

EXHIBIT "A": ARCHITECTURAL GUIDELINES

1.1 Introduction

EAST RIDGE VILLAGE First Addition is a planned community which incorporates the need for review and approval of Design Standards for: (1) structural improvements and their maintenance (Architectural Guidelines), and (2) landscape improvements to and maintenance of developable Lots and Common Areas,¹ and landscape improvements to (enhancement) and maintenance of the Conservation Areas and public rights-of way (Landscape Design Standards). The Architectural Guidelines for EAST RIDGE First Addition are intended to characterize various housing styles, varied materials honestly used, streetscapes de-emphasizing garages wherever practicable, and a general sense that the Community has formed over time. In contrast to many of today's subdivisions, the homes in EAST RIDGE First Addition will vary greatly in size and architectural style, but harmonize to achieve a lively, gracious and comfortable character. The Landscape Design Standards for EAST RIDGE First Addition are intended to carry out the tree, wetland, natural drainage way and other natural features preservation and enhancement, in addition to the landscape improvements to developable Lots and Common Areas. The Architectural Review Committee is primarily responsible for the Architectural Review duties of the Association; the Landscape Review Committee is primarily responsible for the Landscape Review duties of the Association. Although the two Committees' functions differ, it is necessary and intended that they coordinate their review of proposed plans to the greatest extent practicable. The Guidelines for each are separately stated for convenience. For the purpose of the following, the two Committees will collectively be referred to as the "Architectural Review Committee" (ARC).

1.2 Purpose of Design Guidelines and the Architectural Review Process

These guidelines analyze what elements are intended to give the homes in EAST RIDGE First Addition their special character and set forth the structure of the Architectural Review Committee ("ARC") and the Review Process. This committee reviews all plans and oversees implementation of the design standards. Every house is held to the same high standards of design and construction, ensuring that the entire project benefits from adherence to these standards.

The ARC is a committee of the Master Homeowners Association (" Association"). Its function is to review and evaluate each proposed structure or revision of an existing structure and each proposed landscape plan -or revision of an existing landscape improvement on a case-by-case basis. Communication with the ARC can begin as soon as a lot is selected for development. Since the ARC has broad discretion in what it will approve or deny, good communication throughout the design and review process is essential for this process to work smoothly so construction can be completed in a timely fashion.

The procedures for Architectural Review are discussed in Section' 2 below. The basic process includes a Preliminary Review, which is advisory only and is not required, and a Final Review, which is required. Final Review Approval must be received before beginning any construction. Decisions of the ARC may be appealed to the committee. After turnover of the Association by

the Developer/Declarant to the Lot Owners and any Sub-association, decisions may be appealed to the Association Board of Directors. Construction beginning without approval or not in conformance with approved plans is subject to a stop work order by the Association.

1.3 Master Plan

The scale of the project as a whole is large, but the smaller sectors are intimate and rather dense (clustering concept). This higher density in the buildable clusters gives EAST RIDGE First Addition an upscale urban image, rather than a sprawling suburban look, while the forest between the clusters provides privacy and seclusion to the homes. Quality, variety, historical integrity, and street de-emphasizing garages and emphasizing front porches are the most significant characteristics which distinguishes EAST RIDGE First Addition from suburban neighborhoods.

1.4 Open Space

Open space, the planting of trees on Lots, in Common Areas, in the public rights-of-way (Street Trees and the Conservation Areas in EAST RIDGE First Addition is intended to achieve the Character and feel of a native forested environment. The buildings and other Improvements contrast with this native forested image to present an environment of careful design. Generally, the Conservation Areas, other Common Areas and the native species planting create separate and distinct clustering of homes within the forested environment.

ARCHITECTURAL GUIDELINES FOR SINGLE FAMILY HOMES.

2.1 Procedures for Architectural Review

All new construction, buildings and remodels affecting the exterior of buildings, additions to existing buildings, landscaping and fencing must be reviewed and approved by the Architectural Review Committee (ARC) before beginning construction. Builders are encouraged to meet with the ARC before they begin their design process to better understand how the Committee will view a house design on their selected lot.

