



RESIDENTIAL DESIGN GUIDELINES

FOR

WHITMAN COMMUNITY ASSOCIATION

Adopted July 30, 2015
(Revised 5/27/2021)

Trilogy®
at tehaleh

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- Exhibit A Design Review Applications
- Exhibit B Examples of Plot Plans for Submittal
- Exhibit C 6' Standard Wood Fence with square lattice topper and gate examples
- Exhibit C-1 6' Standard Wood Fence with picket style topper
- Exhibit D 4' Open Metal Fence
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- Exhibit F Trellis Examples
- Exhibit G Cortile Homes Use Easement Limitations
- Exhibit H House Number Styles
- Exhibit I Conditions at Corner Lots
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- Exhibit J Placement and Types of Fences and Hedges
- Exhibit K Self Gardening Program Application
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- Exhibit L Plants Recommended for Trilogy Home Sites
- Exhibit M Plants Not Recommended for Trilogy Home Sites
- Exhibit N Dead Plant Replacement Report Form
- Exhibit O Plant Replacement List

APPENDIX

- Appendix A Address & Contact Information for ARC Submittals & Questions

ARTICLE 1

Overview and Design Philosophy of Whitman Community Association Residential Community

Trilogy at Tehaleh is located in the Tehaleh Employment Based Planned Community in Bonney Lake, Pierce County, Washington. The vision for Tehaleh is a community in character with the natural environment providing a healthy, safe, and high-quality place to live, work, and play. The architectural design and landscape of Tehaleh reflects the beautiful, natural characteristics of the surroundings and creates a community that each owner will want to preserve and protect.

The Whitman Community Association Residential Guidelines exist in order to ensure that the quality, beauty and character of the Trilogy at Tehaleh community are preserved. These Guidelines are consistent with the Tehaleh Planned Community land use, zoning and design regulations approved by Pierce County including the Tehaleh Design Manual. The Tehaleh Design Manual is a document that includes guidelines and standards for the Tehaleh community as a whole.

The Whitman Residential Design Guidelines (hereinafter “RDG”) were originally adopted by the Whitman Community Association (Trilogy at Tehaleh) Board of Directors on July 30, 2015, and have been revised numerous times since then. The Trilogy Guidelines have been developed to take into consideration many factors, including the size of Trilogy homes and their individual locations.

Please always check MyTrilogyLife.com to insure you are using the most recent version.

ARTICLE 2

Architectural Control and the Reviewer

The CC&Rs require compliance with an approval process whenever an owner desires to make changes to the exterior of their home, which is referred to in this document as “Unit”. To facilitate architectural control, the Whitman Community Association (hereinafter “Association”) has developed these RDGs that have been approved by both the Association Board of Directors and the Tehaleh Owners Association Board of Directors.

These RDGs state that any change to the yard or to the outside of the house and within the Unit’s boundary lines (defined as Work) must conform to this document. The Whitman Architectural Review Committee (hereinafter “ARC”), or in certain cases, the Association staff, perform all of the functions of the architectural review process (the “Reviewer”) for the Trilogy community.

Certain Work or changes may require that the RDGs be followed, but may not require prior approval. These items will be identified as such below. Work that is not specifically covered in these RDGs shall still require approval before the work is started.

The review and approval processes are contained in RDG Article 3, and the Guidelines themselves are detailed in the remaining sections. The ARC may amend the RDGs from time to time under the direction and approval of the Board of Directors, as long as all revisions are consistent with the Tehaleh land use, zoning and design regulations approved by Pierce County including the Tehaleh Design Manual.

It is the responsibility of each Owner to obtain the most current RDGs prior to submitting a request for approval.

Capitalized words used in these RDGs shall have the same meaning as described in CC&Rs Article 1 or elsewhere in the CC&Rs.

The ARC may grant individual departures or variances from the requirements of the RDGs in specific circumstances based on findings of unique unforeseen conditions as long as such departures are not in conflict with the Tehaleh Design Manual. In no case shall such a grant be construed to set precedent for any other application or action.

Disclaimer: Review of site, landscape and improvement plans (whether submitted by the homeowner, an advisor or consultant) by a representative of the Whitman Community Association is for maintaining and enhancing overall aesthetics only. No representative or representative body of the Whitman Community Association has any responsibility whatsoever for ensuring structural integrity or soundness related to an improvement or compliance with applicable government laws in connection with an improvement.

ARTICLE 3

Review and Approval Process

3.1 Whitman Design Review Process

3.1.1 The CC&Rs established the ARC as the responsible party for carrying out the functions of the Reviewer regarding architectural matters.

3.1.2 The ARC's role is to implement and interpret these RDGs.

3.1.3 Any change to the exterior of the Unit must comply with the RDGs. The review process will vary depending on the scale of the project, as follows:

(I) ARC APPROVAL: Many of the RDGs will require an Owner to submit a written application, which will be reviewed by the ARC.

(II) STAFF APPROVAL: In some cases, the review process will require that an Owner submit a written application that will be reviewed by the Association staff.

(III) NOTIFICATION: In some cases, a notification form must be filed with the Association without the requirement for review or approval.

(IV) COMPLIANCE ONLY: Finally, some types of Work will simply require compliance with a specific RDG.

In all cases, the following RDGs will indicate the appropriate approval process. Look for the designations above, which appear throughout the RDGs. Please refer to the exhibits included in this document for the appropriate forms and instructions.

3.1.4 Owners are encouraged to consult with any neighbor who may be affected by the Work they intend to perform. The Reviewer reserves the right to require that proposed changes be disclosed to the affected neighbor(s).

3.1.5 The ARC will conduct reviews of submittals during regular meetings or at other times deemed appropriate.

3.1.6 In general, applications are reviewed within 30 days of receipt. Applications must be complete before they will be reviewed.

3.1.7 When an application has been approved, the Association will notify the Owner in writing. Work may not begin until the Owner has received approval from the Reviewer. Work must be completed within 6 months of date of approval. The ARC may modify the time within which work must be completed in order to accommodate seasonal impacts on plant installations or maintenance actions, or to assure that corrective or required actions occur in a timely manner. Requests for time extensions must be submitted in writing.

3.1.8 If an application is disapproved, the applicant will be notified in writing of the reason(s) for the disapproval and of their rights to discuss the decision with the ARC and/or appeal to the Board.

3.1.9 These RDGs are intended to be comprehensive. If, however, a desired change is not covered in the following RDGs, or if there is doubt regarding how to comply with the Guidelines, the Owner should first seek guidance from either the Association Staff or the ARC.

3.1.10 The Association and ARC reserve the right to inspect all Lots for compliance with applications and the RDG, whether or not an application for work has been submitted. Within 10 days of the completion of any work on a Lot, the owner shall notify the Association, who may then schedule a Compliance inspection. The Owner will be advised in writing if an

inspection is to be conducted and if entry onto the property is needed. Any work or installation will be evaluated for its conformance with submitted applications and the RDG and recorded on a Compliance form that will become part of the record for the subject Lot. Any Lots found to be out of compliance will be notified as to corrective action that must be taken to bring the Lot into compliance. The Association will be notified of such non-compliance, and may levy fines and impose sanctions in accordance with the Whitman Community Association Due Process and Fine Schedule. Compliance violations will be processed as outlined in the Due Process and Fine Schedule; however, the Association may modify the time requirements based on the scale and scope of corrective actions to be taken.

3.1.11 All Structures (7.11, 7.12, 7.13, 7.14, 7.18, 7.22, 7.25, 7.27) shall be subject to ARC review upon completion. Owners shall notify the Association upon completion of the project. The Association will conduct an inspection as outlined in 3.1.10, above. Any corrections to the project in order to achieve compliance with the RDG or approved submittal documents shall be the sole responsibility of the owner.

3.2 Submittal Requirements

3.2.1 Application for ARC Review and Approval shall consist of:

- (I) Completed Whitman Community Association Design Review Application Form (Exhibit A) including homeowner checklist, together with required Processing and Compliance Fees.
- (II) Plot Plan of Unit (Exhibit B) or similar Plan View Drawing showing the dimensions and location of proposed changes or installations, including dimensions as applicable to Property/Boundary Lines, Building Setback Lines (BSL), Public Utility Easements (PUE), Use Easements, home footprints, sidewalks, homes, walls or other features, including specific reference by number to the applicable controlling Article or Section, as well as north arrow and graphic scale.
- (III) Heights above grade of adjoining structures of proposed changes or installations,
- (IV) Elevations (side view) of proposed changes or installations with dimensions,
- (V) Materials and colors to be used. The use of photographs or other graphic or written information to illustrate existing and proposed conditions is encouraged, and often expedites the review process.
- (VI) All application packets must be submitted on a maximum of 11 x 17 paper or as electronic media (e-mail, pdf, jpg, etc.)

Additional requirements may be applicable, please refer to specific sections of this document. The Reviewer may require additional information in order to fully evaluate any Application. Failure to provide a completed Application may result in delay of Approval.

3.2.2 Application for Staff Approval shall consist of:

- (I) Completed Whitman Community Association Design Review Application Form (Exhibit A). Dependent on the nature of the Application, additional information may be required.
- (II) Plot Plan of Unit (Exhibit B) or similar Plan View Drawing showing the dimensions and location of proposed changes or installations.

3.2.3 Notification shall consist of:

(l) Completed Whitman Community Association Design Review Application Form (Exhibit A) summarizing the proposed Action and any additional Forms that may be required.

3.2.4 Compliance actions do not require any Forms or Notices. They are however subject to the provisions of 3.1.10 and 3.5.4.

3.3 Place of Submittal

3.3.1 Submittals and required fees should be mailed or delivered to the Whitman Community Association's management company for processing. See Appendix A for address and contact information.

3.4 County Approval

3.4.1 Permits, approvals, and requirements of Pierce County and other jurisdictions outside of the Association are the sole responsibility of the Owner. The zoning standards for Tehaleh are set forth in the Tehaleh Phase I Development Agreement and Phase 2 Tehaleh Project Master Plan which include Pierce County Code (PCC) 18A, 18J.10 and 18J.15. as Exhibits. The Pierce County Building Code is a separate document which must be followed for any improvement requiring a building permit.

3.4.2 If any proposed improvements require approval by Pierce County, Owners should receive approval from the Reviewer prior to submitting any plans to Pierce County. ARC Approval does not presume compliance with Tehaleh or Pierce County Codes.

3.4.3 The requirements set forth in the CC&Rs and these RDGs may be more restrictive than those of Tehaleh or Pierce County. Plans consistent with Tehaleh or Pierce County Code may not be approved by the Reviewer. Reviewer approval does not assume compliance with Tehaleh or Pierce County Code.

3.5 General Conditions

3.5.1 A Design Review Application, attached as Exhibit A, together with required Processing and Compliance Fees, must be submitted for any desired exterior modification, with the exception of those changes noted as COMPLIANCE ONLY.

3.5.2 Owners submitting plans or drawings for approval to the Reviewer are responsible for the accuracy of all information contained in such plans or drawings, such as the location of all Unit boundaries, setbacks, easements, and drainage as shown on the plot plan or in any other instrument.

3.5.3 The ARC and the Association staff are available to discuss proposed work prior to submitting a design review application.

3.5.4 The Association and ARC reserve the right to inspect all Lots for compliance with applications and the RDG, whether or not an application for work has been submitted. Within 10 days of the completion of any work on a Lot, the owner shall notify the Association, who may then schedule a Compliance inspection. The Owner will be advised in writing if an inspection is to be conducted and if entry onto the property is needed. Any work or installation will be evaluated for its conformance with submitted applications and the RDG and recorded for its Compliance form that will become part of the record for the subject Lot. Any Lots found to be out of compliance will be notified as to corrective action that must be taken to bring the Lot into compliance. The Association will be notified of such non-compliance, and may levy

finest and impose sanctions in accordance with the Whitman Community Association Due Process and Fine Schedule. Compliance violations will be processed as outlined in the Due Process and Fine Schedule; however, the Association may modify the time requirements based on the scale and scope of corrective actions to be taken.

3.6 Easements, Setbacks and Yard

Lots in the Whitman Community may be subject to or have the advantage of some of the following conditions. This is especially true of irregularly shaped lots and corner lots. However, all Applicants should carefully study the restrictions and opportunities associated with Public Utility Easements, Side Yard Setback areas/Building Setback Lines, and Front, Side and Rear Yard areas. Additional Restrictions such as Use Easements may apply in other Articles of this or other governing documents. Lots may have the following distinct zones:

(I) Along roadways is a Public Utility Easement (PUE), which is 10' in width measured from the Right of Way/Property Line.

(II) Front, Side, and Rear Yard Setback Area, that area from the Property Line to the Building Setback Line (BSL):

(i) On corner Lots: measured 5' back from the PUE or 15' from the Right of Way/Property Line

(ii) On internal Lots: the Side Yard Setback area extends 5' from the Property Line to the BSL, the Rear Yard Setback Extends 10' from the rear Property Line to the BSL. The BSL will be shown on Lot Plat maps and shall be included in ARC Applications.

(III) Side and Rear Yard area, which is the area between the Side Yard Setback or Rear Yard Setback and the home. It is outside of the Setbacks. These distances vary.

(IV) Use Easements subject to Supplemental Covenants and other conditions enumerated in the Controlling Documents and RDG.

3.6.1 Elements Allowed in Easements, Setbacks and Side Yards

(I) PUE: Elements allowed in the PUE include hardscape elements such as concrete, unit pavers and gravel used to create courtyards, patios and walkways at grade level. Landscape materials allowed include lawns, shrubs, and decorative plantings. Trees are not allowed, and larger shrubs must be carefully chosen with consideration of the impact of root systems on the underground utilities. Plantings in the PUE are subject to removal if maintenance access is required. Fencing that meets PUE and Whitman design guidelines and conforms to Pierce County sight line requirements is allowed in the PUE along Side Yards only. Specific requirements related to Fence styles and locations are found elsewhere in this document. You must first call Utility Locating Service at 800-424-5555 before you dig (this is a free service) in order to avoid potential damage to utilities. Any post-holes must be hand dug to avoid damage to underground utilities.

(II) Side Yard Setback Area: Elements Allowed in the Side Yard Setback area include: Decks no higher than 30". Decks higher than 30" must be set back 5' from any property line. Fences and Trellises no higher than 6', which meet Whitman design guidelines and conform to Pierce County sight line requirements, are allowed. Hardscape elements such as concrete, unit pavers and gravel may be used to create courtyards, patios and walkways at grade level.

Landscape materials allowed include lawns, shrubs, and decorative plantings. Trees are allowed, but they must be at least 5' from the Property Lines, not exceed 10' in height at maturity, must not touch the neighboring home, and root systems must not impact any adjacent foundations. On Corner Lots, plantings may be up to 20' in height in the Setback area outside of the PUE.

Permanently installed features and structures such as fireplaces, fire pits, storage sheds, constructed play equipment, permanently installed barbeques, permanent water features and fountains are not allowed in the Side Yard Setback areas of Lots.

(III) Side and Rear Yard Area not in the Setback: Elements Allowed in the Side and Rear Yard area include:

- (i) Decks no higher than 30" with guardrails allowed (36" above deck);
- (ii) Trellises and arbors up to 8' in height;
- (iii) Masonry walls and masonry water fountains/structures up to 6.5' in height may be built (building permits may be required);
- (iv) Fireplaces;
- (v) Fire pits;
- (vi) Constructed play equipment;
- (vii) Fences and access gates;
- (viii) Air conditioning units and permanently installed barbeques, which may be considered on corner lots with adequate side yard area outside of the setback.

Additional structures or elements may be allowed as defined in other Articles of this document. Hardscape elements such as concrete, unit pavers and gravel may be used to create courtyards, patios and walkways at grade level in this portion of the side yard. Landscape materials allowed in this portion of the side yard area include lawns, shrubs and decorative plantings. Trees are allowed, but must not exceed 25' in height at maturity, and care must be taken to prevent root damage to foundations or other structures.

ARTICLE 4

Construction Performance Standards

4.1 Responsibility

An Owner shall be responsible for the actions of his contractor, subcontractor, agent or employee(s).

4.2 Noise Control

The Owner shall be responsible for controlling noise at the construction site and for complying with any applicable governmental regulations.

4.3 Operating Hours for Homeowner Modifications

Exterior modifications shall not be permitted prior to or after the hours approved for Trilogy at Tehaleh by the Whitman Board of Directors. The following hours for modification activities have been established as:

Monday – Saturday: 8:00am to 6:00pm

Sunday: 9:00am to 4:00pm

4.4 Easements; Damage to Utilities

Prior to constructing or installing any improvements, the Owner should identify any easements existing on the Unit for utilities and/or drainage. Construction or installation of improvements within easement areas is subject to the terms and provisions of each such easement affecting the Unit. Owners are responsible for damage to any utilities or drainage improvements resulting from constructing or installing improvements on the Owner's Unit. To minimize potential issues, the Owner is required to have all underground utilities located and marked prior to construction activities. To facilitate this process, an easy-to-use program has been established called "One-Call". To reach the One-Call Utilities Locate Center, call 800-424-5555 or dial 811.

4.5 Repairs to Streets and Other Property

If damage to streets, the Unit, or other property occurs, such damage must be repaired or restored immediately by the Owner or the person causing the damage. In the event such damage is not repaired or restored immediately, the Association may take any action available to it under the CC&Rs to effect such repairs or restoration at the Owner's expense.

4.6 Trash, Debris and Excavation Materials

An Owner shall accumulate and contain all trash and debris on and around the Unit by the end of each day. Trash and debris shall be removed from the Unit at least once each week. Measures shall be taken to prevent the wind from blowing materials off the construction site. A dumpster or other such container may be placed on the Unit for 15 days or less without

notifying the Association. The Association must be notified if the dumpster remains for more than 15 days; a date for its removal must be provided at that time. The dumpster or other such container should be placed only on the driveway whenever possible.

4.7 Equipment, Vehicles, Parking Areas, Construction Access

Vehicles, equipment (including portable restrooms and other types of construction equipment) and materials shall be parked or placed only on the Unit under construction or in areas designated by the Association. Construction vehicles, equipment and materials that are authorized to be placed in the street shall be located so as to not impede two-way traffic movements. Access to construction areas on a Unit shall be only through the Unit under construction and not through any adjacent property.

4.8 General Practices

All Owners shall be responsible for the conduct and behavior of their agents, representatives, builders, contractors and subcontractors while in the Community. The following practices are prohibited:

4.8.1 Allowing concrete suppliers and contractors to clean their equipment other than at a location designated for that purpose by the Association.

4.8.2 Removing any rocks, plant material, topsoil, or similar items from any property of others within the Community.

4.8.3 Careless treatment or removal of any plant materials, which removal has not been previously approved by the Reviewer.

4.8.4 Careless disposal of cigarettes and other flammable materials.

4.8.5 Placing and leaving construction materials, equipment or landscaping materials in the public right of way overnight.

4.8.6 Using property other than your own to make modifications, or store materials without the written consent of the lot owner. Please contact Association staff if you will need access to your lot via property that does not belong to you.

ARTICLE 5

Landscaping Standards

5.1 Landscaping General Provisions

5.1.1 The provisions of Article 5 have been established to be consistent with the Pierce County Code specific to Tehaleh and the Tehaleh Design Manual.

5.1.2 All changes by an owner to front yards and initial landscaping of side and rear yards, other than to replace dead plants with the same kind plants, require approval by the ARC and include:

(I) all permanent Planting installations. See replacement exception below.

