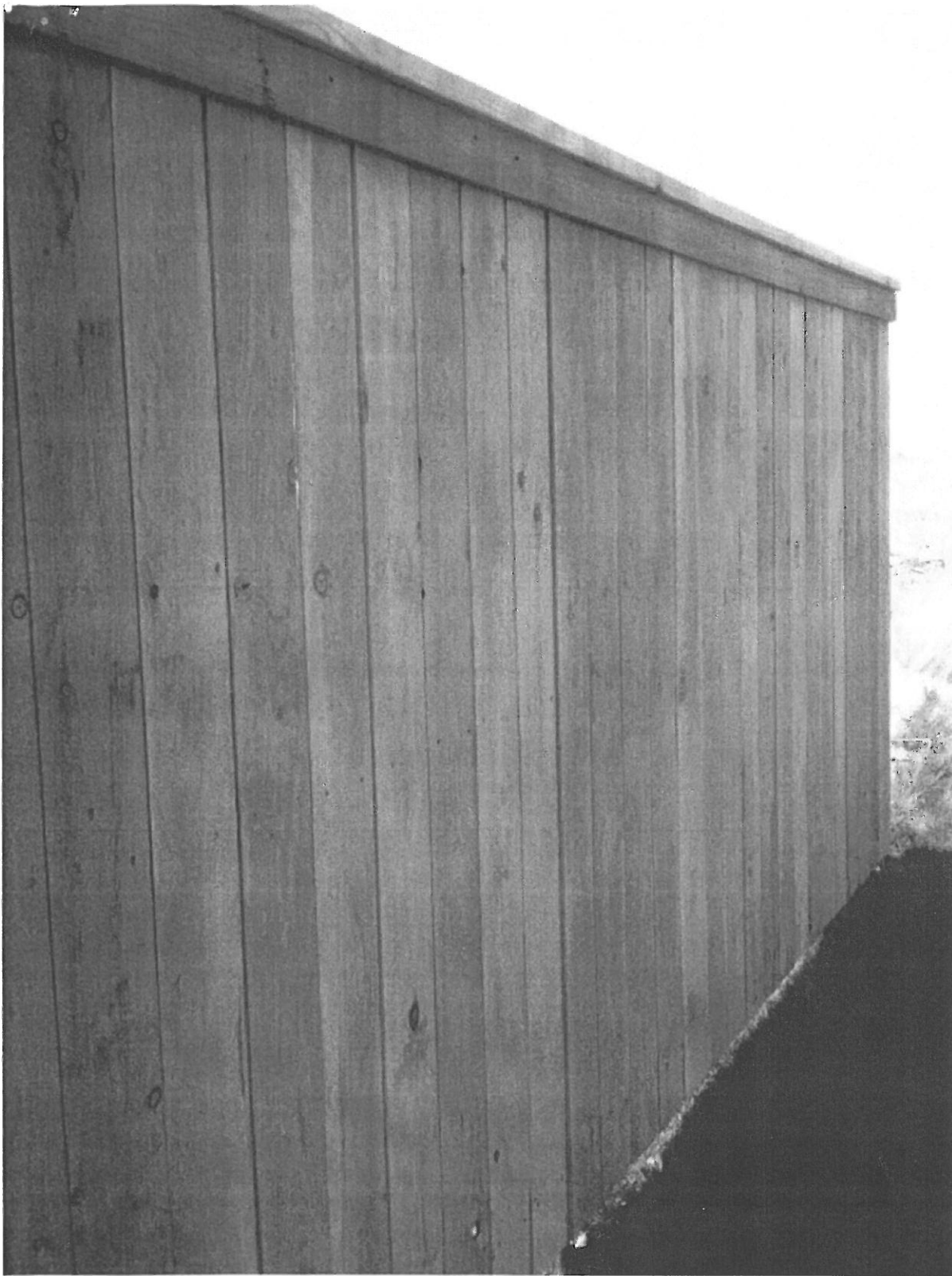
This picture shows how the runners are attached and the 1"x4" trim is used to hide the metal post



