



I. OBJECTIVE AND AUTHORITY OF ARCHITECTURAL REVIEW COMMITTEE

A. DEVELOPMENT OBJECTIVES

1. The following Rules are designed to establish and preserve the visual impression of Lyons Park as a distinctive and desirable place in which to live.
2. Landscaping, building form, materials and colors all contribute to an overall community image that is readily identifiable as a high quality development. By following the Rules, residents will protect and enhance each property owner's investment in his or her home site. The Rules provide standards of quality and design.
3. Design review by the Architectural Review Committee is not intended to enforce unreasonable or excessively expensive controls. It is meant to coordinate the design and construction of residential dwellings to achieve a pattern of continuous quality and identity.
4. The Rules have purposely not been made a part of the Covenants, Conditions, and Restrictions in order to allow for additions, modifications, and deletions as circumstances change and as the community develops and matures.

B. APPLICABLE PROVISIONS OF DECLARATION OF COVENANTS

1. The Master Declaration of Covenants, Conditions and Restriction and Reservation of Easements for Lyons Park (Covenants) require that no structure, improvement, landscaping or alteration shall be commenced, erected, painted or maintained within the project without the written approval of the Architectural Review Committee. This requires that plans be submitted to the committee for review. This review will normally take only a few days but may take as long as 45 days under the Covenants. The Architectural Review Committee is appointed and controlled by the Board of Directors.

II. ARCHITECTURAL RULES AND GUIDELINES

A. DESIGN AND SITE CONSIDERATIONS

1. Utilities: Electric power and natural gas are available at Lyons Park from Avista. Sewage lines connecting to the City of Spokane Sewer District treatment plant are extended to the property boundary of each lot. The location of utilities is controlled by the respective utility purveyor.
2. City of Spokane Requirements: The City of Spokane has adopted the Uniform Building Code with State of Washington modifications. The City requires that a building permit be obtained prior to beginning construction of any improvement or making any additions or changes to an existing structure.
3. Setbacks: As a P.U.D. the Lyons Park project allows deviations from the standard yard setback standards of the City of Spokane Zoning Code. These deviations are intended to allow flexibility in design where approved by the Committee.

B. ARCHITECTURAL RULES

1. Accessory Buildings: Structures such as dog houses, tool sheds, and playhouses which are intended for permanent or semi-permanent use, are not specifically prohibited. The structures are, however, subject to Architectural Review Committee approval and may not exceed 10% of the total backyard square footage. Only buildings to be used as temporary construction shelter may be erected on a lot prior to construction of the main residence building.
 - a) *P.O.D.'s (temporary storage units) may be utilized for no more than 2 weeks without prior approval of the Board.*
 - b) *Sheds must be constructed of either wood or polypropylene and approximately match house style and color.*
2. Antennae: Exposed radio antennae are prohibited, unless specifically approved by the Architectural Review Committee. Satellite dishes shall be mounted in an inconspicuous location as possible (Board recommends Attic installation of TV antennae if applicable).
3. Building Height: Building height limitations may be imposed by the Architectural Review Committee in order to preserve views from neighboring homes and to minimize the impact of structures on arterial streetscape areas of the property.
4. Clotheslines: Exterior clotheslines must be located in screened service yards, out of view from the neighboring property and must be retractable.
5. Driveways: Driveway access onto the roads will be limited to one per lot, unless otherwise approved the Architectural Review Committee.
6. Excavation: All excavation must be done so as to create a minimum disturbance on the site. All dirt and debris as a result of excavation must be leveled and/or removed from the site.

7. Exterior Lighting: All exterior lighting plans must be submitted with construction approval or alteration approval submittals. Exterior lighting which can be seen from the roads or neighboring lots must be indirect. If utilizing motion sensor lighting, homeowner may be required to redirect their lighting to meet this criterion. Colored light sources, decorative and/or landscape lighting may have limitations placed upon them.

8. Exterior Walls and Trims: The following materials are approved for use in exterior walls and trim:

a) *Wood (natural or treated with earth-tone stain or paint).*

b) *Aluminum, steel, or vinyl siding products in earth tone colors and in an application approved by the Architectural Review Committee.*

c) *Stucco may be permitted as an accent siding material. Colors shall be medium earth tones and subject to approval.*

d) *Brick & Rock color subject to approval*

Exterior color and material treatment used on the building walls shall be continuous and consistent on all elevations of the residence in order to achieve a uniform and complete architectural design.

Exterior colors must harmonize with the surrounding landscape and all colors are subject to approval by the Architectural Review Committee.

9. Utility Panels: In general, all utility meter panels should be screened from view and should be installed according to guidelines available from utility companies.

10. Fencing: Fences will be limited at Lyons Park and must have specific design approval from the Architectural Review Committee. Fences may be limited where adjacent to common areas and on sloping lots. See Exhibit A for approved fence plan.

11. Garages: The garage should connect to the main house by a roof or screen or is part of the house structure and must be approved by the Architectural Review Committee.

12. Grading: All grading shall conform to natural contours of the maximum extent feasible.

13. Gutters and Downspouts: All gutters and downspouts shall be designed as a continuous architectural design feature. Exposed gutters and downspouts shall be colored to blend in with the surface to which they are attached.