(II) all Hardscape, artificial turf, paving, unit pavers, crushed rock/gravel, stepping stones and feature rocks.

(III) exterior lighting.

(IV) irrigation systems.

(V) replacement, addition or removal of any front yard trees requires approval by the ARC.

Exception: Replacement of dead or diseased plants in Association Maintained Areas (see 5.3.2) with different plant than initially installed shall be subject to procedure outlined in 5.3.4.

5.1.3 Changes to front, side, and rear yard landscaping enclosed by fences, walls or hedges after the initial installation require compliance with the following guidelines, but no approval is required. However, changes to hardscape, structures, and trees require approval by the ARC.

Exception: If side yard is considered part of Association Maintained Lot Landscaping (as described in RDG 5.3.2) and changes include replacement of dead plant material that has been maintained by Association, then Owner must follow procedure for Replacement of Dead and Diseased Plant Material, RDG 5.3.4.

5.1.4 Guidelines for all landscapes

(I) Owners are encouraged to use water-wise plants and select plants whose mature size will fit in their intended location and are suitable for the specific soil conditions and sun exposure.

(II) Consider using those plants that are appropriate to a Pacific Northwest landscape look. For guidance, refer to the suggested list of Plants Recommended for Trilogy home sites, exhibit L (see also RDG 5.2.4(I)) and Exhibit O (see also RDG 5.2.4 (IV)). The Association can provide Owners with resources that can help guide them in proper plant selection.

(III) For replacement of dead or diseased plants in Association Maintained Lot Landscaping, refer to RDG 5.2.4 (IV), and Exhibit O.

(IV) When planting, also please refer to the suggested list of Plants Not Recommended for Trilogy home sites, Exhibit M.

(V) In no case may invasive plants be used. Refer to the Pierce County list of noxious weeds: (www.co.pierce.wa.us/Archive/ViewFile/Item/1250).

(VI) Only groundcovers and small shrubs are appropriate for planting in drainage easements. Be careful not to block drainage areas, including private storm drain easements.

(VII) Limit the use of pesticides and fertilizer whenever possible to avoid contaminating the wetlands around Trilogy, and assure that the use and disposal of such materials is strictly in accordance with manufacturers' guidelines.

(VIII) Do not plant on or attach anything to the retaining walls. Plants that adhere to the wall surface, especially ivy, are not permitted as they trap moisture and debris against the wall, accelerating deterioration and impede the inspection of the wall.

(IX) Trees:

- (i) No tree may be more than 25' in height at maturity.
- (ii) No tree may be more than 10' in height within 5' of any property line.
- (iii) Trees planted within 5' of foundations or retaining walls may be no more than 10' tall.
- (iv) Trees may not be planted within the PUE. Planting locations for trees and shrubs should carefully consider the potential impact of root systems on foundations or other structures. Small shrubs, perennials, and annuals may be planted at the top and/or bottom of a retaining wall; however, they must not be allowed to prevent inspection and maintenance of the wall.

(X) Screening Hedges (see also Exhibit J): Arborvitae and other similar plantings may be used in many ways similar to Fences and Walls. In side and rear yards, Hedges may be any height up to 6' maximum. Rear and Side Yard Hedge main trunks are to be located no closer than 2' to a property line, and may extend no more than 5' beyond the front corner of the house. Screening Hedges running perpendicular to a house must be set back at least 10' from the adjacent front façade of the house, be parallel with the front façade and abut either a Side Yard Hedge or Fence. In Front Yards, Hedges may be a maximum of 4' in height and must be set back a minimum of 2' from back of sidewalk or property line. On corner lots, Side Yard Hedges may be a maximum of 6' in height and must be set back 5' from the front façade of the home and must be set back 5' from the sidewalk to allow for low plantings along the sidewalk. At Alley loaded homes, Hedges used along rear property lines must provide for alley access with a gate.

(XI) Landscaping of terrace areas (those between retaining walls where the Association provides maintenance) may be subject to easements and/or specific restrictions regarding installations, changes, use and maintenance within such areas. Any changes to such areas require ARC approval before beginning any work.

(XII) The Reviewer will consider the impact of shrubs and trees on driver visibility. Adverse impact may require modification to these plantings.

(XIII) Gravel and Bark:

- (i) Front yards: No area of gravel or bark may be more than 5' in width. Bark used in planting beds shall not be included in this calculation.
- (ii) Rear Yards: Gravel, rock or bark not used as planting bed may not exceed 50% of rear yard area. Remainder of rear yard is to be covered per Section 5.2.2.v.a and b.
- (iii) Visual enclosure: Unless enclosed by a 6' wood privacy fence or hedge, Hardscape areas (pavers, paving, gravel, bark, rock and decking) shall be set

back 3' from property lines. This 3' setback must be landscaped with shrubs and plantings at least 3' high to provide a continuous visual break between the Hardscape areas and adjoining properties or any Common Area, Open Space, Right of Way or other commonly held property.

(XIV) Planter boxes, planting pots and plant containers shall be made of wood, composite materials, landscape timber, galvanized metal, fiberglass, pottery, or other materials approved by the ARC. Tires, plastic wholesale and/or point of purchase nursery pots shall not be allowed.

5.2 Landscaping

Front, side and rear yard landscapes at Trilogy should appear neat, well maintained, not overgrown, weed free and within proportion to the lot and the size of the home. The appropriate style is Pacific Northwest Native, as defined in RDG 5.2.4(l).

5.2.1 Front Yard Landscape Standards (ARC REVIEW APPROVAL)

(I) When submitting an application, in addition to providing a detailed planting plan, please identify changes to the Owner's irrigation system that will accommodate any new plantings.

(II) Ample space should be left between shrubs, and between shrubs and turf, to allow the landscape contractor to maintain the ground with a hoe or rake. Plants should not be placed such that they grow into the path of the lawnmower.

(III) All front and street-facing landscapes must have an appropriate amount of greenery. Depending on the lot and model of home, this will include plantings such as shrubs or trees, turf, or a combination thereof.

(IV) Turf reduction and or removal is permitted provided adequate evergreen shrubs and plants are incorporated into the existing landscape. Plants are not to be planted such that they overgrow the sidewalk. The Reviewer shall consider the impact of turf reduction on overall street appearance.

(V) Artificially colored rock is prohibited.

(VI) Artificial turf is not allowed in front yards.

(VII) Yard Ornaments (5.7), flower pots and plant containers shall not impede the landscape contractor's ability to maintain the landscape.

(VIII) All plantings of 1-1/2 inches in diameter, or greater than 5 feet in height, must be staked for at least one growing season.

(IX) Berms may be used to add interest to the landscaping; however, the height and scale of the berm must be compatible with the rest of the front yard and not create drainage or grading problems for adjacent yards.

(X) Owners may plant bulbs, annuals, or other non-permanent plantings without the prior written approval of the Reviewer in their front planting beds; however, they must be kept neatly trimmed and well maintained by the Unit owner, and the above-ground material must be removed at the end of its growing season. No plantings of any kind may be placed in the earth rings around the Association owned and maintained street trees.

(XI) Proposed landscaping modifications or additions to existing landscaping in a front yard facing street may not negatively impact the Association landscape contractor's

ability to perform maintenance per the provisions of these Guidelines or CC&R Section 7.

(XII) If modifications or additions to existing front yard facing a street negatively impacts the Association landscape contractor's ability to maintain the plants and planting beds, or if plantings installed by the owner require specialized pruning or maintenance, the Owner may be required to join the Association-approved self-gardening program (see RDG 5.3.3). This will be determined on the basis of the landscape plan submitted to the ARC and may include a site visit.

(XIII) If an owner elects to enclose a front yard with fences, walls or hedges, the Association will cease to maintain any landscaping within the enclosed area as outlined in Section 5 and CC&R 7.1.1 (II).

(XIV) In Association Maintained Lot Landscaping, if front yard changes entail replacement of dead or diseased plants, refer to RDG 5.3.4 and Exhibits N and O. Only plants listed on Exhibit O can be used for such replacement. This section does not apply to Self-Gardeners.

5.2.2 Side and Rear Yard Landscape Standards (ARC REVIEW AND APPROVAL)

(I) Landscaping the side and rear yards of a new Unit must be started within 4 months of closing and completed within the following 2 months, except if an extension is specifically requested and granted by the Reviewer.

(II) The builder will install and the Association will maintain landscaping only on those portions of a Unit where an Association Maintained Unit Landscaping area (hereinafter "Association Maintained Area") is documented at the time of purchase, or at a later date as subsequently agreed to by both the Owner and the Association.

(III) Owners will be responsible for installation and maintenance of landscaping on all other portions of their lot regardless of the topography or accessibility of the terrain.

(IV) Minimum side yards of 5 feet or less in width are not required to be landscaped. Bark and gravel may be used as a surface finish, and the area shall be kept weed free and free of any storage or garbage cans, unless the storage or garbage cans are screened by fencing or landscaping so as to not be visible from neighbors or street.

(V) a. Side yard landscaping shall consist of complete yard coverage using:

1: Softscape comprised of any combination of natural lawn, artificial turf to a maximum of 75% of Side Yard area, planting beds, trees, shrubs, groundcover, OR as a minimum, planters, pots, and containers at 2 per 100 sf. of Side Yard area,

2: Hardscape comprised of any combination of pavers, paving, gravel, bark, rock, decking, up to 50% aggregate coverage of side yard area. Bark used in planting beds shall not be included in this calculation.

For the purposes of calculating the allowable hardscapes, the Side Yard shall be defined as that area bounded by extension of the back and front walls or screening fence (see 6.7.3.ii) of the home to the side property line. See also 5.2.2.iv for exception.

Visual enclosure: unless enclosed by a 6' wood privacy fence or hedge, Hardscape areas (pavers, paving, gravel, bark, rock and decking) shall be set back 3' from property lines. This 3' setback must be landscaped with shrubs and plantings at least 3' high to provide a continuous visual break between the Hardscape areas and adjoining properties or any Common Area, Open Space, Right of Way or other commonly held property. Note: Per

5.2.2.iv, minimum side yards of 5' or less are not required to be landscaped and are not subject to the above guidelines.

b. Rear Yard Landscaping shall consist of complete yard coverage using:

1: Softscape comprised of any combination of natural lawn, artificial turf to a maximum of 75% of Rear Yard area, planting beds, trees, shrubs, groundcover,

OR at a minimum, planters, pots, and containers at 2 per 100 sf. of Rear Yard area,
AND,

2: Hardscape comprised of any combination of pavers, paving, gravel, bark, rock, decking, up to 50% aggregate coverage of Rear Yard area. Bark used in planting beds shall not be included in this calculation.

Visual enclosure; unless enclosed by a 6' wood privacy fence or hedge, Hardscape areas (pavers, paving, gravel, bark, rock and decking) shall be set back 3' from property lines. This 3' setback must be landscaped with shrubs and plantings at least 3' high to provide a continuous visual break between the Hardscape areas and adjoining properties or any Common Area, Open Space, Right of Way or other commonly held property. For the purposes of calculating the allowable hardscapes, the Rear Yard shall be defined as that area bounded by the rear property line and the extension of the back walls of the home to the side property lines. If yard space allows, an ornamental tree should be included.

(VI) Proposed landscaping modifications or additions to existing landscaping in an un-enclosed side or rear yard facing a street may not negatively impact the Association landscape contractor's ability to perform maintenance per the provisions of these Guidelines or CC&R Section 7.

(VII) If modifications or additions to existing landscaping in an un-enclosed side or rear yard facing a street negatively impacts the Association landscape contractor's ability to perform maintenance per the provisions of these Guidelines or CC&R Section 7, the Owner may be required to join the Association-approved self-gardening program (see RDG 5.3.3). This will be determined on the basis of the landscape plan submitted to the ARC and may include a site visit.

(VIII) See also 5.1.4 (xiii) "Gravel and Bark"

5.2.3 Hardscapes (ARC APPROVAL)

(I) Acceptable hardscape elements include poured-in-place concrete with a broom finish or exposed aggregate finish; brick pavers and pre-cast pavers; concrete with integral color in subtle shades of tans, browns, and rusts; and natural stone materials such as blue stone and granite stepping stones.

(II) Hardscape accents (i.e., Saltillo tile and brick pavers) may be used to construct stepping-stones and borders consisting of existing concrete or gravel surfaces if the colors are compatible with the community.

(III) Planting bed edging in Association Maintained Areas shall consist of continuously poured (extruded) concrete that is level with the ground surface.

(IV) Compactable gravels and decomposed granite are also acceptable permeable materials.

(V) Asphalt paving, bright white, red and black landscape lava stones, white quartz stones and mosaic or red clay tiles are prohibited.

(VI) The compatibility of hardscape elements with abutting properties will be considered by the Reviewer or Site Staff.

5.2.4 Plant Lists

(I) Plants Recommended for Trilogy Home Sites – Exhibit L. This list is designed to assist Owners in making appropriate plant selections when adding to or changing their landscaping, and is not an all-inclusive list. They include plants that grow naturally in the Pacific Northwest; those that are drought tolerant; shrubs, grasses, and perennials suitable for Northwest soils, and those appropriate for Trilogy weather and for Trilogy's smaller gardens.

(II) Plants Not Recommended for Trilogy Home Sites – Exhibit M. The plants on this list are inappropriate for use in Trilogy because of their high maintenance requirements, invasiveness and/or excessive size at maturity. They may not be used in front yards and should be avoided in side and rear yards. This list may be revised from time to time.

(III) Plants Prohibited in Trilogy Home Sites – Pierce County Noxious Weeds. The plants on this list are specified by Pierce County as noxious weeds and are not permitted under any circumstances. They are potentially destructive to the native species because of their weed-like growth, pollen, excessive heights and water use. For a current list see: www.co.pierce.wa.us/Archive/ViewFile/Item/1250.

(IV) When selecting plants, trees or shrubs for replacement of dead or diseased plant material in Association Maintained Lot Landscaping, selection must be from the plant list Exhibit O and installed by the Association's current contracted landscape vendor.

5.3 Maintenance

5.3.1 Maintenance of yards shall be performed to the standards described in these RDGs and CC&R Article 7. The Association shall maintain all yard landscaping in accordance with CC&R 7.1, except for those portions of a front, side or rear yard enclosed by a fence, wall, hedge or other enclosure and except annual flowering plants, bulbs, window boxes, moveable hanging boxes, pots, containers, garden boxes and raised beds.

Upon review and approval by the ARC, plantings installed by the Owner or Resident in front yards and in side and rear yards outside those areas enclosed by fences, walls, hedges or enclosure will be maintained by the Association.

(I) Installation of new landscaping may be reviewed for compliance by the Association.

(II) An Owner is encouraged to provide supplemental water for any new plants and trees they install until these plants are established (minimum of one year).

5.3.2 Front, Side and Rear Yards

(I) Maintenance of landscaped front, side and rear yards shall be performed as described in the CC&Rs section 7, except for the lots enrolled in the Self-gardening program.

(II) Front yards: The Association shall not be obligated to maintain any landscaping installed within a front yard that is enclosed by a fence, wall, hedge or other enclosure, whether the enclosure is installed with the initial landscaping/building

plan or at a later date. Trees within the planting strips are the responsibility of the association; owners may not maintain the trees.

(III) Side Yards: The Association will maintain only those portions of side yards that abut a street, are in public rights of way, and are not enclosed by a fence, wall or hedge.

(IV) Rear Yards: The Association shall not be obligated to maintain any landscaping in rear yards except as modified for Corner Lots in (V) below.

(V) Corner Lots: Front/side yard landscaping on corner lots is maintained for the full length of the lot starting at the front street, which the house faces, continuing back to any fence enclosing the rear yard. If there is not a fence enclosing the rear yard, the maintenance area would stop at the plane level with the side of the house out to the rear property line. See Exhibit I-2.

The side yard depth for maintenance is defined as being from the property line on the side street up to the house, unless there is a fence enclosing any part of the front or side yard.

5.3.3 Self-Gardening Program

An Owner may participate in the Self-Gardening program in two ways: An Owner may volunteer to become a member of the program, and in doing so, is required to maintain their own front, side or other planting beds normally considered Association Maintained Areas; or, an Owner may be required to join the program if they make modifications or additions to existing Association Maintained Areas that negatively impact the Association's ability to maintain the Association Maintained planting beds. Applications for changes to front yards, including Self-Gardening yards, must adhere to RDG 5.1.2.

(I) To enroll in the Self-Gardening Program, a completed application (Exhibit K) must be submitted to the Association office along with a detailed landscape plan. Membership in the Self-Gardening program will be determined on the basis of the landscape plan submitted to the ARC and may include a site visit. If accepted, an emblem will be affixed to your home at a designated location that will notify the landscape crew that the landscape bed is homeowner maintained.

(II) Self-Gardening members maintain, at their own expense, the trees and their own planting beds normally designated as Association Maintained Areas, with these exceptions: The Association will continue to maintain the front lawn, including mowing, thatching, edging, and fertilizing; and the Association will mulch all front yard planting beds during the Unit's normal rotation. Curbside planting strips are also excluded from this program and must be maintained by the Association, no planting is allowed in the planting strips.

(III) Participation requires that you perform your own pruning and trimming, weeding, fall and winter clean up including leaf removal, yard waste removal, insect and disease control, dead plant removal, fertilizing and pre-emergent weed control in all landscape beds. This program does not allow the homeowner to opt out of only portions of bed maintenance; it is either all-inclusive or all-exclusive. Any plant additions or design changes must have prior ARC approval, with the exception of the approved list of perennials in Exhibit K-1. For more detail about the Self-Gardening program, please contact the Association office.

(IV) In the event that the landscape beds are not maintained to the community standard based on the landscape contract and design guidelines, the ARC reserves the right to revoke the Self-Gardening program for that homeowner and to reestablish the maintenance with the landscape contractor.

(V) The Whitman Association contractor will continue to provide:

(i) Maintenance of turf including mowing, edging, applying fertilizer and weed treatments.

(ii) Front landscape irrigation maintenance, including spring start up, winterization and Backflow Apparatus Testing.

(iii) Maintenance of the planting strips between sidewalk and street curb.

(VI) Requests to leave the Self-Gardening program must be made in writing to the Association; cancellation notices will be reviewed by the Association within thirty (30) days. If modifications are required to return the landscape to a condition that will allow standard maintenance by the Association, the Owner may be required to pay for the costs of those modifications. When the program is discontinued by the homeowner, the Association and/or landscape contractor has the right to modify, change and/or prune landscape material in the bed areas in order to maintain according to the landscape contract and are not responsible for any damage to specialty plants in the landscape beds.

(VII) In the event the home is sold, leased or rented, the program will be terminated. If modifications are required to return the landscape to a condition that will allow standard maintenance by the Association, the Owner may be required to pay for the costs of those modifications and the Association and/or landscape contractor has the right to modify, change and/or prune landscape material in the bed areas in order to maintain according to the landscape contract and are not responsible for any damage to specialty plants in the landscape beds.

5.3.4 Procedure for Replacement of Dead or Diseased Plants in Association Maintained Lot Landscaping (does not apply to Self-Gardeners).

Following the warranty period for the first Owner of the lot, the Owner/Resident should notify the Whitman Community Association by completing the upper portion of the form Report of Dead Plant (Exhibit N), and submitting to the Association's Management Company attached to email, or USPS mail or fax. Although you may send an email or call the management company to advise of dead plants, a completed form is required to start the process to replace dead or diseased plants in Association Maintained Lot Landscaping.