The ARC is the primary means for ensuring all building within EAST RIDGE First Addition is appropriate to the overall design of the development. Each proposal is judged on its merit as to scale, design, view, effect on other property owners, disturbance of existing terrain and vegetation, location with respect to drainage criteria and setbacks, colors, and other relevant factors. It is the intention of the Committee to foster a variety of expressions in home design which support the design concepts of a neighborhood developed over time.

The authority for the Committee and its composition derive from the Declaration of Protective Covenants, Conditions and Restriction (CC&Rs) for EAST RIDGE First Addition. All homeowners and builders are responsible for keeping themselves informed of all regulations and rules. An addendum to this Design Guidelines booklet includes a copy of relevant sections of the CC&Rs.

2.2 The Architectural Review Process at EAST RIDGE First Addition

The Architectural Review Process at EASTRIDGE First Addition begins with the initial application and submittal. This submittal can be either for Preliminary Approval Review, or for Final Approval Review; the required drawings and their due dates are listed below. Even after the house is constructed and exterior lighting has been installed, the ARC acting on behalf of the Home Owners Association, continues to review all remodeling, additions, and landscape revisions. The following describes the process and outlines the steps to be taken by the Applicant. No construction may begin before Final Approval has been granted by the Architectural Review Committee.

Preliminary Review: The purpose of a Preliminary Application is to allow for review of any sketches or drawings at an early stage in the planning process to ascertain if the general proposal conforms with EAST RIDGE First Addition architectural philosophy. For single family homes, this step is not required, although strongly encouraged; the Applicant may apply directly for Final Review if this is desirable for scheduling reasons or if plans are already complete.

Remember: Preliminary Approval does not confer the right to file for construction permits or to begin construction. Final Review is required of all projects.

Final Review: The committee will review all required documentation and the application will receive either "Denial", "Conditional Final Approval", or "Final Approval".

- If the application is "Denied", the Applicant must submit a new proposal. No construction permits may be applied for, nor may any construction begin.
- If the application is given "Conditional Final Approval", the Applicant may file for building permits and may begin construction, but some matters may require further review by the ARC and/or the Applicant may be required to submit additional information. Certain information, such as staked building corners, will be required before construction begins, while other information, such as paint color samples and exterior lighting, can be submitted after construction has begun. Information such as landscape plans can be submitted after construction has been completed. A form will be returned to the Applicant listing additional information required, issues not approved, and the dates when requirements must be satisfied. The Applicant may not proceed with construction of any aspect of the project before that aspect has been reviewed and approved.
- Final approval may be given if the following required information has been submitted and approved: satisfactory landscape plans, lighting plans, and exterior paint color samples.

Approvals will be valid for one year, after which plans must be resubmitted if work has not been initiated.

2.3 How to File for Architectural Review

The attached list outlines all required drawings and dates when they will be required. All drawings must be submitted in duplicate, no larger than 11" X 17". Be sure to list the lot and block numbers, plat name, and the name, address, and telephone numbers.

Questions are to be directed to: Karin Olsen (541) 338-0870

The committee Chairperson is: Heather Pomeroy (503) 539-3378

The developer will be establishing an on site development office, but prior to it's establishment submissions are to be directed to Karin Olsen at Coldwell Banker-Curtis Irving Realty at 560 Country Club Parkway, Eugene, OR 97401.

A formal response will be mailed to the applicant within 10 days of receipt of a completed package.

2.4 Appeals

If the Applicant wishes to appeal the decision of the committee, an additional Review of the project may be requested. The purpose of this second review is to discuss specific objections and any mitigating circumstances that may justify the appeal. The Applicant may also schedule a 10-minute conference with the ARC to discuss the circumstances of the appeal.

2.5 Certificates of Estoppel

If the Applicant wishes a certificate of estoppel acknowledging that their improvements comply with the Final Approval, such a certificate may be requested from the ARC, and after complying with the requirements listed in the CC&Rs, including the payment of \$400 fee to the ARC, a certificate will be issued.

2.6 Required Drawings

The following information is required with your application.

