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# NORTHRIDGE @ PRAIRIE FALLS APPLICATION: ADDITIONS AND/OR ALTERATIONS

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INSTRUCTIONS: FOR DETAILED INSTRUCTION AND REQUIREMENTS PLEASE REFER TO THE COVENANTS AND RESTRICTIONS. NO APPLICATION WILL BE REVIEWED WITHOUT COMPLETE INFORMATION AND/OR PLANS BEING PROVIDED. PLEASE REVIEW THE ATTACHED DOCUMENT FOR FULL DESCRIPTION ON DESIGN AND PLAN REQUIREMENTS.

1) NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE:

HOME: \_\_\_\_\_ CELL: \_\_\_\_\_

2) DESCRIPTION OF WORK (ATTACH DRAWINGS WITH COMPLETE DIMENSIONS, AND BUILDING MATERIALS LISTED:

Placement/location  
Roof Type and Sample  
Paint Samples

3) ESTIMATED START DATE:

4) ESTIMATED COMPLETION DATE:

5) ACKNOWLEDGEMENT OF APPLICANT:

- a. This application is presented to comply with the architectural controls, covenants, and restrictions that apply to all lots of Northridge at Prairie Falls Division, and will govern the procedure of undertaking additions and/or alteration to my property.

Owner's signature: \_\_\_\_\_

Date of application: \_\_\_\_\_



For Architectural review only:    APPROVED                      DISAPPROVED

CONDITIONS OF APPROVAL:

## Northridge at Prairie Falls Rules and Regulations

KNOW ALL PERSONS BY NOTICE, that the Board of Directors of NORTHRIDGE AT PRAIRIE FALLS, INC., in accordance with section 4.3 of the Declaration of Covenants, Conditions, Restrictions and Reservations for PRAIRIE FALLS SUBDIVISION, described on Exhibit "A" which by reference is made a part hereof, has adopted the following Rules and Regulations for NORTHRIDGE AT PRAIRIE FALLS, INC.:

### 1.0 ARCHITECTURAL CONTROL

**1.1 EXTERIOR APPEARANCE.** No owner may modify or decorate the exterior of any building, screens, doors, awnings of other portions of any lot visible from neighboring lot without the prior written consent of the Board and in accordance with rules and regulations of the Board. Only sixteen (16) inch diameter or smaller satellite T.V. dishes shall be allowed in the development. No other T.V. or radio antenna will be allowed. No clotheslines shall be visible from the street or from neighboring lots. Windows shall be covered by drapes, shades, shutters or blinds and no foil, cardboard, newspaper, bed linen, towels, flags, banners or similar material deemed inappropriate by the Board shall be allowed. Storm doors are allowed.

**1.2 SIGNS.** No sign of any kind shall be displayed to public view on or from any lot without prior written consent of the Board; however a display of "For Sale" signs not exceeding five (5) feet square in size shall be allowed when a property is being sold.

**1.11 HOME DESIGN.** No residence shall be taller than thirty-five (35) feet above ground elevation.

**1.10 ROOFING AND SIDING COLORS.** All homes shall have a pitched roof of composite material and "earth tone" in color i.e. slate gray, green, brown or black. Roofs on golf course lots shall be of high relief laminated composite material. Siding (vinyl, or painted wood) shall be light "earth tone" in color i.e. beige, tan, taupe or light grey or pastels i.e. white, light blue, pale yellow, sage or mauve. Any re-roofing projects will need prior written approval from the Board.

--- **OUT BUILDINGS.** No outbuilding, i.e. a shed shall be placed on any lot without prior written approval of the Board. The Board will ensure that no building obstructs the view of any neighbor and that all out buildings are designed to aesthetically conform with the homes in the area where the outbuilding shall be placed. All outbuildings shall be constructed of identical materials to the home in which the building will be placed. The siding and roofing shall match the homes' color and material. Any outbuilding will not exceed one hundred fifty (150) total square feet and may be no higher than twelve (12) feet. The roof drip line shall be no closer than five (5) feet to adjoining neighbor's property line. All requests for approval of placement and construction of outbuildings will contain a description of size and location of the buildings as well as a materials specification sheet. No metal buildings or metal roofs shall be permitted. No changes in the location, size, design, or materials used in an approved plan shall be permitted without prior written approval of the Board.

**1.3 PARKING AND GARAGES.** No resident on-street parking shall be allowed in the development. All guest vehicles shall be parked in driveways, garages, or gravel or concrete side pull-out or on street in the direction of traffic flow and adhering to any parking signs. Parked vehicles shall not block the sidewalk pursuant to city code 10.20.020. No vehicle shall be parked at the same location for more than twenty-four (24) hours consecutively as per city code 10.20.0250. Each home shall have an attached garage for two (2) cars or more and two (2) off street parking places (driveway). Parking spaces will be used for operating vehicles only. Concrete or graveled driveway side pull outs are permitted.

**1.5 FENCING.** Only wood, masonry, iron, vinyl or green vinyl coated chain link fencing shall be used on all lots in the development. When choosing chain link all components; posts, rails, chain fabric and caps will be vinyl coated and no higher than four feet. For non-golf course lots fences shall be no taller than six (6) feet. Green vinyl privacy slats may be used in said chain link fencing except on golf course lots. On golf course lots wood, iron, masonry may be used up to six (6) feet high from the front of the house to the rear of the house and green vinyl coated chain link may be used up to four (4) feet high. On non-golf course lots wood, masonry, iron, vinyl or green vinyl coated chain link fencing four (4) feet high may be used from the rear of the house enclosing the back yard. When a fence exists on a property line, the owners on each side of the fence are responsible for maintenance of the fence (except abutting the golf course) and each shall take no action which adversely affects the aesthetics of the other side of the fence without written permission from the Board. All fences must be maintained and kept in good condition as deemed reasonable by the Board.

**1.6 DRAINAGE.** The drainage system of the property is a combination of natural and artificial patterns. The Developer has had the system engineered to protect the environment and to assure the consistency with government regulation. Each owner shall protect the drainage pattern (swale between the street and sidewalk) and shall not take any action to disrupt the drainage without approval of the Board.

**1.7 COMPLETION OF IMPROVEMENTS.** All construction of residence shall be started within one year of purchase of lot and all construction shall be completed within one (1) year of commencement of construction. Any owner failing to abide by this restriction may be subject to \$100 per day fine at the discretion of the Board, until completed. Owners' improvements to lots other than primary residences, including but not limited to additions to houses, temporary buildings and landscaping shall be completed within ninety (90) days of commencement of the improvement except where delayed by weather and may be subject to a \$25 per day fine at the discretion of the Board.

**-. USABLE ITEMS.** Usable items including but not limited to tires, ladders, garden equipment, work tools and scrap or yet used materials shall be stored in owner's garage, approved shed or behind a solid fence so as not to be seen from the street.

**1.12 TEMPORARY STRUCTURES.** The use of temporary structures or partially completed structures shall be limited to ninety (90) days upon written approval of the Board.