Upon receipt of notice, on-site verification of the dead plant(s) will be conducted by either a representative of the current landscape maintenance vendor, the Association's management company, or the Whitman Landscape Committee. After verification, the dead or diseased plant should be removed from the Lot by the Association's landscape contractor.

Replacement of plants and/or trees under this procedure will ONLY be undertaken twice a year- in Spring and early Fall, periods that optimize the chance of success for the replacement plant. The Owner or Resident will be able to select the replacement plant(s) from the list of plants and trees included in Exhibit O. No other replacement plants or trees shall be allowed. The HOA will pay up to \$175.00 of the tree cost. This list may be revised from time to time. The Owner/Resident is responsible for supplemental water, if necessary, as detailed in RDG 5.3.1 (II).

5.4 Landscaping in Common Areas (ARC APPROVAL)

- 5.4.1 Common Areas are generally defined as property that is owned by the Association and includes planting strips, forested common areas, trails, road medians and islands.
- 5.4.2 Planting strips are landscaped areas between the sidewalk and the street curb. No plantings of any kind may be placed in the earth rings around the Association owned and maintained street trees. These landscape areas are located in the Pierce County right-of-way and, therefore are owned by the County and are under County authority. Maintenance of planting strips is the responsibility of the abutting property owner per the Pierce County Code; however, the Association has assumed responsibility for maintenance of landscaping in the public rights-of-way in Trilogy under CC&R Article 7.1.
- 5.4.3 Following the expiration of any front yard plant warranty provided to the first Owner of the lot, no changes may be made to the planting strip, with this exception: Unit Owners may request approval to install hardscape elements, such as a walkway, within the planting strip.
- (I) Hardscape elements may include brick pavers and pre-cast pavers with integral color in subtle shades of tan and greys and natural stone materials. Asphalt paving, concrete, white, red or black landscape lava stones, white quartz stones and mosaic, patterned, or red clay tiles and gravel are prohibited.
 - (II) Hardscape elements must be flush with the surface and will be subject to inspection following installation. Maximum width of the walkway is 30 inches. A maximum of 1 walkway per lot may be allowed. Multiple hardscape walkways along the streetscape in a neighborhood are discouraged.
- 5.4.4 The applicant accepts the risk of damage or removal of the hardscape elements by the Association or Pierce County, for any reason, and is solely responsible for the replacement costs.
- 5.4.5 The Common Areas within Trilogy include Perimeter Buffers, Sensitive Areas and Wetlands. The Common Areas are owned by the Association. No changes may be made to any Common Area.
- 5.4.6 Road medians and islands are located in the Pierce County right-of-way easement and therefore are under County authority. The Association has assumed responsibility for maintenance of landscaping in public rights-of-way in Trilogy under CC&R Article 7.1. No changes may be made to road medians and islands by anyone other than the Association.

5.5 Irrigation (ARC APPROVAL)

- 5.5.1 Front yard underground irrigation systems will be provided by the Builder within Association Maintained Areas.
- 5.5.2 The Association shall maintain all irrigation lines and facilities used for irrigating the Association Maintained Areas in accordance with CC&R 7.1. Each Owner shall maintain all other irrigation lines and facilities on his Unit. All irrigation clocks, whether installed by Builder or Owner shall clearly identify Front Yard and Rear Yard zones in order that the Association may monitor and control Front Yard Irrigation. Changes to Association Maintained Areas that impact irrigation systems must be reviewed by the Association.
- 5.5.3 Any landscape plan for the side and rear yards of a Unit submitted to the Reviewer should indicate whether an irrigation system is planned. In accordance with CC&R 7.2.2,

if an irrigation clock is to be utilized; such irrigation clock shall be installed by the Owner and shall be operated independently of the irrigation clock utilized to irrigate the Association Maintained Lot Landscaping.

(I) An Owner must request and be granted permission to control the time clock on his Unit for the Association Maintained Areas. Any Owner not making the adjustments to their time clock requested by the Association shall be liable for any damage to plant materials resulting from the Owner's failure to comply.

5.6 Exterior Lighting (ARC APPROVAL)

Exterior lighting refers to any lighting to be mounted on a residence, within the Unit landscape or elsewhere on the Unit. Lighting plans shall include manufacturer specifications, i.e., type of fixture, number, color, voltage, and bulb wattage requirements (see RDG 5.6.3 below) in addition to placement and installation details.

Landscape lighting and lighting on the buildings should be used sparingly and tastefully with special consideration given to the impact on neighbors, wasteful energy consumption, and unnecessary light pollution. Acceptable uses of lighting are to facilitate safe access for the residents and use of the yard, including the creation of landscape interest. Lighting should be understated and not distracting. The following restrictions shall apply:

5.6.1 All light fixtures above or below grade shall be installed so as not to produce excessive glare or light spillage into neighboring properties or streets.

5.6.2 All fixtures must use incandescent, halogen, LED or compact florescent lamps. Colored lamps, including lamps sold as "bug lights", will not be allowed. Mercury vapor lights are prohibited.

5.6.3 Low wattage lights and warm white bulbs are recommended and bulbs must conform to the following for external wall-mounted fixtures on houses such as front entry, garage and patio and/or deck.

<u>Bulb Type</u>	<u>Max. Wattage/Max. Lumens</u>
Incandescent or Halogen	60/850
CFL	14/800
LED	9.0/800

5.6.4 For landscape, patio, deck and walkway installations, bulbs must be low voltage (12V), 25 watts maximum and 500 lumens or less. Owners are requested to use light fixtures where light is directed downward rather than outward. The Reviewer will consider post-mounted lights on a case-by-case basis.

5.6.5 Deck, stairway or fence-mounted light fixtures shall be consistent with the architecture of the Unit. The fixtures shall be designed to conceal the source of light with the light directed downward from a location no higher than 6' above the deck, stairway, landscaping, patio or courtyard.

5.6.6 Landscape lighting added to Association Maintained Areas of the Unit cannot interfere with landscape maintenance and shall be the responsibility of the Unit Owner.

5.6.7 Rear and side yard lighting shall be used in moderation and shall not cause excessive glare or light spillage onto adjacent Units.

- 5.6.8 Security lighting on a Unit shall be limited to lighting that is triggered by motion on the Unit (but not by motion on neighboring properties) and reasonably illuminate only the area of the Unit immediately surrounding the residence. Such lighting shall not be directed at any neighboring properties.
- 5.6.9 Motion detectors shall be programmed to shut off the light(s) within 5 minutes of when a motion is detected and the light has been illuminated.
- 5.6.10 All exterior lighting, with the exception of carriage lighting, shall be connected to a timer such that light will automatically shut off between the hours of Midnight and 5:00am. Carriage lighting refers to the wall-mounted or recessed lighting installed by the developer in the entry and garage areas of the Unit. Motion detectors as described above are permitted during these timeframes. No other options will be considered.
- 5.6.11 LED Patio "string" lights shall be no more than 1 watt per bulb, and shall consist of no more than 48 bulbs total. They shall be positioned to avoid excessive light spillage on adjacent lots. They shall not be on between midnight and 5:00 am.
- 5.6.12 Solar powered path and garden lighting consisting of individual solar powered fixtures that typically are used in groups is allowed as follows (Compliance Only):

Requirements: each fixture may be a maximum of 1 watt or 24 lumens, light to be directed downward, light source to be shielded from direct view, white light only, colored lights are not allowed, fixtures must be at least 6' apart (no clusters), fixtures must be no higher than 30", placement of fixtures must not impede Association maintenance of front yard areas, Association will not be responsible for damage to fixtures placed in front yard areas including pathways, planting beds etc.

5.7 Exterior Holiday Lighting, Permanently Mounted. (ARC APPROVAL

5.7.1 All permanent exterior holiday lighting (Trimlight or equivalent) requires approval from the Whitman Architectural Review Committee (ARC). The Whitman ARC will consider such requests made in writing using the Design Review Application form, that in addition to other elements required by the Application Form, must include; a) the system design specifications; b) applicable contractor information for the installation; and c) signed acceptance of these terms.

5.7.2 Permanent holiday lighting must be professionally installed (Class B permit) and comply with local building and electrical codes.

5.7.3 Permanent holiday lighting systems must be consistent with the home's architecture (for example, they must accent rooflines, eaves and fascia's and not zigzag across the front of the house) and they may only be installed on the street front of the home with a 10' return on each side. Homes on corner lots may use permanent lights on the two street-facing facades with a 10' return on each side. Lighting shall not be installed on fences or walls.

5.7.4 Casing, brackets, housing and similar hardware must be compatible with or painted to match the trim color of the home.

5.7.5 Permanent holiday lighting must not have visible power lines, strands/strings, or string connections.

5.7.6 Permanent holiday lighting systems may be controlled by electronic device and must have the ability to be turned on and off manually. All holiday lighting or powered holiday decorations shall be manually controlled or connected to a timer or electronic control device

such that lights and decorations will be off between the hours of Midnight and 5:00 am.

5.7.7 Permanent holiday lighting systems must be LED or newer technology, and bulbs must be small enough as to not be distinguishable from the street while turned off.

5.7.8 Permanent holiday lighting must be dimmable with bulb spacing of 6" to 9". Bulbs must be downward firing (facing) and emit no more than 20 lumen per bulb.

5.7.9 Chasing, flashing, or running lights are only permitted on slow settings that transition no faster than every 4 seconds. Strobing, flickering and laser type lights are not permitted.

5.7.10 Light colors shall be limited to: white, red, green, blue, or such other colors as a generally agreed to be associated with a holiday.

5.7.11 Permanent holiday lighting systems must be kept in good functioning order at all times. Missing or burned-out bulbs must be replaced or repaired immediately. Lights must not be operated until replacement or repairs are completed.

5.7.12 Unless otherwise permitted by this Section, permanent holiday lighting systems shall be used for holiday or other special occasions only. Permanent Lighting systems shall not be operated during non-special events or non-holiday times of year. Holidays are defined as nationally recognized Federal, State or bank holidays or major religious holidays.

5.7.13 Unless otherwise permitted by this Section, permanent holiday lighting systems may be operated as follows:

(a) Nationally recognized holidays; 1 week prior to, and one day after.

(b) Major religious holidays; 30 days prior, 30 days after the holiday

5.7.14 Trimlights or an equivalent system may be used for security lighting as follows: Only lights installed at/above entry porches or doorways, rear yard porches or covered patios, and side yard covered patios may be used for security lighting. The intent is to allow lighting only in those areas where there are exterior doors or patio doors. Security lighting systems may be controlled by electronic device and must have the ability to be turned on and off manually. This may require a separate controller from the Holiday light controller. Programmable electronic LED Security lighting shall be installed at a bulb spacing of 6" to 9", be white in color, operated at 30% brightness, and utilize only every other bulb.

5.7.15 The ARC may request modifications to specific decorations, including lighting and audio accompaniments.

5.7.16 All other guidelines related to holiday lighting as noted in the ARC Design Guidelines must be followed.

5.8 Yard Ornaments (ARC APPROVAL)

Yard ornaments include, but are not limited to, sculptures, fountains, statues, benches, animal replicas, pottery (not to include potted plants), ponds, large lawn sculptures, artificial plants, large rock gardens and any attachments or adornments to the exterior of the house whether permanently installed or not.

Up to 6 Yard Ornaments that are less than three (3) feet in height do not require approval before installation or display. Yard ornaments that are greater than three (3) feet in height or exceeding 6 in quantity require ARC approval. Yard ornaments over six (6) feet are considered Accessory Structures by Pierce County Code and require ARC approval and

building permits. No building permit application will be accepted by the County without ARC approval.

When adding yard ornaments, consideration should be given to the general aesthetics of the community and the impact on neighbors. (For Holiday Decorations, see section 7.10)

Ornamentation should conform to the following:

5.8.1 Ornamentation that is visible from streets should be used sparingly so that its appearance is understated and enhances the landscape design.

5.8.2 Be maintained to community standards.

5.8.3 In relation to the home site, be compatible in color, material and does not dominate the area in which they are installed.

ARTICLE 6

Fences, Hedges, Gates and Walls

6.1 Fences, Hedges, Gates and Walls (ARC APPROVAL)

The enjoyment and appropriate use of outdoor areas, both private and public, is a central feature of the Whitman Community, and care must be taken at the boundaries between Lots, Open Space and Common Areas to promote both public enjoyment and private use. The installation of Fences, Hedges, Gates and Walls is not required. By not installing these features, a homeowner may extend their views into adjacent Open Spaces and Common Areas. Alternatively, fences, walls, screening hedges (5.1.4(IX)) and trellises (7.11.7) may be used individually or in combination to define lot boundaries or use areas, and to create privacy, as set forth below.

There are three major types of outdoor areas:

(I) Open Space Tracts, Wildlife Corridors and Greenbelts. These are mapped on Final Plat Documents and have been transferred to the ownership of the Tehaleh Owners Associations (TOA) through the recording of Plats and/or Deeds by the Tehaleh Master Plan Developer (Nash Cascadia Verde, LLC). They include Natural or Naturalized areas, Wetlands or Storm Water Control areas or other Open Space or Utility areas. Not all trail systems, roadways and other Community-wide uses may be included.

(II) Common Areas, Landscape Tracts, Parks and other neighborhood open spaces. These are mapped on the Final Plat documents, are owned by TOA and maintained by the Whitman Community, and consist of those areas that are generally developed and landscaped for the enjoyment and use of neighborhoods within the Trilogy at Tehaleh community. These may include parks, trails, landscaped corridors, neighborhood open space, buffers, parking strips and roadways.

(III) Lots, which are under the control of individual members of the HOA, and which are subject to the requirements of the RDGs, and which may be subject to Public Utility Easements, Setbacks and Use Easements or other controlling documents.

The following principles apply:

- 6.1.1 If separation is desired by a Lot owner between Open Space Tracts, Wildlife Corridors, Greenbelts and their Lot, it shall be “soft” in order to have low visual impact, consisting of compatible landscaping, approved Hedges, or approved “Standard Open Metal” fencing. However, if the width of the adjacent Open Space Tracts, Wildlife Corridors, Greenbelts and Open Space is less than 50 feet, the owner has the option of installing an approved “Standard Wood Privacy Fence” to create privacy for the Lot.
- 6.1.2 If separation is desired by a Lot owner between Common Areas, Landscape Tracts, Parks and other neighborhood open spaces and their Lot, it shall be “hard” in order to create privacy for the Lot owner, consisting of approved “Standard Wood Privacy” fencing, approved Hedges, Trellises or Walls.
- 6.1.3 If separation between Lots is desired by a Lot owner, it shall be “hard”, in order to create privacy for the Lot owner, consisting of approved “Standard Wood Privacy” fencing, approved Hedges, Trellises or Walls.
- 6.1.4 If separation is desired between a Front Yard of a Lot and adjoining Common Area consisting of sidewalk, planting strip and a roadway is desired, it shall be “open”, in order to have low visual impact, consisting of compatible landscaping, or approved “Standard Open Metal” fencing.

6.1.5 If separation is desired between a Side Yard of a Lot and adjoining Common Area consisting of sidewalk, planting strip and roadway, it shall provide landscaping toward the Common Area in order to have low visual impact, and shall consist of approved "Standard Open Metal" fencing, or Hedges for privacy as set forth below.

6.1.6 Corner lots may have special requirements, for example 6.7.3(III), see also Exhibit I.

6.1.7 Some lots may have unique conditions that may require special consideration based on location, adjacencies or other factors. These will be considered by the Reviewer on a case-by-case basis with consideration of the Principles above.

6.1.8 Fence removal requires an application (Staff Approval)

A consultation with Association or Site Staff, and/or the ARC is encouraged. Owners should be aware that Pierce County may have specific code requirements for fences and walls. All fencing at Trilogy at Tehaleh is optional; any installation and on-going maintenance will be the responsibility of the Owner(s). The ARC's approval does not assume compliance with Pierce County Code. See also Article 6.7 for additional requirements.

6.2 General Considerations

6.2.1 Boundary Line Locations: Verifying the location of Unit Boundary Lines, Easements and Setbacks prior to installation of fences or hedges is the sole responsibility of the Owner(s) constructing the fences.

6.2.2 Easements: Unless otherwise prohibited on a recorded plat or other recorded document, an Owner may install fences or hedges within utility easements. However, if removal or alteration of the fence or hedge is required by the utility company in order to exercise its rights under the easement, any such removal or alteration shall be at the sole expense of the Owner.

6.2.3 Installations Near Sidewalks and/or Driveways: The Reviewer may require that fences or hedges installed near sidewalks and/or driveways be located to allow for plantings to be installed in order to soften the appearance of the fence or hedge. The Reviewer may also require that new fencing along streets in the public view be built with horizontal deviations to prevent long uninterrupted lengths of fencing and provide areas for plantings.

6.2.4 Visibility: The Reviewer will consider the impact of a proposed fence or hedge to driver visibility where driveways and streets intersect. Adverse impact may require modification to the application before it can be approved, or could result in denial of the application.

6.2.5 Maintenance: Members are required to maintain or repair wooden fences that are out of plumb, sag or where vertical boards, horizontal rails, lattice or posts are damaged. Gates that no longer close or operate properly must be repaired or replaced. Metal fences and handrails must be kept plumb, painted and free from corrosion. Hedges must be maintained per Article 5 of this RDG. See section 7.4 and 7.5 of the CC&Rs for detailed maintenance responsibilities.

6.2.6 Disputes: If a dispute between Owners arises with respect to the maintenance, repair or replacement of a party structure, the dispute shall be handled in accordance with the provisions of CC&Rs Article 9.17.

6.2.7 Developer-Installed Fences and Walls: Any fence installed as part of the original development such as wood or stone Entry Courtyard Fences may not be removed, except on Corner Lots where it may be replaced by the Owner in conformance with PUE and Side Yard setback requirements. Furthermore, they must be maintained as provided for in the

Whitman Community Association CC&R documents at Article 7. If replacement is required, the fence shall be replaced in its original location and style.

6.2.8 Hedges: Approved hedges conforming to the requirements of section 5.1.4(X) may be any height up to 6' maximum and may be used in any location where a Standard Wood Privacy Fence or Open Metal Fence may be used, EXCEPT that hedge(s) in Front Yards may be no more than 4' in height. See Exhibits I and J. Additional restrictions apply to Cortile Lots, see Article 6.10.

6.2.9 Walls: Approved Walls conforming to the requirements of section 6.9 may be constructed up to 4' in height in front, side or rear yards to delineate patios, entry-ways or other landscaped areas or to modify the topography of the Unit. Walls may not be installed in PUEs.

6.3 Fence Styles

6.3.1 Standard Wood Privacy Fence: Standard Wood Privacy Fences and gates shall consist of vertical boards, horizontal rails and post caps. Wood fences shall have an overall height of 6'-0". Of this, the bottom 5'-0" shall be solid vertical stained cedar boards and the top 1'-0" shall be either a 50% square lattice panel of a style as shown in Exhibit C.1, or a Picket style as shown in Exhibit C.2. Structural fence posts shall be typically 8'-0" on centers and have post caps. See Exhibit C.1 and C.2.

6.3.2 Standard Metal Open Fence: The height of open metal fences shall be 4'-0". Metal fences and gates shall be:

(I) 2-rail open metal fencing with a maximum 4-inch picket spacing. Additional pickets spaced from 4" to 2" in the bottom one-half of the fence in order to provide for control of pets are allowed.

(II) 3-rail open metal fencing with a maximum 4-inch picket spacing. Additional pickets spaced from 4" to 2" in the bottom one-half of the fence in order to provide for control of pets are allowed.