APPLICATION TYPE	PRELIM*	FINAL	LANDSCAPE	DUE DATE
REQUIRED DRAWINGS				
Site plan with topo and driveway	X	X	X	With Application
Floor Plans	X	X		With Application
All Four Elevations	X	X		With Application
Tree removal showing final grading and all trees larger than 6" diameter 5' above grade to be removed.	X	X		With Application
Plans and elevations of all decks		X		At least two weeks prior to construction.
Exterior lighting and fixture plan		X		Within one month of move in and at least two weeks prior to installation.
Exterior colors and veneers		X		At least two weeks prior to installation or application.
Landscape plan including plant list			X	Within one month from date of move in and at least two weeks prior to installation. Installation must be completed within two months of occupancy, weather permitting.
Other (at the request of the ARC)				At the instructions of ARC.
\$400 fee		X		

*Remember, PRELIMINARY REVIEW is informational only and no construction may start Without FINAL APPROVAL.

Remember: All drawings must be no larger than 11"x 17"; must be submitted in duplicate, and must list the lot and' block numbers, plat name, and name, address, and telephone number of the contact person. If drawings are faxed, to the Committee, a hard copy must be provided within three days for the permanent records.

2.7 Architectural Review Committee Criteria

Often, construction starts with a floor plan selected by the builder or owner. This plan is then positioned on the lot. Because the majority of lots at EAST RIDGE First Addition are steeply sloped, care must be taken in selecting the correct house for the lot, or in designing a house for a specific location. The ARC is looking for a high level of sensitivity to site and building design. The ARC may reject a design if it has a front elevation out of proportion to the rest of the house; if the side and back elevations are blank; or if it has windows looking directly into the neighbors' windows.

Since EAST RIDGE First Addition is a neighborhood of varied housing types, each house should be different from its immediate neighbors in form and materials. If all homes are of equally high quality, both large and small homes can comfortably exist in the same neighborhood. Design Guidelines for the housing in EAST RIDGE First Addition are intended to influence the general form of the structures Along the street and to mitigate the dominance of the automobile in residential neighborhoods. The following sections explain some factors the Committee feels are important; however, this is not a comprehensive list and the Committee may express concern about design factors not mentioned in this document.

2.8 Garages

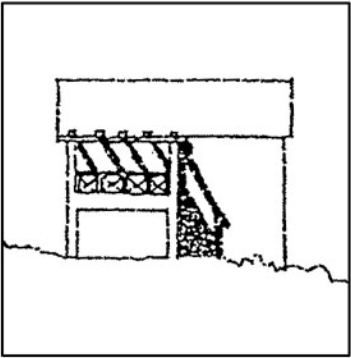
One of the most important factors making the older hillside neighborhoods so pleasant is that the streets are not lined with garage doors. In most instances, however, modern homes require attached garages. Since most lots in EAST RIDGE First Addition are sloping, it is suggested garages be placed under the house and entered from the side or rear whenever feasible. Although this requires creative design and possibly longer driveways, the neighborhood as a whole will benefit with lively street frontages and higher home values.

If the site will not permit this garage solution, it is strongly suggested the design orient the garage access to be from the side or rear of the lot. If the garage cannot be entered from the side or rear of the lot, the use of the following mitigating feature, especially if garage doors take up more than 50% of the street frontage, can radically reduce the impact of garage doors on the street elevation.

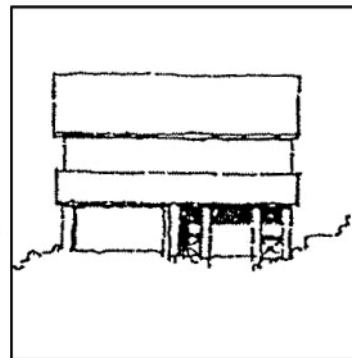
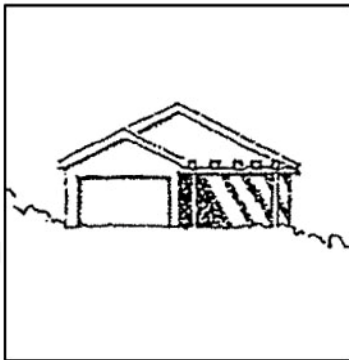
- The garage can be set back at least three feet from the face of the house.
- The garage door can be set back at least 18" from the face of the garage itself, throwing a deep shadow line across the garage door. This mitigation device will be allowed only in circumstances where other mitigation features are not possible.