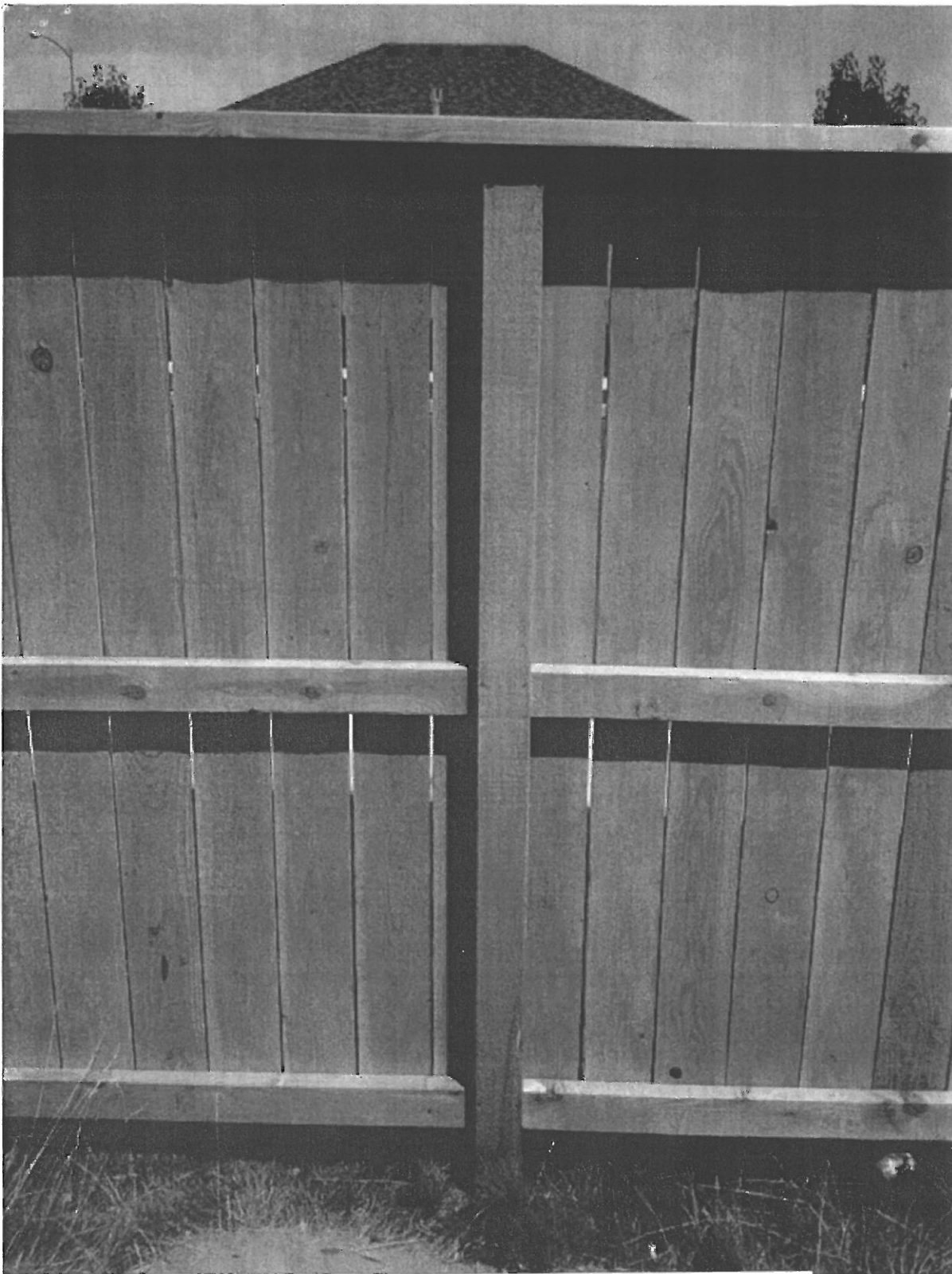
This picture does NOT show the correct 2"x6" cap. Please see other photos



This Photo shows the runners attached to the metal post



Exterior View



Interior View



Interior View