See Exhibit D for the specific approved metal fence styles.

6.3.3 Horizontal Wood Board: (For Use in Cortile Lots Only)

Horizontal Wood Board fences shall be clear cedar horizontal 1x4 boards, spaced 1" apart, 5'-0" in height. Structural posts shall be clear cedar, 4x4 and be located on the owner's side of the fence in order to present an unbroken horizontal style to the public side of the fence. See illustration at Exhibit E.

6.3.4 Other Fence, Gate and Wall styles may be installed by the Developer, or be required or allowed based on Unit location or Home style. Please refer to applicable Articles and Sections.

6.4 Fence Materials

Wood and open metal fencing materials as described in this section may be used to create privacy or to enclose yards.

6.4.1 Standard Wood Privacy Fence Materials: Standard Wood Privacy fences shall be constructed of tight knot (or better) cedar boards. The fence posts shall be pressure treated, tight knot (or better) cedar.

- 6.4.2 Metal Fence Materials: Open metal fences shall be constructed of fabricated tubular steel or aluminum with black powder coat finish. Black mesh affixed to the metal fence will be considered by the ARC, but cannot be installed in lieu of the open metal fences.
- 6.4.3 Other styles: Fences and Walls of other styles shall be constructed as required in relevant section.

6.5 Fence Colors

6.5.1 Wood Fence Colors

- (I) All above-grade portions of wood fences shall only be stained with one of the following options.
- (i) Sherwin-Williams Superdeck Exterior Oil-based Transparent Stain #SD2C000054 "Natural".
 - (ii) Sherwin-Williams Superdeck Exterior Oil-based Transparent Stain #SD2Y000051 "Cedar Tone Natural".
 - (iii) Sherwin-Williams Woodscape Polyurethane Semi-Transparent Cedar Bark SW 3511.
- (II) The specific treatment must be identified on the application.
- (III) Wood fences must be stained on both sides.
- (IV) Re-Staining Existing Wood Fences. When re-staining becomes necessary or required by the Association for maintenance, wood fences must be re-stained using one of the following stains:
- (i) Sherwin-Williams Superdeck Exterior Oil-based Transparent Stain #SD2C000054 "Natural".
 - (ii) Sherwin-Williams Superdeck Exterior Oil-based Transparent Stain #SD2Y000051 "Cedar Tone Natural".
 - (iii) Sherwin-Williams Woodscape Polyurethane Semi-Transparent Cedar Bark SW 3511.

Notification to the Association is required.

6.5.2 Standard Open Metal Fence Color

- (I) All open metal fences shall have a flat black powder coat finish.
- (II) When repainting becomes necessary or required by the Association for maintenance, metal fences must be re-painted using flat black paint or powder coating. Notification to the Association is required.

6.6 Fence Height Limitations

6.6.1 Wood Fence Height Limitations: The height of wood fences shall be as follows:

- (I) Standard Wood privacy fences shall have an overall height of 6'-0" as measured from adjacent finished grade. See Exhibit C.

(II) Horizontal Wood Board fences shall have an overall height of 5'-0" as measured from adjacent finished grade. See Exhibit E.

6.6.2 Standard Open Metal Fence Height Limitations

(I) The height of open metal fences shall be 4'-0" as measured from adjacent finished grade. See Exhibit D.

6.6.3 The height of Hedges used as a screening device may be any height up to 6', except that Hedges in front yards may be no more than 4' in height, all as measured from adjacent finished grade.

6.6.4 The height of Walls may be up to 4' in height as measured from adjacent finished grade. Variations from these height requirements for specific circumstances may be considered by the Reviewer.

6.6.5 Fences and walls on slopes: Any fence or wall on sloped ground shall step up or down whenever the grade is more than 15% above or below starting grade. These steps may occur in horizontal increments of 8' to conform to standard fence manufacturing dimensions.

6.7 Placement of Fences – See Exhibits I and J and Article 3.6

6.7.1 Fences to Separate Units: If a fence is to be installed in a Side or Rear Yard, such boundary fences may be placed either on the boundary line (property line) that separates neighboring Units, or that separates a Unit and adjacent Open Space or Common Area; or such fences may be placed along the boundary line but totally within the boundary of a Unit, or:

(I) Boundary Line Fences: Side and rear yard boundary fences placed on boundary lines that separate neighboring Units or fences that become attached to fences on other Units require the approval of the neighboring Unit Owner. The Owner(s) signing the Design Review Application stipulate the following:

(i) That the neighboring Unit Owner approves the placement and height of the fence and the materials to be used;

(ii) That the neighboring Unit Owner understands and agrees that the fence constitutes a "party structure" and that the Owner will be responsible for maintenance and repair of a portion of the fence;

(iii) That the neighboring Unit Owner understands and agrees that the new fence will attach to an existing fence and may require joint maintenance responsibility among the Owners.

(II) Non-Boundary Line Fences: If a neighboring unit does not approve a fence being placed on the boundary line, then the Owner desiring the fence may construct it along the boundary lines of his/her Unit. This a Non-Boundary Line Fence. As such, all elements must be entirely within his or her property. Any Owner electing to build a Non-Boundary Line Fence shall stipulate the following on their Design Review Application:

(i) That the fence is not a "party structure";

(ii) That the Owner will be responsible for maintenance and repair of both sides of the fence.

6.7.2 Fences Within Front Yards: Applications for front yard fences will be evaluated in terms of their compatibility with the overall appearance of the streetscape. Any fence

installed in a front yard shall be no more than 4' in height. The following parameters apply to fences constructed within front yards:

- (I) If a fence is to be installed in a Front Yard, it shall be an "Open Metal" fence set back 2' from the Property Line or Back of Sidewalk, and it shall return to meet side yard fences if such are installed. Placement of front yard fences should consider curved streetscapes and other aesthetic details, and must not interfere with a driver's ability to see objects in the roadway. (See also 6.1.4 and 6.1.5)
- (II) All other fences proposed to be installed within front yards to delineate patio areas, entryways or landscaped areas are reviewed on a case-by-case basis with consideration of the size of the Unit, location of the proposed fence, streetscape views and transparency and the distance between the house and the curb or property line. Such fences may be subject to specific setback provisions and construction types as determined by the Reviewer.
- (III) In cases of uniquely shaped Units, uncommon placement of the home and/or driveway on the Unit, or unusual orientation of the home to adjacent homes or Open Spaces and Common Areas, the Reviewer will determine the front, side and rear yards of the Unit, and corresponding Fence placement and style.

6.7.3 Fences Within Side Yards:

- (I) If a boundary fence is to be installed in a Side Yard abutting another Lot, it shall be a 6' standard wood privacy fence, and shall be set back a minimum of 5 feet from the front façade of the house.

Exception: For Lots 1 - 125 of the original Mount Rainier phase, 4' black metal fences shall be allowed between lots.

- (II) If a screening fence, perpendicular to the house, is to be installed between the side yard and the house, it must be placed no less than 5' behind the front corner of the house, with reasonable allowance for windows and utilities. Such screening fences must match the style of Boundary Line fencing for that location. If an adjacent fence already exists, the new fence shall align with and be of the same style as the existing fence. Individual, unique circumstances may be considered on a case-by-case basis.

- (III) If a boundary fence is to be installed along a sidewalk on a corner home site, it shall be a 4' Open Metal Fence, shall be set back 5 to 15 feet from the front façade of the house and no closer than 2' to the back of the sidewalk.

- (IV) If a boundary fence is to be installed in a Side Yard at or along boundary lines adjoining Open Space Tracts, Wildlife Corridors, Greenbelts or Open Space, it shall be a 4' Open Metal Fence and shall be set back a minimum of 5 feet from the front façade of the house. However, if the width of the adjacent Open Space Tracts, Wildlife Corridors, Greenbelts and Open Space is less than 50', the Owner has the option of installing an approved 6' Standard Wood Privacy Fence to create privacy for the Lot.

- (V) If a boundary fence is to be installed in a Side Yard at or along boundary lines adjoining a Common Area, Landscape Tract, Park or other neighborhood open space, it shall be a 6' Standard Wood Privacy Fence (some exceptions may apply).

6.7.4 Fences Within Rear Yards: Applications for rear yard fences will be evaluated in terms of their proximity to Open Space, Common Areas and other Lots. The following parameters apply to fences constructed within rear yards:

- (I) If a boundary fence is to be installed in a Rear Yard abutting Open Space Tracts, Wildlife Corridors, Greenbelts or Open Space, it shall be a 4' Open Metal Fence and

shall be installed entirely on the lot owner's property. However, if the width of the adjacent Open Space tracts, Wildlife Corridors and Open Space is less than 50' the Owner has the option of installing an approved 6' Standard Wood Privacy Fence to create privacy for the Lot. EXCEPTION FOR LOTS 3021-3043 and 4126-4143 of Trilogy West: If a Boundary fence is to be installed in a Rear Yard abutting Tract R or Tract CC Open Space, it shall be a 4' Open Metal Fence.

(II) If a boundary fence is to be installed in a Rear Yard abutting a Common Area, Landscape Tract, Park or other neighborhood open space, it shall be a 6' Standard Wood Privacy Fence.

(III) If a boundary fence is to be installed in a Rear Yard abutting another Lot, it shall be a 6' Standard Wood Privacy Fence.

6.8 Gates

6.8.1 Gates for Wood Fences: Gates on wood fences shall coordinate with the adjacent fence types and be substantially the same height as the adjoining fence. See Exhibit C.

6.8.2 Gates for Metal Fences: Gates on open metal fences shall match the material and color of the metal fence and be substantially the same height as the adjoining fence. See also Exhibit D.

6.8.3 Gates for Courtyard Entries: Material for front court yard entry gates shall be limited to metal, such as Open Metal fencing (Exhibit D). Other metal options will be reviewed on an individual basis. Size and style will be considered in relation to the style of the home.

6.8.4 Fences Between Units and Open Space or Common Areas: These shall not be altered by an Owner to install a gate, unless agreed to by all parties and with ARC approval.

6.8.5 Gates to Open Space Tracts or Common Areas are not allowed in any fence.

6.9 Walls

6.9.1 Walls may be constructed in Front (except in Public Utility Easements), Side or Rear Yards to delineate patios, entry-ways or other landscaped areas or to modify the topography of the Unit. In these cases, the wall height may not exceed 4'-0", with these exceptions:

(I) Walls constructed during land development or original construction of the home site.

(II) Walls exceeding these limitations may be considered where the Unit's unique footprint supports it.

(III) Walls taller than 4'-0" will require, at the Owner's expense, an analysis and report from a licensed professional engineer per Pierce County Code, and may require a building permit.

6.9.2 Walls may be constructed of precast concrete masonry block 6 to 8 inches wide or of quality rock. Walls constructed in a stacked manner should be built with care as they can be unstable in certain conditions. The color and surface texture of any masonry block or rock wall will be reviewed for compatibility with the design palette of the home. Please include a sample, illustration or brochure with your proposal. Cast in place concrete walls will be considered on a case-by-case basis.

6.9.3 Fences may not be mounted on walls constructed as part of the overall site development.

6.9.4 Walls shall be set back 8 inches from property lines to allow for future fencing and maintenance. Additionally, walls may not be constructed in PUE's (see 6.2.9).

6.10 Cortile Collection/Alley Homes

Due to their lot size and the rear lot location of the garage, Cortile Homes have been designed to be able to utilize the entire outdoor area between one side of the home up to the adjacent home to provide useable outdoor spaces. Plans for improvements and landscaping in these side yards shall comply with the Pierce County Code applicable to Tehaleh, the Amended and Restated Supplemental Declaration of Covenants and Easements for Side Yards (SDC) and the following design guidelines and standards as to location, height, and materials of plantings and construction in easements and side yards. Exhibit G illustrates major features of the allowable uses of the easements.

Please refer to Amended and Restated Supplemental Declaration of Covenants and Easements for Side Yards for definitions and descriptions of obligations and allowances for "Benefitted" and "Burdened" homes.

The zoning standards and side yard setback limitations applicable to the Tehaleh community limit what may be constructed in the side yards of the Cortile homes.

Elements allowed with Whitman ARC review are fences, trellises and walls not more than 6' high as measured from the finished lot grade, (walls more than 4' high may require a Pierce County building permit), decks that are not more than 30" above the finished grade of the lot, and at-grade paved patio, courtyard and walkway areas. Outdoor moveable elements such as birdbaths, moveable water fountains, planting pots and containers, outdoor furniture and moveable barbeques are allowed.

6.10.1 Fence, Trellis and Wall Location

(I) Fences at front yards shall be parallel to and three feet (3') back from the line of the front façade of the home. Gates must be provided to access yard from the street, and must be placed on the Benefitted home side of the fence.

(II) Fences at or along rear yards shall be constructed six and one-half feet (6.5') back from the corner of the Burdened home at the garage, to allow for visibility for backing out and a planting area on the alley side. Gates must be provided to access yard from alley, and must be placed on the Benefitted home side of the fence.

(III) Fences, trellises and walls in side yards and easement areas may not be closer than 3' to the adjacent Burdened home.

(IV) On Corner Lots, Fences in a side yard PUE may be 6' Standard Wood Privacy fence set back 5' from property line, and returning to the front or rear façade of the home.

6.10.2 Deck location: Decks may not be closer than 3' to the adjacent Burdened lot.

6.10.3 Paving, Walking and Driveway Extensions:

(I) Paving for patios, courtyards and walkways may not be closer than 2' to the adjacent Burdened lot.

(II) Driveway extensions must provide for a landscape separation of at least 5' from the adjacent property line. They must match the existing driveway materials. They may not be used as an additional parking space.

6.10.4 Cortile Fence and Trellis Styles. All wood fences and trellises shall only be stained with one of the following stains:

(i) Sherwin-Williams Superdeck Exterior Oil-based Transparent Stain #SD2C000054 "Natural".

(ii) Sherwin-Williams Superdeck Exterior Oil-based Transparent Stain #SD2Y000051 "Cedar Tone Natural".

(iii) Sherwin-Williams Woodscape Polyurethane Semi-Transparent Cedar Bark SW 3511.

(I) Fences at the front façade of the home and rear yard shall be clear cedar horizontal 1x4 boards, spaced 1" apart, 5'-0" in height. Structural posts shall be clear cedar, 4x4, and be located on the owner's side of the fence in order to present an unbroken horizontal style to the public side of the fence. See illustration at Exhibit E.

(II) Wood fences in side yards and easement areas shall be clear cedar horizontal 1x4 boards, spaced 1" apart. Structural posts shall be clear cedar, 4x4.

(III) Trellises shall be constructed of 4x4 or 6x6 tight knot or better cedar posts, with 2x4 to 2x10 tight knot or better cedar horizontal members with 2x2 cedar lattices on 6" to 12" centers. See Exhibit F.

(IV) On Corner Lots, Fences in a side yard PUE may be 6' Standard Wood Privacy fence, or 4' Standard Open Metal fence. See Exhibit I.

6.10.5 Permanently installed features and structures such as fireplaces, fire pits, storage sheds, constructed play equipment, permanently installed barbecues, water features and fountains are not allowed in the side yard setback areas of the Cortile Lots. For Corner Lots see 3.6.1 and Exhibit I.

6.10.6 Planting and Irrigation

(I) No planting shall be planted closer than 18" or touch the adjacent Burdened home.

(II) No planting shall be planted:

(i) in excess of ten feet (10') in mature height; except on Corner Lots, where plantings may be up to 20' in mature height within side yard areas. Trees with a mature height of no more than 10' may be planted in the PUE, with proper locate services contacted.

(ii) beneath the main floor transom windows of the Residence on the Burdened Lot with a mature height in excess of six feet (6') above the finished ground level; provided, however, the finished ground level and the permissible tree height under this section may be modified with the express prior consent of the Burdened Lot Owner in such Owner's sole and absolute discretion;

(iii) if the roots would or foreseeably could encroach upon, in or under the foundation of the Residence located on the Burdened Lot.

(III) No irrigation device or system may be placed within eighteen inches (18") of the Residence located on the adjacent Burdened Lot.

(IV) Grade of ground may not be altered, amended or modified within eighteen inches (18") of the Residence on the adjacent Burdened Lot without the express prior consent of the Burdened Lot Owner in such Owners sole and absolute discretion.

6.11 The Resort Collection - Duplex Units

The Resort Collection homes are an "attached" home type with two Units sharing a common demising wall known as an Area Separation Wall (ASW). This wall has important building code and fire safety attributes that must be recognized in any maintenance or remodel activity undertaken by either owner. Therefore, an ASW setback area is established, extending outward 4' from each side of the ASW. Any activity in this setback area shall require a joint application for ARC review as outlined below.

There shall be no penetration of the roof membrane or system by any remodel, maintenance, or building activity within 4' of the ASW. Any proposal for any installation on the roof area of either Unit must clearly identify the proposed installation, it's distance from the ASW, and any roof penetrations.

The Resort Collection has been designed to present a unified aesthetic to the neighborhood, therefore any repair, remodel or other activity that affects the unified outward appearance of the attached homes must be agreed to and coordinated between the two owners. Plans for improvements to the building and landscaping shall comply with the Pierce County Code applicable to Tehaleh, the Amended and Restated Supplemental Declaration of Covenants and Easements, and the Residential Design Guidelines (RDG) for Whitman Community Association.

In addition to the Review and Approval process outlined in Article 3, Resort Collection applications for ARC review of the following RDG elements shall be joint applications, signed by both parties, representing final agreement between the parties to jointly pursue, execute and maintain the proposed elements.

- External remodeling 7.18
- Gutters and Downspouts 7.16
- Repainting of residences 7.15

• Any building, remodel, maintenance, installation or front yard landscaping activity that is proposed to occur in the 4' (8' aggregate) ASW setback area and its extension to the front property line.

Applications for ARC review of all other RDG elements within the property lines of each individual Unit may be individual applications as set forth in Article 3 and shall be governed by the RDG in effect at the time of application.

ARTICLE 7

Architectural Design Standards

7.1 Air Conditioning and Heat Pump Units (STAFF APPROVAL)

Air conditioning and heat pump units are allowed with staff approval under the following criteria:

7.1.1 Air Conditioning and heat pump units must be permanently ground mounted.

7.1.2 Air conditioning and heat pump units should not be placed in the front yard area of your lot and must be at least 10 feet (10') from the front façade of the home.

7.1.3 The unit shall be setback 3ft from all property lines, and screened from view from the street using fencing or evergreen bushes.

7.1.4 Flush mounted, flat panel window air conditioning or fan units are allowed only in windows facing side or rear yards from May through September.

7.1.5 Only the first two lots on Alley Load homes must screen the air conditioner with approved screening devices.

7.1.6 It is the Owner's obligation to procure the necessary permits, if any, and approvals from Pierce County. Staff approval does not assume compliance with Pierce County Codes.

7.2 Generators (STAFF APPROVAL)

Proposals for the installation of auxiliary generators require approval from the Association Staff. Generators should conform to the following criteria:

7.2.1 Installations should be on either a concrete or gravel pad, with permanent, Code compliant electrical fittings to supply power to the house.

7.2.2 A manufacturer's brochure indicating the type, size, and noise level shall be included with the application.

7.2.3 Consideration should be given to the impact on neighbors when determining the location of the proposed generator.

7.2.4 The unit shall be setback 3ft from all property lines, and screened from view from the street using fencing or evergreen bushes.

7.2.5 It is the Owner's obligation to procure the necessary permits, if any, and approvals from Pierce County. Staff approval does not assume compliance with Pierce County Codes.