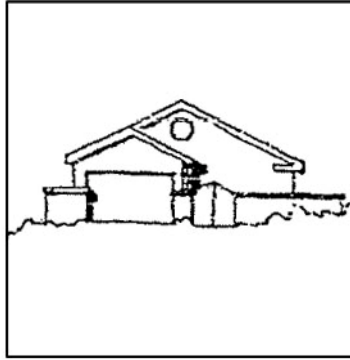
- There can be enclosed living space above the garage with the garage door on the same plane as the living space above.



- There can be roofed or trellised open space above the garage.



- There can be a wide trellis or entry porch extending beyond the face of the garage.



- There can be a high courtyard wall extending beyond the front face of the garage.

If the site abuts an alley, access for motor vehicles must be by the alley. There shall be no motor vehicle access from the front of the site.

2.9 Screening & Visual Eyesores

The hilly terrain and heavily wooded community open spaces will provide privacy and natural screening for many of the homes in EAST RIDGE First Addition. The cutting of trees to provide views must be approved by the ARC. Where additional privacy screening is desirable, builders and homeowners are encouraged to use a combination of natural planting, walls and fencing to provide these divisions. In general, fencing and privacy walls should be of a material that matches the building construction, or what would traditionally be used with the building's materials. The ARC will consider materials of adjacent and neighboring structures, including the materials used by the original developers for walls, fencing, and structures in the common areas to determine the suitability of particular proposed materials.

Mechanical equipment, storage tanks, and other equipment must be shielded from view of any road or any neighboring house in a manner acceptable to the committee. Exterior antennas shall not be permitted to be placed upon any Lot except as approved by the Architectural Review Committee. Exterior satellite receiver and transmission disks are prohibited, except as to the extent that such prohibition is inconsistent with applicable FCC laws and regulations. Boats, trailers, motorcycles, trucks, truck campers, and RVs are not allowed on any part of EAST RIDGE First Addition or, on the public streets of EAST RIDGE First Addition unless they are garaged or completely screened from view. The screening must be approved by the ARC.

2.10 Drainage

All roofs and outdoor areas should be adequately sloped to direct water away from buildings. All roof drains must be connected to an approved storm drainage system. Water flowing from one property to another prior to the uphill home being built may continue to flow in the same direction after the home is built only if:

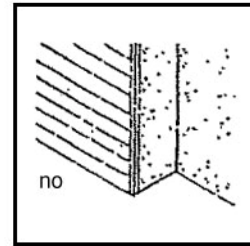
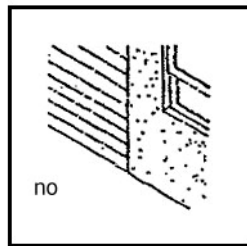
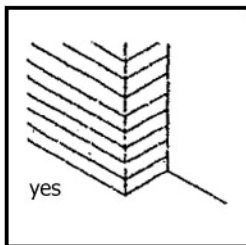
- There is no diversion or channeling resulting in water flow being concentrated in one area; AND
- There is no substantial construction on the uphill lot resulting in increased surface runoff. If a detrimental change in the natural pattern of drainage on the uphill lot has occurred, the uphill Lot Owner is responsible for interception and piping or directing surface water to natural drainage areas or the storm drainage system.

The downhill Lot Owner is responsible for providing proper drainage for water flow occurring in accordance with natural drainage patterns existing prior to construction.

2.11 Finish Materials

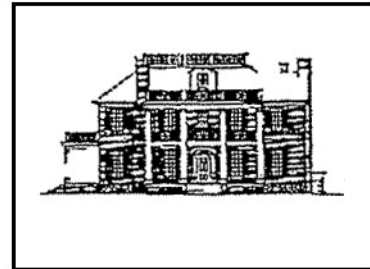
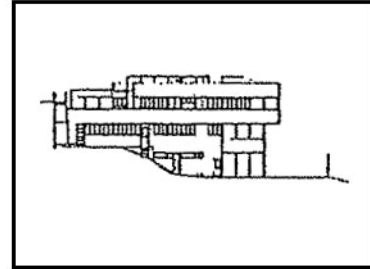
The selection of materials on the facades of buildings is an important factor. Material should be consistently applied and materials should be chosen that are compatible with the style of the house.