14. Heating and Cooling Systems: All interior or exterior heating or cooling systems should be screened from view by fencing or landscaping.

15. Mail Boxes and Newspaper Receptacles: Individual mail and newspaper receptacles are prohibited. Group mail boxes will be provided at central locations by the developer.

16. Parking: NO utility trailer, boat trailer, camper or other trailer, mobile home, commercial vehicle, bus, truck (other than standard size pickup truck), inoperable automobile, boat, or similar equipment, and no vehicle which is in an extreme state of disrepair, shall be permitted to remain on the street or on any Lot longer than 48 hours without prior approval (for the purpose of loading and unloading of passengers or personal property) unless placed within an enclosed garage or placed in the rear yard and screened from view by a fence.

17. Prefabricated Housing: Prefabricated housing shall not be permitted.

18. Roofs: All homes and structures within the project shall use roofing materials as approved by the Architectural Review Committee.

19. Signs: Limitations on the size and placement of residential identification signs may be imposed by the Architectural Review Committee. All signs and their proposed locations must first be approved by the Committee. No lighted signs shall be permitted. All residences shall have a designated street number that is easily viewed from the road.

One sign identifying the contractor during construction, or advertising a home for sale is permitted, not to exceed 200 square inches and the longest dimensions not greater than 40 inches. The sign is to be on its own post and shall not be placed higher than 60 inches from the prevailing ground plane. Subcontractor and material men signs are prohibited. No other signs shall be permitted except as specified in this section, unless otherwise approved by the Architectural Review Committee.

a) Rental Signs: not to exceed 200 square inches and the longest dimensions not greater than 40 inches.

b) Political Signs: signs may not be put up more than 45 days prior to an election and must be taken down within 10 days of close of election.

20. Utilities: All connections from trunk lines to individual structures must be underground. Exposed plumbing and electrical lines are not allowed. Materials must conform to the Electrical and Plumbing Codes. Water and sewer hookups must be inspected by the appropriate inspectors. All excavation for site utility hookups must be restored to its natural condition.

21. Solar Heat Systems: Any solar heat system must be reviewed on an individual basis and require the approval of the Committee.

C. LANDSCAPING POLICIES

1. Front Yards: Front yard is defined as the area between the front property line and the plane of the face of the building, or intercepting side yard fence or wall. The total front yard area (except the driveways and entry paving) is to be landscaped and irrigated with an automatic underground irrigation system with 90 days of occupancy. The front yard landscaping shall be maintained in a healthy and neat appearance at all times. The front yard landscaping shall be designed in conjunction with and in harmony with the architectural design of the residence and lot. The following standards shall be followed when designing and installing the front yard landscaping.

- a) All landscaping areas shall be irrigated by an underground sprinkler system.*
- b) Seventy-five (75%) of the ground area shall be planted in grass.*
- c) The grass area shall be designed so as to accomplish a continuous grass appearance along the property frontage from the back of the street curb.*
- d) Twenty-five (25%) of the ground area may be planted with shrubs, ground cover, slope banks, or utilized as an entry patio.*
- e) A minimum of one tree shall be planted each 30 feet of street frontage. Such trees shall be planted within the planting strip between the curb and sidewalk and parallel to the street curb. Specific street trees used must follow the Lyons Park Master Street Tree Program.*
- f) Required trees shall be a minimum of two-inch caliper measured at 24 inches about ground plane. Trees shall be properly staked to prevent wind damage or breakage.*
- g) Any tree planted that does not survive shall be replaced within 150 days.*

2. Rear Yards: Rear Yard is defined as all areas that are not visible from the street.

- a) All areas shall be landscaped within 1 year of occupancy.*
- b) All landscape areas shall be irrigated by an underground sprinkler system.*
- c) Grading shall conform to the natural ground terrain as much as possible.*
- d) Service yard and detached structures, such as garden sheds, shall not be visible from the street.*

3. Side Yards

- a) All areas shall be landscaped within 1 year of occupancy.*
- b) All landscape areas shall be irrigated by an underground sprinkler system.*

c) Driveways must have a maximum slope of 12 percent or as needed to conform to City of Spokane codes. The material shall be concrete, unless otherwise specifically approved the Architectural Review Committee.

d) Any planting that interferes with the existing use of solar energy on an adjacent property is prohibited.

III. SEVERABILITY

If any section subsection, paragraph, sentence, clause or phrase of the Rules and Regulations is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of these Rules.

IV. NONWAIVER

Consent by the Architectural Review Committee to any matter proposed to it or within its jurisdiction, or failure by the Architectural Review Committee or the Lyons Park Master Association to enforce any violation of these Rules, shall not be deemed to constitute a precedent or waiver impairing the Committee's right to withhold the approval as to any similar matter thereafter proposed or submitted to it for consent or to enforce any subsequent or similar violations of these Rules.

V. ADOPTION

These updated Rules are adopted by the Architectural Review Committee this 16th day of November, 2010.

By: _____

Sheryl Pierson, President (Lyons Park BOD)

By: _____

Steve Marque, Vice-President (Lyons Park BOD)

By: _____

Jan Goehner, Secretary/Treasurer (Lyons Park BOD)

By: _____

Don Bolling, Member at Large (Lyons Park BOD)