7.3 Antennas and Satellite Dishes (COMPLIANCE ONLY)

7.3.1 The following types of antennas and satellite dishes may be installed within the community without prior approval from the Association; each home is allowed to have two (2) antennas or satellite dishes:

(I) Dish antennas of less than 1 meter (39.37 inches) in diameter designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite.

(II) Antennas that are 1 meter or less in diameter or diagonal measurement designed to receive video programming services via broadband radio service (wireless cable) or to receive or transmit fixed wireless signals other than via satellite.

(III) Antennas that are designed to receive local television broadcast signals.

(IV) An antenna may be installed on a mast not to exceed the height needed to acquire an acceptable quality signal.

7.3.2 Installation of antennas for AM/FM radio, amateur (HAM) radio, Internet access, or any other devices not notes herein, requires ARC approval.

7.3.3 An antenna must be placed on a Unit in a professional manner and so as to reduce to the greatest extent possible its visibility from other Units, streets, Common Areas, and Private Amenities without impairing the user's reception of an acceptable quality signal.

7.3.4 The Association may require additional screening of an antenna and equipment to reduce its visibility from other Units, streets, Common Areas and Private Amenities.

7.3.5 Inactive antennas, satellite dishes and related equipment must be removed when mounted externally.

The OTARD rule adopted by the FCC in 1996 (Title 47 CFR 1.4000) governs the restrictions that community associations can have on the installation of antennas and satellite dishes.

7.4 Awnings and Exterior Window Shade Devices (ARC APPROVAL)

7.4.1 Awnings and exterior window shades should be compatible with the color, materials, appearance and scale of the residence.

7.4.2 Exterior window shades must be flush with the window frame and must be compatible with the color of the residence.

7.4.3 Permanent patio covers shall collect water into gutters and downspouts connected to the property's storm drainage system

7.4.4 The following items are prohibited:

(I) Brightly colored awnings.

(II) Awnings on the front or sides of the home.

(III) Steel or corrugated metal, shutters or awnings.

7.5 Window Coverings

No window may, at any time, be covered with aluminum foil, bed sheets, newspapers, cardboard or any other similar materials.

7.6 Driveway Coatings (COMPLIANCE ONLY)

All driveway coatings are prohibited except for a clear semi-gloss protective topcoat that may be applied on the concrete surface.

7.7 Driveway Extensions (ARC APPROVAL)

Driveway extensions or widening will be considered subject to the following:

7.7.1 A request for a driveway extension must provide for a landscape separation of at least 5 feet from the adjacent property line.

7.7.2 Extensions must be poured-in-place concrete and match the existing driveway materials.

7.7.3 Driveway extensions for the purpose of additional parking spaces are prohibited.

7.8 Fireplaces and Barbeques (ARC APPROVAL)

Installation of permanent outdoor propane fired appliances such fireplaces, barbeques and fire pits require approval. Permanent installations of these types are not allowed in PUE or Side Yard Setback areas. The scale, color and materials of the proposed improvement should complement those aspects of the residence. The Owner is advised to research applicable Pierce County Codes. ARC Approval does not assume compliance with Pierce County Codes.

Open flame/solid fuel fireplaces, firepits, outdoor ovens are prohibited.

Applications should include:

(I) A sketch per 3.2.1 of the proposed design; including dimensions from the proposed fireplace or fire pit to any adjacent buildings, structures or other potentially flammable materials.

(II) The materials and equipment to be used;

(III) Location of the feature relative to setbacks and property limits

7.9 Flag Poles and Flag Displays

7.9.1 Free-Standing Flag Poles (ARC APPROVAL)

(I) The pole height may not exceed 20 feet.

(II) The application should include detail of the pole material and its location on the unit.

7.9.2 Flag Displays (COMPLIANCE ONLY)

(I) A maximum of 3 flags may be displayed on a Unit at a time; i.e., 3 on a flagpole and none on the home or 2 on a flagpole and 1 on the home.

(II) On a free-standing flag pole, a maximum of 3 flags may be flown, one of which must be the U.S. flag. If more than 1 flag is flown on a flag pole, Federal Laws relating to U.S. flag display, and proper etiquette regarding the order of display of multiple flags, should be recognized.

(III) Flags shall be no larger than 3 feet by 5 feet.

(IV) Flags not on a flag pole may only be displayed on the home mounted on flagstaff brackets.

(V) Flags that can be associated with holidays or other celebratory displays shall be displayed in accordance with RDG 7.10.

7.10 Temporary Holiday Lighting and Decorations (COMPLIANCE ONLY)

7.10.1 Decorations must not interfere with the ability of the Association to perform landscape maintenance. The Association will not be responsible for damage to decorations placed on lawns, planting beds, shrubs or trees maintained by the Association.

7.10.2 All holiday lighting or powered holiday decorations shall be manually controlled or connected to a timer or electronic control device such that lights and decorations will be off between the hours of Midnight and 5:00am.

7.10.3 Holiday lighting must be consistent with the home's architecture (for example, they must accent rooflines and not zigzag across the front of the house) and they may only be installed on the street front of the home with a 10' return on each side. Homes on corner lots may use temporary lights on the two street-facing facades with a 10' return on each side. Lighting shall not be installed on fences or walls.

7.10.4 Chasing, flashing, or running lights are only permitted on slow settings that transition no faster than every 4 seconds. Strobing, flickering and laser type light are not permitted.

7.10.5 Unless otherwise permitted by this Section, temporary holiday lighting and decorations shall be used for holiday or other special occasions only.

7.10.6 Unless otherwise permitted by this Section, holiday lighting and decorations may be displayed and operated as follows:

(a) Nationally recognized holidays; 1 week prior to, and one day after.

(b) Major religious holidays; 30 days prior, 30 days after the holiday.

7.10.7 The ARC may request modifications to specific decorations, including lighting and audio accompaniments.

7.10.8 Holiday lights installed on the association owned and maintained street trees are allowed only during the month of December.

7.11 Screenings, Lattices, Trellises and Arbors (ARC APPROVAL)

7.11.1 Owners are encouraged to consult with Association Staff or the ARC prior to submitting a proposal. The Owner is advised to research applicable Pierce County Codes. ARC approval does not assume compliance with Pierce County Codes. Additional restrictions may apply in the PUE areas. (See 3.6)

7.11.2 Individual homeowners may erect a wide variety of screening devices for aesthetic, privacy or shading purposes. A sample of the proposed material is usually required. Wood stained as described in Article 6.5 is preferred; however, other materials such as vinyl, a variety of metal and composite products will be considered. In any case, the materials and the design should be compatible with the home.

7.11.3 Screens may not be placed forward on the front corner of the house for typical lot configurations. Exceptions may be considered in unusual situations where the placement of the house on a given lot may pose a unique challenge.

7.11.4 These screening devices shall not exceed 16 feet in width or length, and may be up to 8'-0" high if located outside any setback area. The ARC may consider exceptions to these dimensions, based on the actual lot, the size of the house and the surrounding properties.

7.11.5 A continuous extended line of screening which also performs the functions of a fence will come under the fence guidelines of RDG 6.

7.11.6 Arbors are allowed up to 8'-0" in height in side and rear yards if a 5' setback from any property line is maintained. Arbors shall be constructed of 4x4 or 6x6 tight knot cedar posts, with 2x4 to 2x10 tight knot cedar horizontal members with 2x2 cedar lattice on 6" to 12" centers. Stain shall only be one of the following stains:

(i) Sherwin-Williams Superdeck Exterior Oil-based Transparent Stain
#SD2C000054 "Natural".

(ii) Sherwin-Williams Superdeck Exterior Oil-based Transparent Stain
#SD2Y000051 "Cedar Tone Natural".

(iii) Sherwin-Williams Woodscape Polyurethane Semi-Transparent Cedar Bark
SW 3511.

7.11.7 Trellises are allowed up to 8'-0" in height in side and rear yards if a 5' setback from any property line is maintained, and 6'-0" in height if less than 5' from the property line. Trellises shall be constructed vinyl or of 4x4 or 6x6 tight knot cedar posts, with 2x4 to 2x10 tight knot cedar horizontal members with 2x2 cedar lattice on 6" to 12" centers. Stain shall only be one of the following:

(i) Sherwin-Williams Superdeck Exterior Oil-based Transparent Stain
#SD2C000054 "Natural".

(ii) Sherwin-Williams Superdeck Exterior Oil-based Transparent Stain
#SD2Y000051 "Cedar Tone Natural".

(iii) Sherwin-Williams Woodscape Polyurethane Semi-Transparent Cedar Bark
SW 3511.

7.11.8 Screening Devices

(I) A Screening Device may consist of up to three sections of trellis or other approved screening device, each no more than 16' long.

(II) Screening sections must be separated by at least 8'.

(III) Screening devices within 5' of a property line may not be more than 6' tall.

(IV) Screening devices more than 5' from a property line may be up to 8' tall.

(V) The sections between the screens may be planted with shrubs or hedges.

(VI) Hedges must conform to Section 5.1.4(x) i.e. main trunks set back 2' from property line and no more than 6' tall.

7.12 Gazebos and other Structures both attached and detached from Residences. [ARC APPROVAL]

7.12.1 Proposals for gazebos and other structures both attached and detached from residences require approval. Prior to submitting an application, the Reviewer recommends that an Owner meet with the ARC or the Association Staff. The Owner is advised to research applicable Tehaleh and Pierce County Codes. ARC Approval does not assume compliance with Tehaleh or Pierce County Codes.

7.12.2 Proposed structures should match or be compatible with the materials, colors, and scale of the residence. Plans and specifications, including the following, must be provided to the Reviewer (applications without these elements will not be considered):

(I) A site plan per 3.2.1 showing the location of the structure and the distances to any property boundary and setback lines and other significant site features.

(II) Elevation(s) of the proposed structure as well as elevations of the existing home.

(III) Materials and Colors.

(IV) All Dimensions.

7.12.3 Gazebos and similar Structures are limited to 200 square feet.

7.12.4 A sample of the proposed material is usually required. Wood is preferred; however, other materials will be considered. In any case, the materials and the design should be compatible with the home. Photographs of the proposed location and examples will be very helpful to expedite the review.

7.12.5 For detached gazebos and structures, the maximum exterior height shall be twelve (12) feet, measured to the peak of the framing or roof, which may be flat or pitched. If a solid roof is used, it must match the pitch of the home.

7.12.6 For attached gazebos and structures, the maximum exterior height shall be fourteen (14) feet. Attached gazebos and structures shall have framing or roofs pitched to match the home.

7.12.7 A setback of 5' from the property line must be maintained, and if no privacy fence is present, plantings shall be used to visually screen structures from adjacent properties.

7.12.8 If a solid roof is used (as opposed to latticework), the roof shall drain into gutters which shall be connected to the existing home roof drainage system. Corrugated plastic roofing panels are not allowed.

7.13 Patio, Porch and Deck Improvements (ARC APPROVAL)

7.13.1 Prior to submitting a Design Review Application for patio improvements, an Owner must assure that such improvements will not divert water from the Lot onto the adjacent properties. If changes in grade are anticipated, they must be indicated on the ARC application. The Owner is advised to research applicable Tehaleh and Pierce County Codes. ARC approval does not assume compliance with Tehaleh or Pierce County Codes. Additional restrictions may apply. (See 3.6)

7.13.2 A proposed patio cover or deck cover attached to a residence shall be compatible with the materials and colors of the residence. Plans and specifications including a site plan showing the location of the patio or deck cover and distances to Unit boundary and setback lines and other structures on the Unit; materials, colors and elevations must be submitted to the Reviewer. (See RDG 7.18 – External Remodeling) for requests proposing changes to the Unit roofline. Corrugated plastic roofing panels are not allowed.

7.13.3 Appropriate materials for patio floors include concrete, pavers, brick, ceramic or porcelain tiles, or rock set in a full mortar base. Concrete patio floors may be coated with “cool decking” (a slip resistant topping applied over a stronger concrete base).

7.13.4 Decks in Side Yard Setbacks (BSL) may not be more than 30" above grade. Decks more than 30" in height must be set back 5' from any property line. Decks are to be constructed of rot resistant wood or composite materials of equal or better quality of a color that complements the residence color. Pressure treated timber is not allowed.

7.13.5 Patio and deck specifications, including the following, must be provided to the Reviewer:

(I) A site plan per 3.2.1 showing the location of the structure and the distances to any boundary and setback lines.

(II) Elevation

(III) Materials and Colors

(IV) Dimensions

7.13.6 Owners are encouraged to screen the open area under decks more than 6 feet above the ground with landscaping and/or lattice. If installed, lattice must conform to those styles shown in Exhibit C. The Reviewer may also require additional provisions to reduce the visual impact of the lattice screening.

7.13.7 Handrails leading down steps from front porches and railings (including posts and balusters) on the front of the home that are used around or along porches must be black metal, wood, or a composite material, and feature vertical balusters. The Reviewer will consider simple decorative designs on metal railings. The wood or composite must be finished in wood-color stain or painted the body or trim exterior color of the home.

7.13.8 Deck railings (including posts and balusters) at the back or side of the home are required if the deck is to be 30" higher above grade and shall be metal, wood or composite material and finished in a wood-color stain that matches or is compatible with the deck color and the house color pallet.

7.13.9 Black metal balusters to support wood deck railings and between railing posts that complement surrounding materials and wood color will be considered by the Reviewer.

7.14 Spas (Hot Tubs) and Swimming Pools (ARC APPROVAL)

7.14.1 The Owner is advised to research applicable Tehaleh and Pierce County Codes. ARC Approval does not assume compliance with Tehaleh or Pierce County Codes.

Unless the Lot is surrounded by a solid wood privacy fence (See 6.2) or screening hedge (See 5.1.4(IX)), all Hot Tubs must be screened on those sides facing an adjoining residential Lot with non-transparent planting having a height of at least 6' at installation to minimize visibility from adjacent properties. Plantings may be shrubs, trellises or lattice with leafy climbing ever-green vegetation, or other similar plant materials to achieve the effect of a non-transparent, four-season vegetative screen. The selected plant material must be maintained to provide full, year-round screening.

Each Lot will be considered on a case-by-case basis, with the principle being that the Hot Tub is to be as close to the home as possible to minimize its impact on the views from neighboring properties. However, Hot Tubs must be a minimum of 5' from any property boundary.

Side yard locations are preferable for placement of Hot Tubs if the lot configuration allows; however, rear yard locations will be considered on a case-by-case basis. Locations in side yards fronting a street or corner lots may be considered provided that the Hot Tub is behind

an approved 6' wooden fence, and meets the screening requirements of this section. Front yard locations will not be considered.

7.14.2 The following information must be provided to the Reviewer, and carefully considered by the proponent:

- (I) Sketch per 3.2.1 showing location of Spa relative to Property Lines and Easements.
- (II) Building setbacks.
- (III) Retaining walls and other structures.
- (IV) Proximity to neighboring Units regarding the noise generated by the equipment use of the Spa.

7.14.3 Spas and associated equipment should be located where they are the least visible from neighboring Units, streets and Common Areas.

7.14.4 Swimming pools are prohibited.

7.15 Repainting of Residences

7.15.1 Original or Pre-Approved Color Schemes (NOTIFICATION)

- (I) An Owner may repaint in a color scheme that was originally applied by the Builder or was previously approved for your home.
- (II) An Owner may repaint in a Board approved color scheme and finish selected for the particular type of Stonework and/or roof on a home. If the house does not have stone work, an approved color scheme for the roof color may be used. Contact the Association office for the current list.
- (III) For documentation in the Association records, Owners must complete an application form and file it with the Association office for notification purposes before repainting occurs.
- (IV) Unless repainting in the original Builder applied colors, Owners shall not repaint their residence in the same color scheme as an immediately neighboring home (one that is on either side or directly across from the home).

7.15.2 Alternative Color Schemes (ARC APPROVAL)

An alternative color scheme is defined as one that has not yet been approved for an Owner's home. Alternative color schemes must comply with the following criteria:

- (I) An Owner may apply for any of the palettes preapproved by the Board or for a unique combination of approved Trilogy colors, using approved finishes.
- (II) Repainting applications must provide the names and color codes of the proposed paints (available in the Association office), their usage on the home (body, trim or accent), the stone on the home (if applicable), and certification that the color scheme is not in use by neighboring home, as described in RDG 7.15.1
- (III) The Reviewer will consider the aesthetics of the proposal as well as compatibility with the color schemes of neighboring homes.

7.16 Gutters and Downspouts (ARC APPROVAL)

- 7.16.1 Gutters, downspouts and any leaf-guard style systems (if used) must be white or should match the trim or body color of the house to which they are attached. They must terminate into the originally installed storm water collectors at the foundation base.
- 7.16.2 A color change from the originally installed gutter and downspout will require the approval of the Reviewer and will be considered on a case-by-case basis.
- 7.16.3 Decorative chain and other unenclosed downspouts may not be used.
- 7.16.4 Plastic gutters and downspouts are prohibited.

7.17 Roof Ventilation (COMPLIANCE ONLY)

Wind-driven roof vent turbines are prohibited. Electric or solar-powered roof vents that conform to the following shall not require approval:

- 7.17.1 Roof vents shall integrate with the structure in a low-profile design for asphalt shingle roofs.
- 7.17.2 Gable mounted fans shall be installed within the confines of existing gables which are present on some, but not all Trilogy homes.
- 7.17.3 Roof vents should be located on the side or rear roof elevations where possible and the top of the solar powered vent cannot exceed the top ridge line of the roof.

7.18 External Remodeling (ARC APPROVAL)

This guideline applies to any change that affects the exterior appearance of a residence, including enclosed patios or decks.

- 7.18.1 Prior to submitting an application for any external remodeling, it is recommended that an Owner meet with the ARC or Association Staff. It is also recommended that the Owner research Tehaleh and Pierce County Codes. ARC approval does not assume compliance with Tehaleh or Pierce County Codes.
- 7.18.2 Proposals must include scaled drawings per 3.2.1 (including all colors and materials, which should be consistent with the Unit), elevations, and a site plan showing the distances from the enclosure or other change to all other improvements on the Unit and to all improvements on adjoining and adjacent Units and to lot boundaries and setbacks.
- 7.18.3 Enclosures should appear to be an integral part of the structure. The roofline is to follow the natural rooflines of the Unit. Consideration will be given to the proportional scale of the enclosure as it relates to the existing dwelling and lot.
- 7.18.4 Second-story additions are prohibited.
- 7.18.5 Minor changes to the footprint of the Unit will be reviewed on a case-by-case basis. The footprint is defined as the original foundation of the Unit, including the garage.
- 7.18.6 House Numbers: All residences shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background, and shall be internally illuminated (Style 1) or be illuminated by an approved wall mounted light fixture (Style 2). Numbers shall be a minimum of 4 inches

(101.6 mm) high. (See Exhibit H.) Installation of approved house numbers shall be with Staff Approval.

Address numbers approved for use at Trilogy at Tehaleh are:

(I) Style 1: Address Light fixture as manufactured by SeaGull Lighting, #9600-12, black die-cast aluminum, with Number Tiles #90610-68, white polycarbonate tile with black imprint, and with Transformer #9647, 16v Class II UL listed for wet locations (see attached photo) or equivalent, and mounted on trim backer board painted to match body color of house.

(II) Style 2: Stone or Slate tile with engraved contrasting numerals mounted on trim backer board painted to match body color of house, and mounted below approved outdoor light fixture.