- Ornamentation and embellishment not fitting the style and proportions of the house are to be avoided
- Avoid frequent changes in material. Walls surfaced with one to three materials can be attractively designed; four different materials used together often appear confused, overly fussy, and complicated.
- Visible foundation walls are limited to less than 18" in either dimension.



- Material changes occurring at an inside corner or at a change in plane appear more substantial, logical, and "structurally correct". Changes in material and color at outside corners, or in the same plane, give an impression of thinness and artificiality and are not allowed. The major exception to this principle is the change in material along a horizontal line where a change in material, texture, color, or some other element will often add richness and sense of scale to a building.
- Exterior materials should relate to each other in logical ways; for example, heavy materials should appear to support thin or fragile ones.
- Where brick or other decorative material such as stone or stucco is used as a veneer on the front elevation exclusively, it should "turn the corners," and be detailed as a pilaster,

or detailed in a manner similar to those illustrated in the examples on display in the development office.



- A building should be stylistically consistent. "Craftsman" details are appropriate for shingled buildings with gabled roofs. "Victorian" ornament is not generally appropriate on an otherwise contemporary house.

2.12 Exterior Elevations

Each building should be assumed to be visible from all four sides and should have consistent design quality and details on all the elevations. Homes with rich street elevations should also show elements of the same style and richness on the sides and rear. Window and door placement, details, roof forms, wall massing, and exterior colors and materials must be given careful consideration. Massive blank walls are not allowed and window placement should be responsive to adjacent houses.

Decks and their structure should be carefully designed and detailed and considered integral to the design of the elevations. If decks are raised more than 6 feet above the ground, they must be supported on columns at least 8x8 or boxed out to this minimum dimension. All decks and patio structures must be approved before construction.

Front porches shall be provided on the ground floor (street level if a downslope site) of all dwelling units. Front porches will be a minimum of 6 feet deep by 10 feet wide (a minimum of 60 square feet).

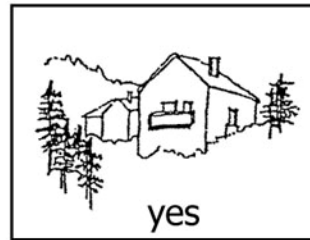
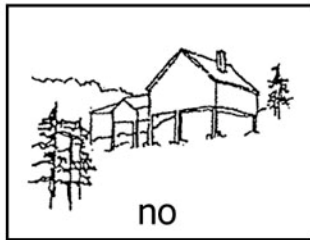
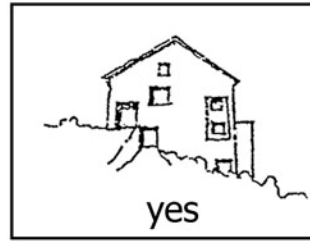
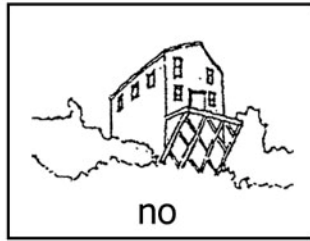
2.13 Proportions, Dwelling Size, and Scale

Rather than establishing a minimum square footage dwelling size, the ARC reviews each design on an individual basis considering lot size, total square footage on all living levels, special site conditions, and the character of the immediate neighborhood.