7.18.7 Solar tubes may be installed up to 16" diameter (Compliance Only). Larger diameter solar tubes shall have ARC approval.

7.18.8 Skylights shall have ARC approval.

7.18.9 External fireplace vents (for internal units) if less than 2' by 2' are COMPLIANCE ONLY. Any vents larger than 2ft by 2 ft require ARC APPROVAL.

7.18.10 Re-roofing of residences with the same color and style of roofing material is Compliance Only, no application the ARC is required. Changes in materials or colors will require ARC application and review.

7.19 Screen, Storm and Security Doors (COMPLIANCE ONLY)

Screen, storm and security door installations must be compatible with the style and color of the home.

7.20 Signs (COMPLIANCE ONLY)

The Association does not permit any signs to be posted in public rights of way or to be visible from the street, Common Areas or neighboring homes, with these exceptions:

7.20.1 One "For Sale" or "For Rent" sign. The Association reserves the right to request modifications if the sign is incompatible within Trilogy.

7.20.2 One home security sign (e.g., ADT).

7.20.3 Signs required by legal proceedings.

7.20.4 Political or issue signs connected with an election may be displayed within 45 days of an election. They should be free standing and generally not more than 22 by 28 inches. Remove all signs within 3 days following the election.

7.20.5 Do not place signs in areas of common maintenance, e.g., where lawns are mowed by the Association. Signs should be of professional design, and without special lighting.

7.20.6 Residents occasionally want a personal home identification. Please bring your requests to the Association Staff.

7.20.7 One non-freestanding business identification sign not exceeding two square feet, subject to ARC approval.

7.21. Alternative Energy Systems (ARC APPROVAL)

7.21.1 All solar energy systems installed on the residence or elsewhere on the Unit require approval by the Reviewer and shall conform to the requirements of Revised Code of Washington (RCW) 64.38.055.

The systems must meet applicable health, performance and safety standards as well as requirements imposed by state and local permitting authorities.

7.21.2 Roof Mounted Solar Energy Panels: The systems shall present a low-profile design for asphalt-shingle roofs, and:

(I) The panels shall conform to the slope of the roof and the top edge of the panel must be parallel to the roof ridge.

(II) Frames, support brackets and any external piping or wiring must be painted to blend with the surfaces they are mounted on.

(III) Visibility of any part of a roof-mounted solar energy panel above the roof line is prohibited.

(IV) For Duplex (Duet) Units, the solar panel system and any roof penetrations must be at least 48" from the Area Separation Wall Assembly between Units.

7.21.3 Ground Mounted Solar Energy Panels: Ground mounted solar energy panels shall be screened from street view, and may require screening from Common Area, as determined by the Reviewer.

7.21.4 All other alternative energy installations, such as wind turbines, are prohibited.

7.22 Storage Units and Garden Sheds (ARC APPROVAL)

Freestanding garden sheds are allowed only in the Whitman plat and Phases 1, 2 and 3 and require ARC approval as outlined below. Prior to submitting an application, the Reviewer recommends that an Owner meet with the ARC or Association Staff. The Owner is advised to research applicable Tehaleh and Pierce County Codes, as the more restrictive requirement shall apply. ARC Approval does not assume compliance with Tehaleh or Pierce County Codes.

All freestanding storage units and garden sheds must be screened with screening plantings having a height of at least 6' at installation to minimize visibility from adjacent properties, streets and community open spaces.

Screening plantings may be shrubs, trellises or lattice with leafy climbing evergreen vegetation, or other similar plant materials to achieve the effect of a non-transparent, four-season vegetative screen. The selected plant material must be maintained to provide full, year-round screening.

Proposed screening must be shown on the Application, and each lot will be considered on a case-by-case basis by the ARC, with the principles being that the storage shed is to be as close to the home as possible, and its visual impact to neighboring properties shall be minimized. Storage units and garden sheds must be a minimum of 5' from any property boundary.

Side yard locations are preferable for placement of storage units if the lot configuration allows; however, rear yard locations will be considered on a case-by-case basis and must demonstrate hardship on the layout of the home site. Locations in side yards fronting a street or corner lots may be considered provided that the shed is behind and set back 5' from

an approved 6' wooden fence, and meets the screening requirements of this section. Front yard locations will not be considered. No more than 80 square feet of footprint will be allowed.

Colors and materials of proposed structures should match or be compatible with the residence. Plans and specifications, including the following, must be provided to the Reviewer:

- (I) A site plan per 3.2.1 showing the location of the structure and the distances to any boundary and setback lines.

- (II) Elevation

- (III) Materials and colors

- (IV) Dimensions

7.22.1 Custom Built Units

- (I) The design of custom-built storage units and garden sheds should be similar to the house construction (i.e., same type of materials for wall and roof).

- (II) Custom built storage units and garden sheds should not exceed 8'-0" in height, measured to the peak of the required pitched roof.

- (III) Storage units and garden sheds should match the color palette of the home.

7.22.3 Temporary Storage Units

- (I) Temporary Storage units may be placed on a driveway for a period of up to 2 weeks.

- (II) Temporary storage units include portable storage units such as "PODS" and construction equipment trailers.

7.22.4. If screened by 6' fences or hedges, and setback 3 ft from all PL's, small storage units less than 5' high, no more than 20 square feet would be allowed in side yards with ARC Approval. They shall complement the home as to color and style. Materials to be wood, composite, or cementitious ("hardie") plank/board. Body and trim paint shall match the color of the home, other materials will be reviewed on a case-by-case basis. Attached storage units and garden sheds of no more than 16 square feet (2'x8') are allowed in side yards if they match the color and material of the home and if they leave a minimum of 3' between the shed and the property line.

7.23 Swing-Sets, Play-Sets and Other Play Equipment (ARC APPROVAL)

All Play Equipment will be allowed only in the rear yard and will require ARC approval.

7.24 Garden Boxes and Raised Beds (COMPLIANCE ONLY)

7.24.1 Garden boxes and raised beds are popular for growing vegetables, herbs and flowers. They should only be placed in rear yards, with the exception of alley homes, where they are allowed in front bed (not lawn) areas with ARC approval.

7.24.2 Side yard locations for boxes or beds must allow a minimum clearance of 3 feet for emergency responders and general foot traffic.

7.24.3 For drainage purposes of the box or bed, and to provide ventilation for the crawl space and house siding, a 1-foot minimum clearance is advisable between the box or bed and the house.

7.24.4 In minimum setback side yards (i.e., 5 feet or less), the box or bed may be no more than 2 feet in width.

7.24.5 Materials for the box or planter can be treated wood or a composite product.

7.25 Greenhouses (ARC APPROVAL)

Greenhouses will be considered on a case-by-case basis. A key consideration will be the footprint in relation to the overall size of the Unit, and the height of the proposed structure. The structure should be small enough so as not to dominate the yard. A 5-foot setback must be maintained between any greenhouse and any property line.

Greenhouses require ARC approval. Prior to submitting an application, the Reviewer recommends that an Owner meet with the ARC or Association Staff. The Owner is advised to research applicable Tehaleh and Pierce County Codes. ARC Approval does not assume compliance with Tehaleh or Pierce County Codes.

Proposed structures should blend or be compatible with the residence. Plans and specifications, including the following, must be provided to the Reviewer:

- (I) A site plan per 3.21 showing the location of the structure and the distances to any boundary and setback lines.
- (II) Elevation
- (III) Materials and color
- (IV) Dimensions

7.26 Trash Can Screening (ARC APPROVAL)

Trash receptacles must be stored or screened so as not to be visible from the street. Provisions for trash can screening will be considered on a case-by-case basis. In principle, the screening or enclosure shall be compatible with or of the same materials, colors and design as the adjoining construction. Front yard locations will not be considered.

Any trash can screening requires ARC approval. Prior to submitting an application, the Reviewer recommends that an Owner meet with the ARC or Association Staff.

Proposed screening should match or be compatible with the residence or other elements of the lot such as fences, sheds or decks. Plans and specifications, including the following, must be provided to the Reviewer:

- (I) A site plan per 3.21 showing the location of the structure and the distances to any boundary and setback lines.
- (II) Elevation
- (III) Materials and color
- (IV) Dimensions

7.27 Pet Items (ARC APPROVAL)

7.27.1 Provisions for pet structures will be considered on a case-by-case basis.

Pet structures (dog houses) are limited to a maximum of 12 square feet and may be no more than 4 feet high. No associated enclosure (i.e., dog run) will be allowed. A 5-foot setback must be maintained to all property lines.

Prior to submitting an application, the Reviewer recommends that an Owner meet with the ARC or Association Staff. The Owner is advised to research applicable Tehaleh and Pierce County Codes. ARC approval does not assume compliance with Tehaleh or Pierce County Codes.

Proposed pet structures should match or be compatible with the residence or other elements of the lot such as fences, sheds or decks. Plans and specifications, including the following must be provided to the Reviewer:

(I) A site plan per 3.2.1 showing the location of the structure and the distances to any boundary and setback lines.

(II) Elevation

(III) Materials and colors

(IV) Dimensions

7.27.2 Invisible Fencing (Notification only)

Invisible fencing to establish the boundary of a pet's territory may be installed after notification to the ARC. Visible components (flags) of the system must be removed within 45 days of installation. Any such territory must be entirely within the property limits of the Unit lot, and may not include any HOA maintained areas. Any pet on any Common Area or Open Space shall be under the close physical control (a leash) of the owner as required in the CC&R's.

7.28 Wheelchair Ramps (ARC APPROVAL)

(I) Temporary wheelchair ramps, intend to be up for less than 90 days, may be allowed with a staff approved application.

(II) Permanently installed ramps require ARC APPROVAL.

The foregoing Residential Design Guidelines may be modified from time to time as may be deemed necessary in the sole discretion of the Board or the Architectural Review Committee of the Trilogy at Tehaleh, Whitman Community Association, as applicable. In the event of any conflict between these Residential Design Guidelines and the Declaration, the Declaration shall control.

Exhibit A
WHITMAN COMMUNITY ASSOCIATION (*Trilogy at Tehaleh*)
Architectural Review Committee Application

STAFF USE ONLY	Received Date: _____
	Phase Name: _____

NAME: _____ EMAIL: _____
ADDRESS _____ LOT #: _____
PHONE # _____

REQUEST TYPE (SELECT ALL THAT APPLY):

- ☐ New Landscape Installation – Complete Section A
- ☐ Air Conditioning and Generators – Complete Section B
- ☐ New Construction of or Modifications to Fences – Complete Section C
- ☐ General Request; All other work subject to RDG requirements – Complete Section D

IMPROVEMENT SCHEDULE

Proposed Start Date: __/__/____	Proposed Completion Date: __/__/____
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The Architectural Review Committee shall have **30 Days after receipt of your complete application** (including any materials that the Architectural Review Committee may request after your initial application) to review your plans. The Architectural Review Committee will respond in writing to your application. No verbal approvals will be given.

ACKNOWLEDGEMENT OF RESIDENT PROPERTY OWNERS WHO ARE AFFECTED because they are adjacent and/or have a view of the proposed improvements. If the adjacent lot(s) have not been sold, please contact the Association's management company. **NOTE to resident property owners affected:** Your signature does not constitute nor indicate approval / disapproval, but merely indicates an awareness of the applicant's intent. If you have any concerns with this ARC application, please notify the Whitman Community Association Manager within three (3) business days of your signature. Please attach additional pages, or emails for more neighbors affected.

***Acknowledgement can be sent to association staff via email**

Name: _____ Address: _____ Date: _____

Name: _____ Address: _____ Date: _____

Name: _____ Address: _____ Date: _____

ACKNOWLEDGEMENT OF APPLICANT: I have read and acknowledge the applicability of the Trilogy at Tehaleh Residential Design Guidelines (**initials _____**). I/We also acknowledge it is our sole responsibility to ensure the proposed modification(s) comply with the requirements of Pierce County and other jurisdictions outside of the Association per RDG 3.4. In signing this application, I / We hereby give permission for a representative of the Whitman Community Association and/or the ARC to come onto our property to review our project prior, during, and after completion (during daylight hours) for inspection purposes only. Owner agrees not to begin proposed Improvement(s) until notified of the Architectural Review Committee's approval.

Signature of Owner	Date
Signature of Owner	Date

Section A – New Landscape Installation – For use with first time rear yard landscaping installations ONLY

DESCRIPTION OF PROPOSED WORK: When describing your proposed project, please be as specific as possible and be sure to include samples, photographs, and dimensions where applicable. Include a copy of your plot plan with your application identifying the location of all proposed improvements. **Per section 3.2 of the Residential Design Guidelines NO application will be reviewed by the ARC without COMPLETE information and/or plans provided.**

Address of proposed work: _____

Description of work: _____

SUBMITTALS MUST INCLUDE **One (1) Copy of the Landscape Plan Drawn to Scale on Plot Plan**

- ☐ Notate graphic scale and hardscape percentages on landscape plan
- ☐ Maximum Plan sizes are 11x17 inch sheet of paper

Additionally, to be included in the plot plan,

____ Location and dimension of all softscape improvements, including grading changes.	____ Location and dimension of all hardscape improvements
____ Trees and hedges shown by symbol in proposed locations with Legend	____ Sample pictures/cut sheets of hardscapes, yard art and other applicable additions.
____ Property Line, Setback Lines, and Easements (As Shown on your PC Approved Plot Plan.)	____ Cut sheets or specifications of proposed landscape lighting including how it will be used.
____ Location of Structures and other Improvements on the Property already.	____ Location of all other proposed improvements

Contractor Information:

Name:	Phone and email:
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I certify that I have reviewed ALL of the pertinent articles of the Residential Design Guidelines and that the plans I have submitted comply with the requirements therein (Sign when complete). Owners agree not to begin construction of the proposed improvements until notified of the Architectural Review Committee's approval.

Signature of Owner	Date
Signature of Owner	Date

THIS APPLICATION IS ONLY VALID FOR THE FIRST 4 MONTHS AFTER YOUR HOME CLOSES, IF YOU ARE MORE THAN 4 MONTHS PAST YOUR HOME CLOSING PLEASE USE SECTION D FOR GENERAL APPLICATION, AND PROVIDE THE NECESSARY DEPOSITS AND FEES.

RDGS -5.2.2 Side and Rear Yard Landscape Standards (ARC REVIEW AND APPROVAL)

(I) Landscaping the side and rear yards of a new Unit must be started within 4 months of closing and completed within the following 2 months, except if an extension is specifically requested and granted by the Reviewer.

Section B – Air Conditioning, Heat Pump and Generator Application

SUBMITTALS MUST INCLUDE AND CANNOT BE ACCEPTED UNLESS THE FOLLOWING ARE INCLUDED (PER SECTION 3.2):

- ☐ One (1) Copy of the Landscape Plan Drawn to Scale on Plot Plan
- ☐ Maximum Plan sizes are 11x17 inch sheet of paper
- ☐ Compliance Deposit and Processing Fee

Additionally, to be included in the plot plan,

____Location of unit and how it will be shielded from view of the street.

Note: Corner Lot Owners must also meet the planting standards and screening for the side of the Residential Unit facing the corner.

I certify that I have reviewed ALL of the pertinent articles of the Design Guidelines and that the plans I have submitted comply with the requirements therein (Sign when complete). Owners agree not to begin construction of the proposed improvements until notified in writing of the Architectural Review Committee's approval.

Signature of Owner	Date
Signature of Owner	Date

The above described is:

____Approved	____Disapproved	
____Approved Subject to the Following Conditions:		

Staff Approval:	Date:
-----------------	-------

Project Completion Review & Date	
Approved Complete? ☐ Yes ☐ No Reinspection Needed? ☐ Yes ☐ No Correction Needed? ☐ Yes ☐ No	

Compliance Deposit: \$ 100	Paid: \$	CK#:	Date:
Processing Fee: \$ 25	Paid: \$	CK#:	Date:

Section C – New Construction of or Modifications to Fences/Gates/Walls

SUBMITTALS MUST INCLUDE AND CANNOT BE ACCEPTED UNLESS THE FOLLOWING ARE INCLUDED (PER SECTION 3.2):

- ☐ One (1) Copy of the Fence, Gate or Wall Plan Drawn to Scale on the plot plan
- ☐ Notate Graphic Scale on plan
- ☐ Maximum Plan size is 11x17 inch sheet of paper
- ☐ Compliance Deposit and Processing Fee

Additionally, to include on the plot plan,

____ Size, Location (setbacks) and styles of all gates.		____ Existing or pre-approved fencing, and new fencing
Fence Contractor:	Email:	Phone:

I certify that I have reviewed ALL of the pertinent articles of the Design Guidelines and that the plans I have submitted comply with the requirements therein (Sign when complete). Owners agree not to begin construction of the proposed improvements until notified in writing of the Architectural Review Committee's approval.

Signature of Owner	Date
Signature of Owner	Date

The undersigned Owners understand and agree that the fence constitutes a "Boundary Fence" as described in Section 6 of the Residential Design Guidelines (RDGs) and that they will be responsible for maintenance and repair of a portion of the fence as set forth in the RDGs and in accordance with the Maintenance Standard (defined in the RDGs). If the fence is not being maintained in accordance with the Maintenance Standard, the Association has the right to maintain the fence with the Owners bearing all costs. Owners agree to comply with all county and state laws and to obtain all necessary permits.

Signature of Owner #1	Address and lot number	Date
Signature of Owner #2	Address and lot number	Date
Signature of Owner #3	Address and lot number	Date

Compliance Deposit: \$	Paid: \$	CK#:	Date:
Processing Fee: \$	Paid: \$	CK#:	Date:

Section D – General; All other work subject to RDG requirements

SUBMITTALS MUST INCLUDE AND CANNOT BE ACCEPTED UNLESS THE FOLLOWING ARE INCLUDED (PER SECTION 3.2):

- ☐ One (1) Copy of the Plan Drawn to Scale on Plot Plan
- ☐ Appropriate elevation drawings, including graphic scale
- ☐ Maximum Plan sizes are 11x17 inch sheet of paper
- ☐ Compliance Deposit and Processing Fee

Address of proposed work: _____

Description of work: _____

I certify that I have reviewed ALL of the pertinent articles of the Design Guidelines and that the plans I have submitted comply with the requirements therein (Sign when complete). Owners agree not to begin construction of the proposed improvements until notified in writing of the Architectural Review Committee’s approval.