- The relationship of the building to its lot, especially with regard to its size, is important. Scale of the entry, the roof slope, the garage access, and the total square footage are all factors in determining the grace with which a house occupies its lot.
- Scale of architectural features is also important and should relate proportionally to the structure to ensure individual elements do not become overstated or a mixture of competing elements. In all styles of houses, care should be taken to ensure the proportional relationships of these elements.
- The ARC encourages the construction of residences or other structures which do not appear excessive in height when viewed from the street, from neighboring properties, or from anywhere else in EAST RIDGE First Addition. Multi-level designs should generally follow the slope of the site. The intent is to preserve views and to keep building height and profile in scale with surrounding features such as trees and topography.
- Phase 5, Lots x through x, are restricted in height to one story at street level in an effort to minimize the disruption of views from second and third stories (floors) of the residences to be constructed at Lots x through x. Roof pitches will be a maximum of 6 inches of vertical rise for each 12 inches of horizontal width (6:12). Efforts should be made to face gable ends and hips when viewed from Lots x through x.

2.14 Form

The exterior form of a house is produced by the roofs and walls enclosing a volume. Simple forms can be lovely in their sense of balance and proportion, particularly with certain styles such as "Colonial". Other styles, such as "Victorian", are more complex in their form and have complex detailing to match. "Modern" houses are typically composed of flat, sculptural forms around the rooms inside reflect these shapes.



- Support structure under a building should not be visible from outside the site, except when it is designed to be aesthetically integrated with the rest of the building design. Otherwise, exterior wall materials must be continued down to finish grade. Visible foundation walls are limited to less than 18" vertically.

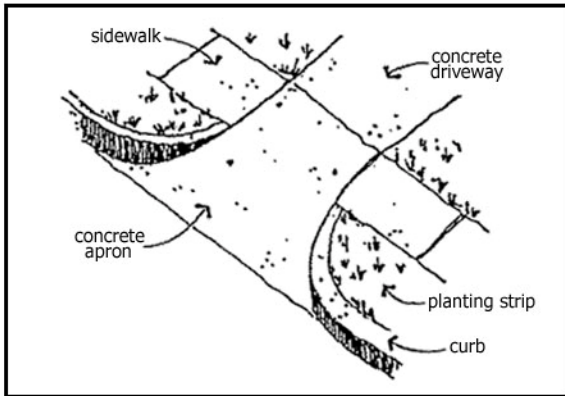
2.15 Roofs

Fake mansard roofs, A-frame buildings, and dome structures are not appropriate to this neighborhood. Roof pitches considered appropriate for homes in EAST RIDGE First Addition should have gable hip or gambrel forms.

- Different styles of homes call for different roofing materials. Fire treated wood shakes or shingles, slate and stone, copper, zinc, terne, Kor-ten steel, concrete and clay tiles are preferred suitable roofing materials, depending on the style of the house. The committee will consider cementations/wood shingles, asphaltic/fiberglass, and other new types of roofing materials on a case by case basis; provided, however, that such materials are of architectural styles (by way of example, but not by limitation is a currently manufactured product named "Presidential" by Celotex). Whether the particular material selected is appropriate for the proposed house is decided on a case by case basis and as the state of the art develops for high quality products.
- Roof materials that produce glare are not allowed.
- The roof slope and material chosen should be compatible with the stylistic intent of the other elements of the house design.

2.16 Driveways

Driveways must be of concrete. Sidewalks are required in front of some houses. (This information is available from the developer.) If required, the sidewalk and apron between the sidewalk and street must be of concrete.



2.17 Colors

Colors will be reviewed by the ARC and will be judged based on the following elements:

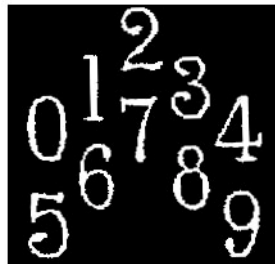
- Compatibility with the basic style of the house.
- Compatibility with the adjacent houses.
- Variety and liveliness of streetscape,

2.18 Signage

House numbers should match or be similar to Ives "Century" or "Heritage" as shown below.



Century



Heritage

New properties for sale may erect one sign per lot. Pre-approved sign template (prepared by Developer) must be used and is available for purchase through local vendor (vendor to be determined). Contact Developer for additional information. This sign must be erected on a sign tree provided by the Developer, which will also carry the lot and block identification signs and any temporary address and construction permit signage. No signage will be allowed except that posted on the Developer's sign tree.