Signature of Owner	Date
Signature of Owner	Date

Compliance Deposit: \$	Paid: \$	CK#:	Date:
Processing Fee: \$	Paid: \$	CK#:	Date:

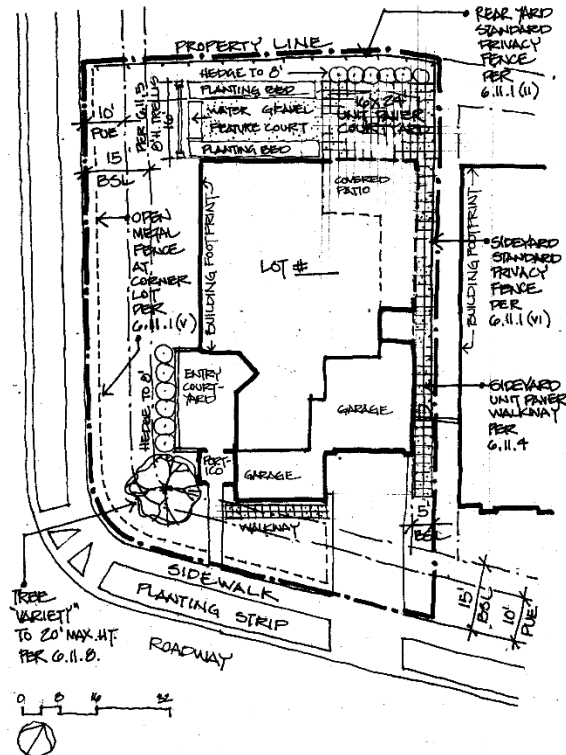
SECTION E - Fee Addendum to ARC Applications

NO FEE CATEGORY - ARC approval may still be required please refer to the RDG's.	CATEGORY A - Minor Revision projects - \$25 Processing Fee	CATEGORY B - \$100 Compliance Deposit Processing fee \$25	CATEGORY C - \$300 Compliance Deposit Processing fee \$50	CATEGORY D - \$500 Compliance Deposit Processing fee \$150
1st Rear yard landscaping Installation if done within the required timeline (5.2.2)	Front step or patio railing	Air Conditioners and Heat Pumps, generators (7.1-7.2)	Extensive Front, Rear and or Side yard landscape modifications post initial installation (5.1.2-5.1.3)	1st Rear yard landscaping Installation done outside the required timeline (5.2.2) <u>OR</u> a whole yard <u>redo</u>
Antennas and satellite dishes (7.3)	Side yard gate	Antenna's for AM/FM, HAM, or other devises not in the RDGs (7.3)	Alternative Energy Systems (7.21)	External remodeling including room additions (7.18)
Driveway coatings (7.6)	Front yard tree replacement, or single tree addtion in side or rear yard	Awnings and exterior window shade devices, window coverings, shutters (7.4)	Exterior paint (alternative color scheme) (7.15.2)	Gazebos, Pergolas, Sheds, Greenhouses and Other Structures attached or detached (7.12)
Garden boxes and raised beds (7.24)	AC or generator screening	Business signage (7.20.7)	Fences, hedges, gates and walls (6)	Hot Tubs and swimming pools (7.14)
Gutters and downspouts (if no changes to color or design)	Window planter boxes	Driveway extensions (7.7)	Greenhouse (7.25)	Patio and Deck Improvements Attached to Unit (Covered patios included) (7.13)
		Exterior lighting (5.6)	Irrigation systems (rear and side yards only) (5.5)	
Re-paint of original colors only (7.15.1)		Flag Poles (7.9.1) Actual Flag displays do not require ARC approval, please see (7.9.2)	Permanently installed Fireplaces, BBQs (including outdoor kitchens) and Firepits (7.8)	Pet Structures (Catio's, Kennels etc.) (7.27)
Roof Ventilation (7.17)		Gutters and downspouts (if a change from original install) (7.16)	Screening panels, Lattices, Trellises and Arbors (7.11)	RE-roof with different colors or material
Screen, storm and security doors (7.19)		Minimal rear, side or front yard landscaping changes (1- 2 items) (5.1.2-5.1.3)	Storage units and Sheds (7.22) *Sheds are only allowed in specific phases, refer to the RDGs.	Swing Set/Play Structures (7.23)
Signs (7.20)		Trash Can Screen or enclosure (7.26)	Water Feature or Fountain (5.7)	
Yard ornaments (if less than 6 items and less than 3 ft tall)		Yard ornaments (if more than 6 total items or more than 3 ft tall) (5.7)	Wheelchair ramps (7.28)	

Staff Approval - No Cost	UNLISTED PROJECTS WILL BE REVIEWED ON A CASE BY CASE BASIS BY ASSOCIATION STAFF TO DETERMINE CATEGORY.
Front Door Replacement (same color)	
Stepping Stones (no more than 6)	CHECKS MUST BE WRITTEN TO THE WHITMAN COMMUNITY ASSOCIATION
Approved Address Plaques	ALL DEPOSITS ARE REFUNDABLE AFTER COMPLETION AND VERIFICATION OF THE PROJECT BY ASSOCIATION STAFF
Minor Yard Changes (4 or less plants, from recommended plant list)	Any questions, please contact Kristyn Chapman at kristyn.chapman@managementtrust.com or Carrie Tulloch at Carrie.Tulloch@managementtrust.com

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at tehaleh

EXHIBIT B SAMPLE PLOT PLAN



RDG Application Drawing Example

Estate and Coastal Lots

This drawing illustrates the minimum required information for submittal for ARC review. Note that controlling reference points such as building footprints, easement boundaries, property lines, PUE and building setback lines (BSL) are clearly indicated, and that proposed installation components are dimensioned with reference to these points. Note also that references to specific Articles and Sections of the RDG are included in the descriptions. Note also the graphic scale which is important if the drawing gets enlarged or reduced as it is transmitted for review.

More information regarding installations, materials, plant types or other descriptions are welcome and helpful. Drawings can be color, black and white, hand drawn or computer drawn as you like, but they must be to scale. Supplemental photographs are an excellent way of explaining particular features or design elements. We look forward to reviewing your plans.

EXHIBIT C
6' STANDARD WOOD PRIVACY FENCE
SQUARE LATTICE STYLE AND
GATE EXAMPLES

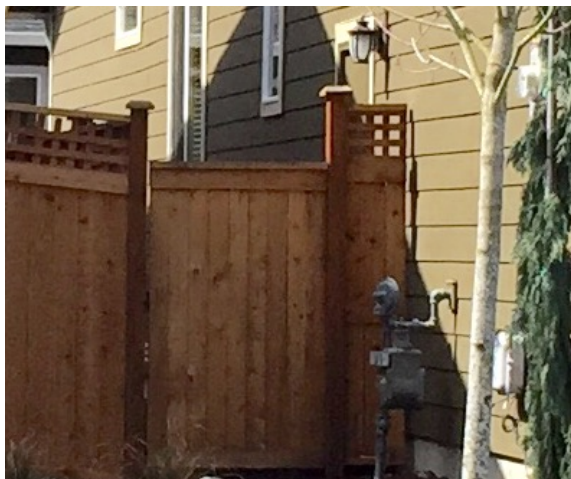
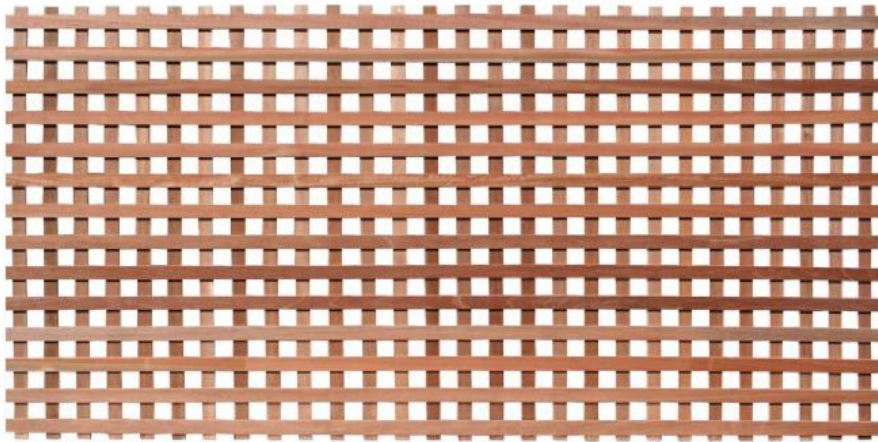
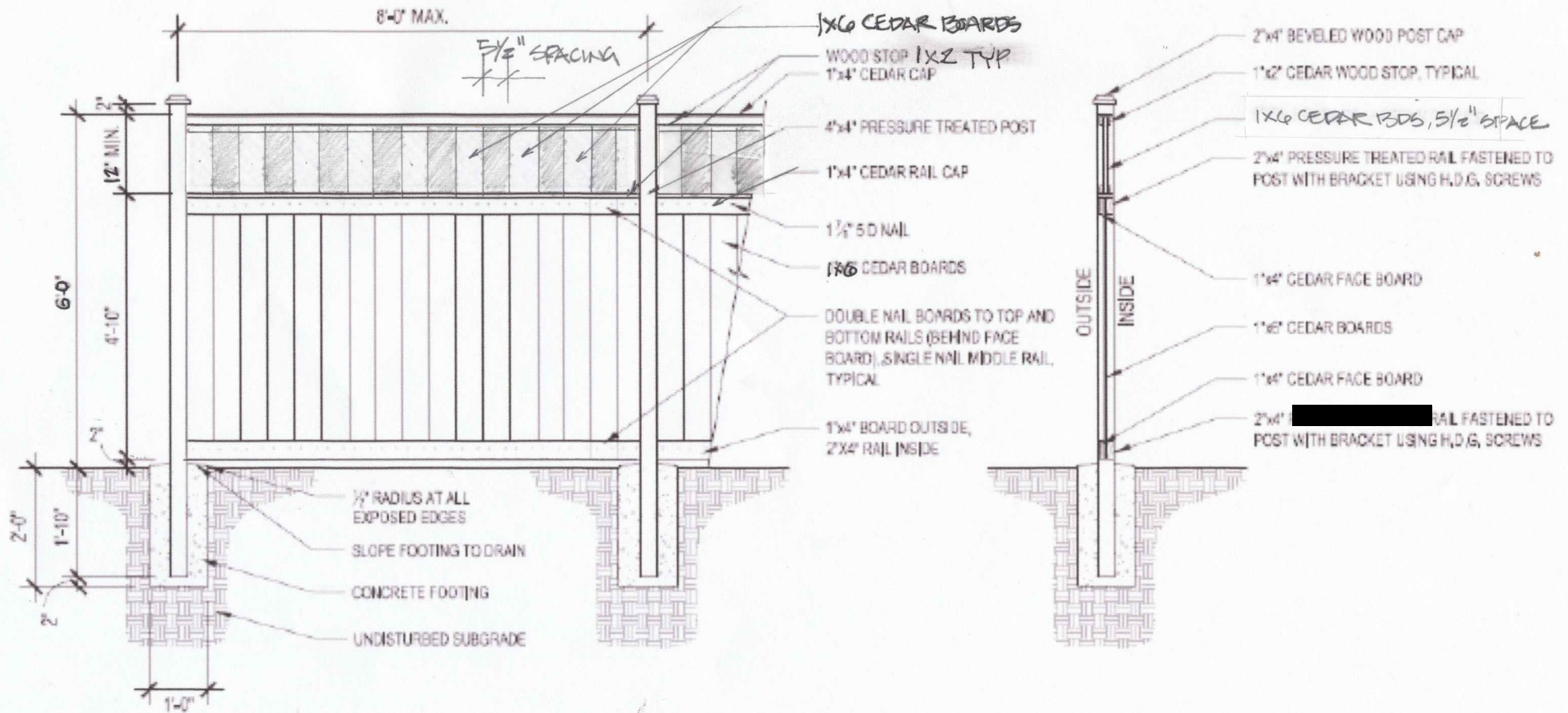


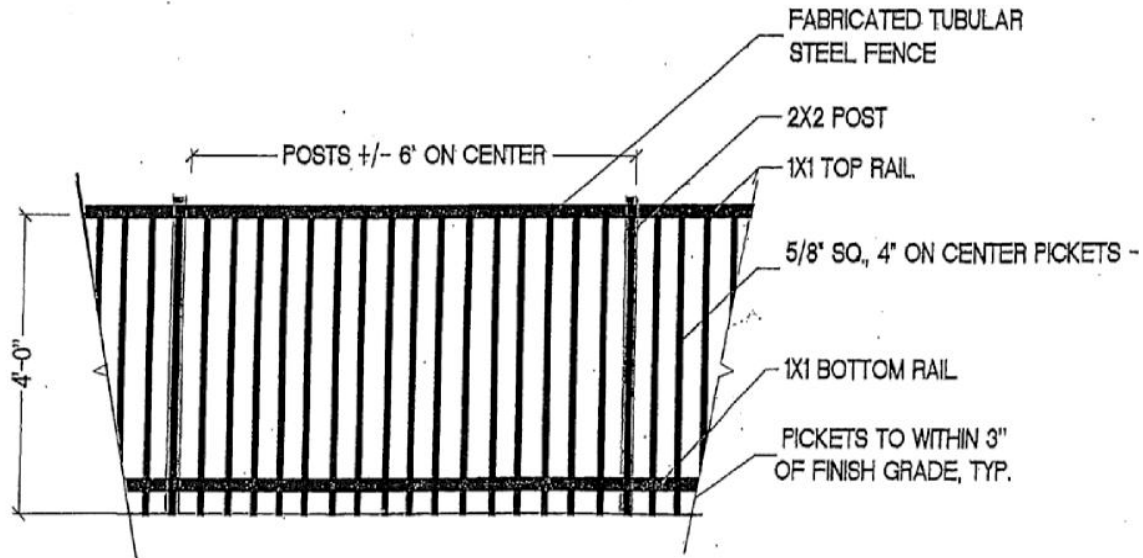
EXHIBIT C-1

6' STANDARD WOOD PRIVACY FENCE

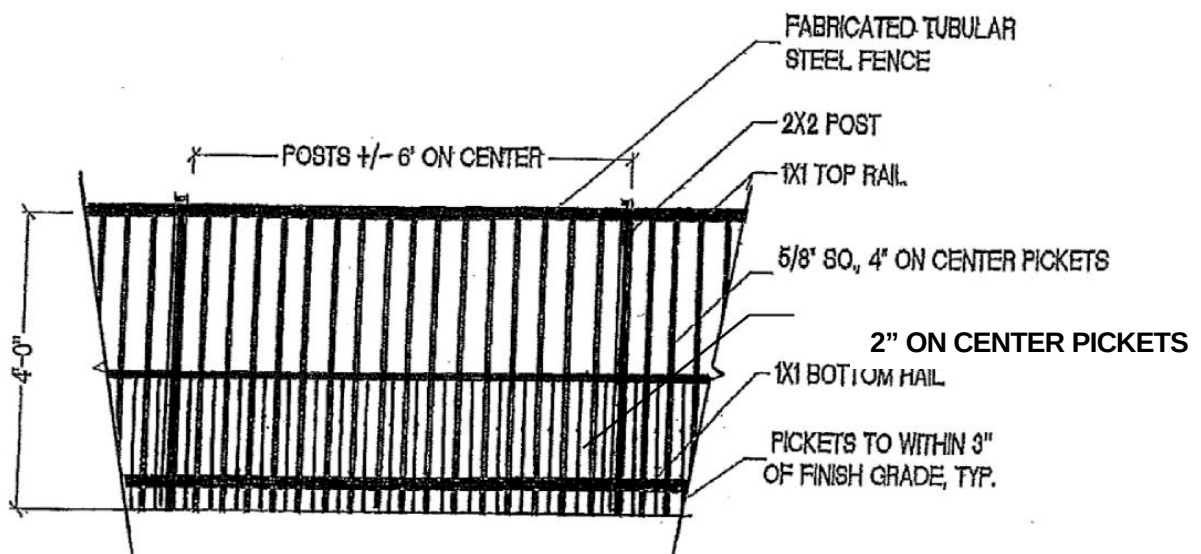
PICKET STYLE



Open Metal Fence



Open Metal Fence with "Puppy Pickets"



Standard 3 rail fencing is also acceptable.