Lot and block identification signs must remain posted on all unbuilt lots and all construction sites until initial occupancy of the house.

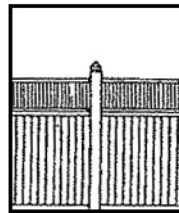
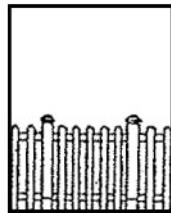
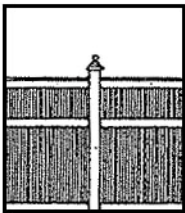
Existing homes for sale may erect one sign not to exceed 18" X 24". This sign must be erected on a sign tree provided by the Developer.

2.19 Fencing

Design Parameters

Permitted Styles

- Three fence styles are permitted, however a fence style which reflects the architectural character and detailing of the house will also be allowed. The three approved fence styles are Chestnut Hill, Picket, and Square-Edged.

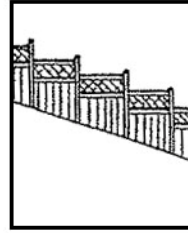
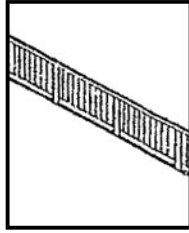


Height.

- Solid fencing must not extend above six feet above grade. Semi-screening such as Solid fencing must lattice toppers can extend above six feet above grade.
- New fencing which abuts existing fencing must match the height of the existing fencing or incorporate elements of the existing fence, especially rail heights, to provide a harmonious appearance.

Top Rails

- Top rails should be either horizontal or stepped unless terrain is steeper than two horizontal to one vertical, then a sloping top rail may be used. Stepped top rails must be a least 9" apart. Sloping top rails must parallel the terrain.



All fencing, except picket fences, must have a rail cap and a cap trim board facing the adjacent property.

Bottom Rails

- Bottom rails must follow the finish grade of the land and must be expressed through the use of the trim board. No stepped bottom rails are allowed.

Posts

- Fence posts, except on picket fences, should extend above the top rail and terminate with a decorative cap, a beveled top or an approved detail. Sloping fences can be built with a continuous cap and cap trim board in lieu of extended posts.

Color/Finish

- Fencing should match the color of the body of the house or be finished in either a solid body or transparent stain.

Lot Parameters

- Fencing at the Conservation Areas: The Common Private Exclusive Use areas (which are Conservation Areas) are to be left as an open, continuous natural scenic area and a wildlife corridor. Fencing is not allowed in the Conservation Areas nor, as stated in the Landscape Design standards, are "landscape fences or hedges". Other fences at these appurtenant Lots will be reviewed on a case-by-case basis. Generally, the side property boundary in rear yards may be fenced to the Conservation boundary. Fencing along the Conservation Area boundary is not allowed. Fencing of other portions of these Lots will be accommodated for purposes of privacy screening, children play areas, pet enclosure, and related purposes. The Conservation Areas at the Condominiums and Phase I, Lots 27 through 36 (and similar sites throughout EAST RIDGE First Addition) are not intended to be fenced.
- Corner Lots: Fences must not extend beyond the predominant wall plane of the house toward any street.
- Brackenfern Rd: Because of its character as a collector, fencing along Brackenfern Rd. will be reviewed on a case-by-case basis.

- Interior Lots (non Conservation Areas Lots): Fencing can be located on property lines in rear yards of interior Lots.
- Side Yards: Side yard fencing can not extend beyond the front wall planes of the house.
- Phase I Tract "D". The Common Area at Lots 22 through 26 of Phase 1 (and the Lots adjacent to/abutting the Common Area to the south which may be annexed to East Ridge First Addition) must be fenced at the boundary line of each Lot with the Common Area and have a gate accessing the Common Area. All fences along the boundaries of Lots with the Common Areas will be of uniform style and height so that a uniform appearance will be presented. The first fence to be approved by the ARC at this area will become the standard for all other fencing along the boundary.

2.20 Landscape and retaining Walls

EAST RIDGE First Addition encourages the use of rock walls and/or brown stone and/or brick veneers where retaining walls are necessary