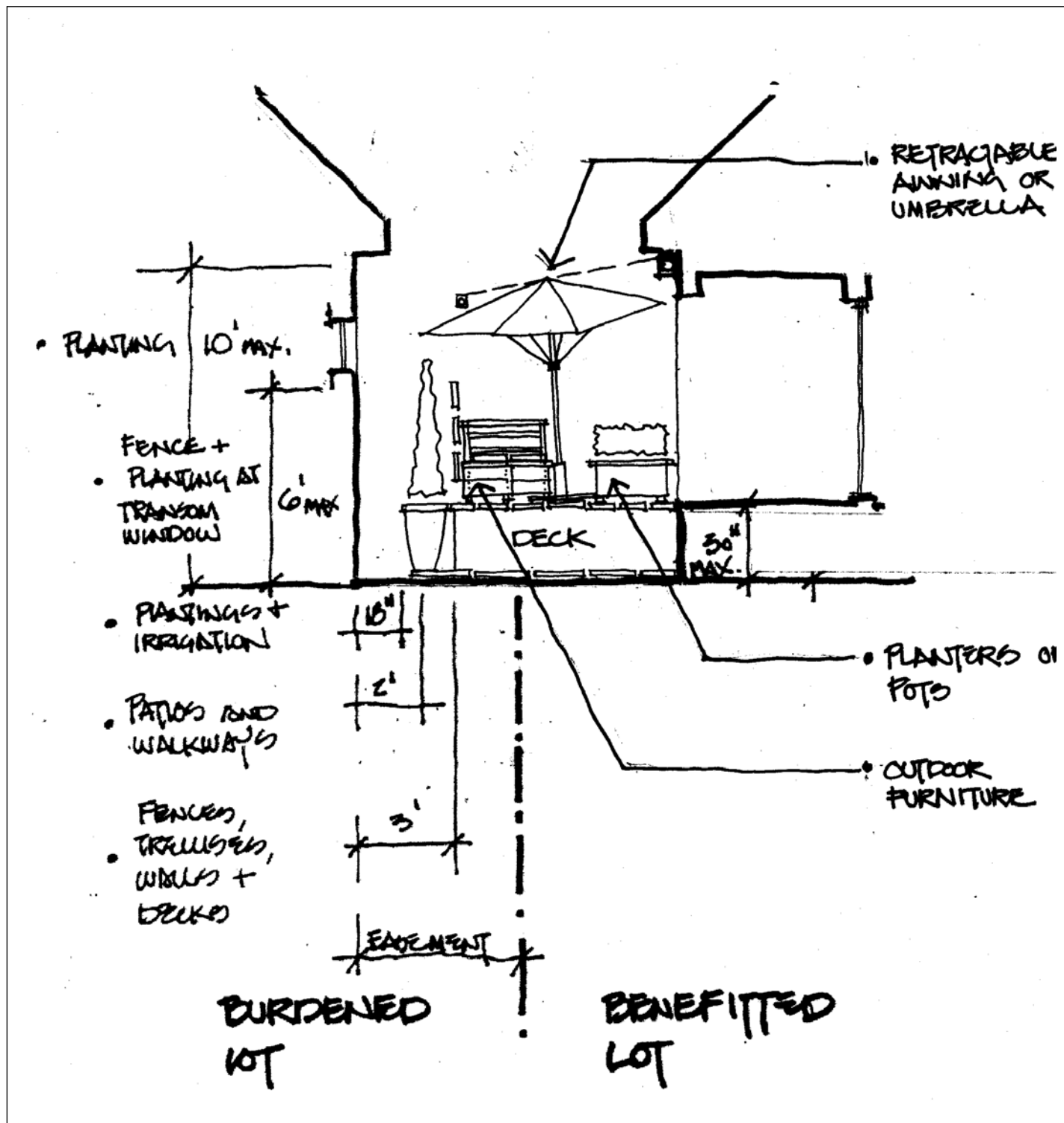
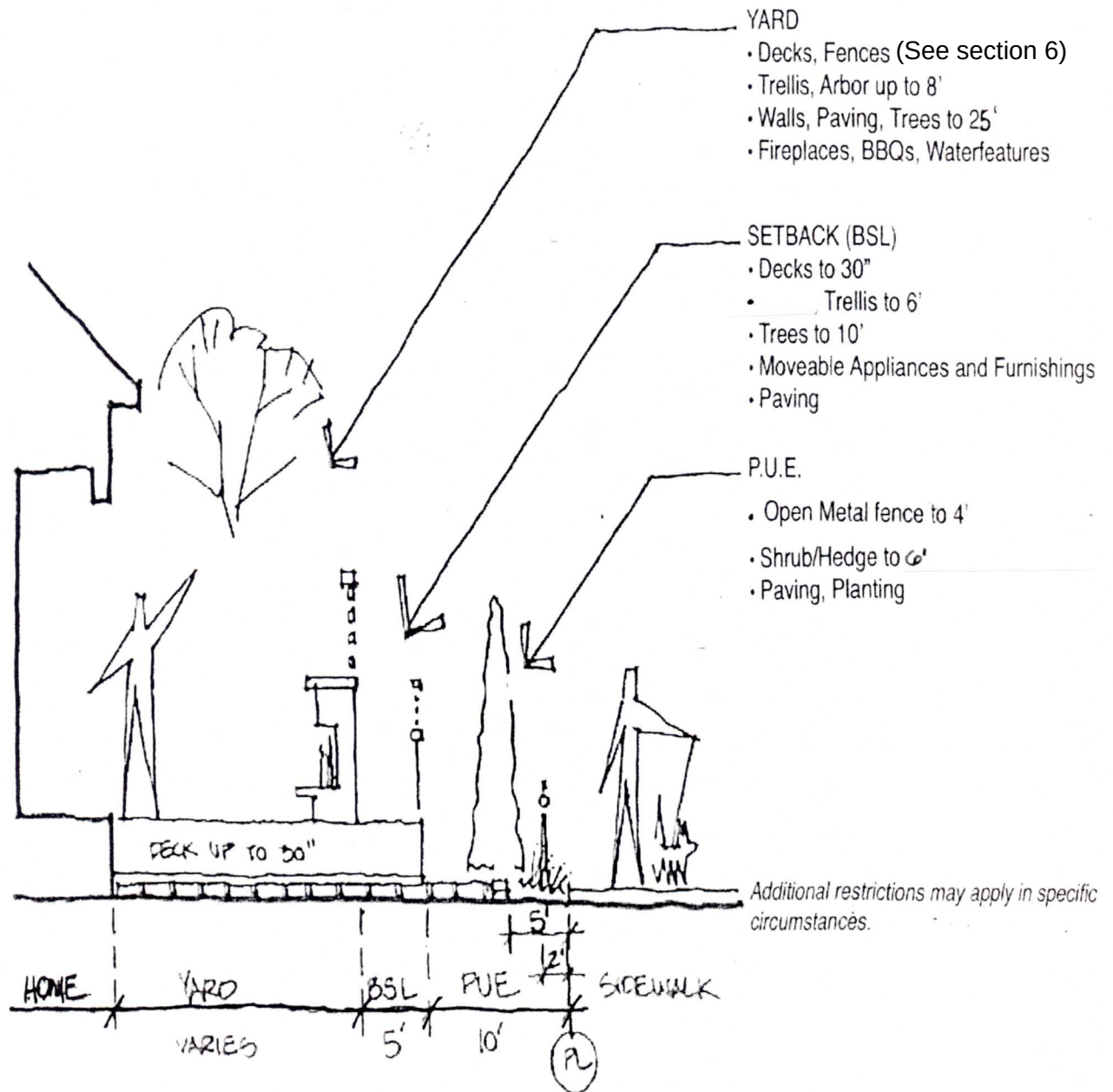
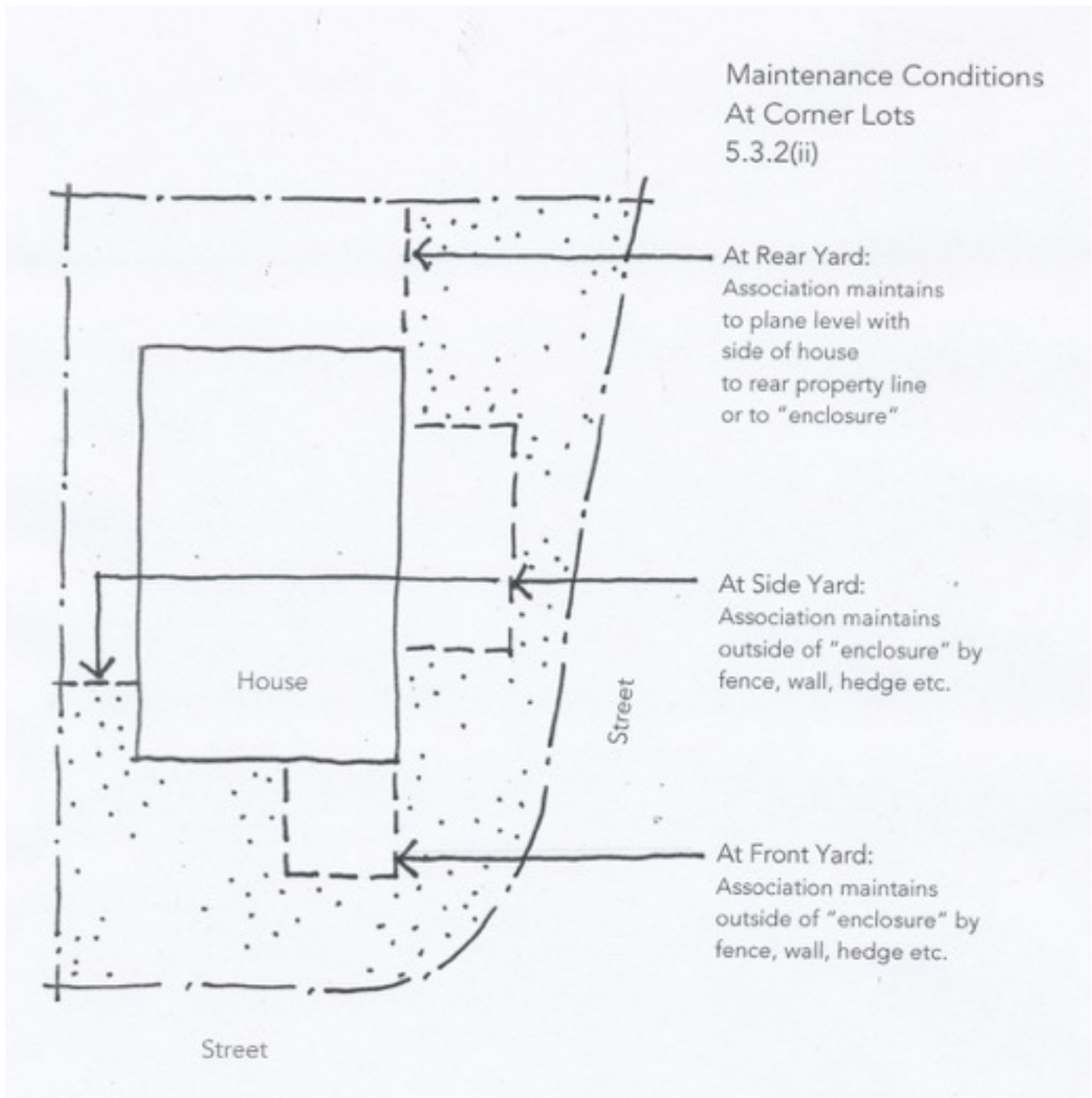




EXHIBIT I CONDITIONS AT CORNER LOTS

Conditions at Corner Lots





Rear Yard to Lot - "Privacy"

5.1.4(x); 6' Hedge

6.1.3, 6.3.1, 6.7.3(i), 6.7.4(iii); 6' Wood fence

Rear Yard to Common Area / Park - "Privacy"

5.1.4(x); 6' Hedge

6.1.2, 6.3.1, 6.7.4(ii); 6' Wood fence

Hedges set back 2'
from Property Lines
5.1.4(ix)

Rear Yard to Open Space / Greenbelt - "Soft"

5.1.4(x); 6' Hedge

6.1.1, 6.3.2, 6.7.4(i); 4' Metal fence, 6' Wood
fence if less than 50'

Side Yard to Lot - "Privacy"

5.1.4(x); 6' Hedge

6.1.3, 6.3.1, 6.7.3(i), 6.7.4(iii);
6' Wood fence

Side Yard to Open Space / Greenbelt - "Soft"

5.1.4(x); 6' Hedge

6.1.1, 6.3.2, 6.7.3(iv); 4' Metal fence, 6' Wood
fence if less than 50'

Side Yard to Common Area / Park - "Privacy"

5.1.4(x); 6' Hedge

6.1.2, 6.3.1, 6.7.3(v); 6' Wood fence

Home Footprint

Side yard Fences set back - 6.7.3(i), (ii)

Side Yard Hedges set back - 5.1.4(x)

At Corners - "Open"

6.7.3(iii); 4' Open

Metal fence

5.1.4(x) Hedges 6'
high, set back 5' from
sidewalk and front of
house

PUE

Property Line

Sidewalk

Common Area

At Front Yard - "Open"

6.7.2(i); 4' Open Metal fence
set back 2' from sidewalk

5.1.4(x); Hedges max 4' high
set back 2' from sidewalk

Additional requirements and ARC discretion may
apply in special circumstances

Unit Front Yard Landscape Beds to be Maintained by the Owner

- **Self Gardening:**
 - Homeowner maintenance of the flower beds to include, weeding, fertilizing, plant replacement and pruning. Homeowners are permitted to add perennials but only from the attached list. Any additional plantings must have ARC approval.
 - HOA will continue to maintain the irrigation, the grass, the street strips and the backflow testing.
 - **Permission for self-gardening is granted only for front landscape beds, not to include street strips.**
 - **Any changes or improvements to your lot and/or exterior of your home, outside of those listed below and attached MUST be submitted to the Architectural Review Committee and receive written approval prior to installation.**
1. I will maintain at my own expense the landscape beds as outlined in RDG 5.3.3 and in accordance with current landscape contract standards. I understand my participation in this program will not result in any reduction of my HOA dues. I understand that this agreement will be in effect until I give a 30-day cancellation notice in writing to the Association office. Additionally, I understand that upon my leaving the program, care for the front landscape planting beds will return to Association's contracted landscaper and that the care will continue but within the scope of that contract. INITIAL _____
 2. In the event such landscape areas are not maintained to the community standards based on the landscape contract, the Association reserves the right to revoke the Self-Gardening Program and to reestablish the maintenance with the landscape contractor. INITIAL _____
 3. An emblem will be affixed to your home at a designated location that will notify the landscape crew that the landscape beds are homeowner maintained. Whitman Community Association is not liable for any damage caused by affixing the emblem to your home. INITIAL _____

NAME: _____ DATE: _____

PHONE: _____ EMAIL: _____

ADDRESS: _____ LOT #: _____

SIGNATURE: _____

(FORM MUST BE SIGNED TO BE PROCESSED)

Copy to Landscape Contractor _____

Original filed with Association _____

Spreadsheet updated _____

Self-Gardeners Perennial List

For the purposes of your front yard garden, most of the perennials should have a maximum height of under 12 inches, although some on the list below will be taller. Do not choose perennials that are considered to be spreaders, invasive or garden thugs. Keep in mind that perennials tend to have to be divided every three years or so. Don't plant in such a way as the landscaping crew has trouble edging the front bed or maintaining the lawn.

Perennials with an asterisk (*) indicate perennials that are "evergreen" and have foliage present in the landscape in the winter. As a self-gardener, you should learn about your front bed's orientation and whether it is sun, part-sun or shade.

As a self-gardener, you might be interested in planting perennials that are not on the list below. If so, please note that you will need to complete an ARC application for staff review. Bulbs and Annuals are permitted to be planted by anyone in their front beds, as long as it doesn't interfere with the landscaping crew's maintenance of the lawn.

Agapanthus
Bleeding Heart
Calamintha Nepeta Nepeta
Catmint (Nepeta)
Cranesbill (Hardy Geranium)
Creeping Phlox (*)
Crocosmia
Geum (*)
Heather (*)
Heuchera (Coral Bells) (*)
Hellebore (Lenten Rose) (*)
Hemerocallis (Daylilies)
Hosta
Iris
Irish or Scottish Moss (*)
Kniphofia (Hot Pokers)
Lavender (*)
Lithodora (*)
Millenium Allium
Primroses
Rosemary (*)
Scabiosa (Pincushion Flower)
Sea Thrift/Sea Pinks (*)
Sedum (*)
Swordfern (*)
Veronica
Wallflower (*)

EXHIBIT L

PLANTS RECOMMENDED FOR TRILOGY HOME SITES

This list is designed to assist Owners in making appropriate plant selections when adding to or changing their landscaping. This list includes trees, shrubs, and grasses, suitable for Northwest soils, appropriate for Trilogy weather (USA Zone 8b) and for Trilogy's smaller gardens. Many recommendations include a link to Great Plant Picks (GPP) an education program to provide information about hardy, reliable plants...specifically focused on the maritime Northwest. Other links, such as links to the Monrovia website, are provided as appropriate for plant specific information.

Note: the indicated HEIGHT and WIDTH is an estimated of the "mature" size (usually considered to be at 10 years) but all plants keep growing after they reach their mature size. Take mature size into consideration when selecting.

"Water-wise (W/W) plants will usually thrive in their preferred soil and light conditions with reduced supplemental water AFTER they become established (typically two to three years of regular, deep supplemental watering during the dry season). Very few plants can go without any water for a long time even if they are designated "drought-tolerant."

For a complete list of fire-wise plants, a link to the helpful guide "Fire Resistant Landscape Plants for the Puget Sound Basin" has been provided.

<http://your.kingcounty.gov/dnrp/library/water-and-land/forestry/forestfire/FirewisePlantsPugetSoundBasin-2011.pdf>

BOTANICAL NAME	COMMON NAME	EVERGREEN DECIDUOUS	MATURE H x W	SUN/ SHADE	Water wise	Fire wise
SHRUBS						
Abelia x grandiflora 'Kaleidoscope' http://www.greatplantpicks.org/plantlists/view/1	Gold-variegated abelia	Semi- Evergreen	3' x 3'	Sun/part shade	w/w	
Acer palmatum.dissectum – smaller trees can be used as a shrub	Japanese Lace Leaf Maple	D	Varies	Sun/part shade		f/w
Arbutus unedo 'Compacta' https://www.monrovia.com/plant-catalog/plants/103/dwarf-strawberry-tree/	Dwarf Strawberry Tree	E	8' x 6'	Sun/part shade	w/w	f/w
Berberis 'Bagatelle' http://www.greatplantpicks.org/plantlists/view/227	Barberry	D	1.5' x 1.5'	Sun	w/w	f/w
Berberis 'Royal Burgundy' and Crimson Pygmy'	Barberry	D	2' x 3'	Sun	w/w	f/w
Berberis thunbergii 'Aurea'	Barberry, golden	D	5' x 4'	Sun/part shade		f/w
Berberis thunbergii 'concorde' http://www.greatplantpicks.org/plantlists/view/228	Barberry	D	2.5' x 4'	Sun/light shade	w/w	f/w
Berberis thunbergii 'Helmonds Pillar'	Barberry, narrow	D	4' x 2'	Sun/ part shade	w/w	f/w
Buxus sempervirens 'Aureovariegata' http://www.greatplantpicks.org/plantlists/view/250 NOTE: specialized, formal pruning is not provided by the HOA.	Variegated boxwood	E	8' x 8'	Full sun to shade		
Buxus sempervirens 'Suffruticosa' http://www.greatplantpicks.org/plantlists/view/251 There are many types of boxwood – Select a variety with a mature size that fits its intended location. NOTE: specialized, formal pruning is not provided by the HOA.	Edging boxwood	E	5' x 6'	Full sun to shade		

EXHIBIT L

PLANTS RECOMMENDED FOR TRILOGY HOME SITES

BOTANICAL NAME	COMMON NAME	EVERGREEN DECIDUOUS	MATURE H x W	SUN/ SHADE	Water wise	Fire wise
Camellia sasanqua ‘Setsugekka’ http://www.greatplantpicks.org/plantlists/view/263	Autumn Camellia	E	10’ x 5’	Light to open shade or full sun; avoid hot afternoon sun		
Camellia x vernalis ‘Yuletide’ http://www.greatplantpicks.org/plantlists/view/265 Look for other flower colors that fall within the same mature size	Christmas Camellia	E	7’ x 5’	Light to open shade or full sun; avoid hot, reflective heat.		
Caryopteris – varied http://www.greatplantpicks.org/plantlists/view/303 http://www.greatplantpicks.org/plantlists/view/301	Golden Bluebeard, Bluebeard	D	4’ x 4’	Full sun	w/w	
Ceanothus ‘Victoria’ http://www.greatplantpicks.org/plantlists/view/319	Californian Lilac	E	9’ x 12’	Full sun	w/w	f/w
Chamaecyparis p.f. ‘Aurea Nana’ http://www.greatplantpicks.org/plantlists/view/355	‘Golden Mop’ Threadbranch cypress	E	8’ x 4’	Full sun to light shade	w/w	
Cistus x hybridus http://www.greatplantpicks.org/plantlists/view/373	White Rockrose	Semi-E	3’ x 5’	Full sun	w/w	
Clethra alnifolia ‘Hummingbird’	Summersweet	D	4’ x 4’	Part shade	w/w	
Cornus alba ‘Ivory Halo’ (a smaller variety of the popular “Elegantissima”)	Red twigged Dogwood/ variegated	D	5’ x 5’	Sun/part shade	w/w	f/w
Cornus Sericea ‘Hedgerows Gold’ http://www.greatplantpicks.org/plantlists/view/421 NOTE: tolerates wide range of soils	Variegated Red twigged Dogwood	D	10’ x 5’	Sun	w/w	f/w
Corylopsis spicata ‘Golden Spring’ http://www.greatplantpicks.org/plantlists/view/438	Golden Winterhazel	D	4’ x 4’	Light to dappled shade		
Cotinus coggygria ‘Royal Purple’ http://www.greatplantpicks.org/plantlists/view/443 NOTE: mature size = small tree	Purple Smokebush	D	15’ x 15’	Full sun/ light shade	w/w	
Cryptomeria japonica ‘Tansu’ http://www.greatplantpicks.org/plantlists/view/470	Dwarf Japanese Cedar (Sculptural form)	E	4’ x 4’	Sun/part shade		
Enkianthus ‘Red Bells’ http://www.greatplantpicks.org/plantlists/view/561 Enkianthus ‘Showy Lantern’ http://www.greatplantpicks.org/plantlists/view/562	Enkianthus	D	8’ x 6’	Sun/part shade		
Erica and Calluna http://www.greatplantpicks.org/plantlists/saved_searches/1891	Heaths & Heathers	E	Varies	Sun/part shade		
Euonymus alatus ‘compactus’ http://www.greatplantpicks.org/plantlists/view/608	Dwarf Burning Bush	D	10’ x 10’	Sun/part shade		
Euonymus fortunei ‘Emerald Gaiety’	Wintercreeper, ‘Emerald Gaiety’	E	3’ x 3’	Full sun	w/w	f/w
Euonymus fortunei ‘Emerald’n Gold’	Wintercreeper,	E	2’ x 5’	Full sun	w/w	f/w

EXHIBIT L
PLANTS RECOMMENDED
FOR TRILOGY HOME SITES

BOTANICAL NAME	COMMON NAME	EVERGREEN DECIDUOUS	MATURE H x W	SUN/ SHADE	Water wise	Fire wise
Fothergilla gardenia 'Blue Mist' (slow growing, little pruning)	Blue Mist Dwarf Fothergilla	D	3' x 3'	Sun/part shade		
Fothergilla gardenii http://www.greatplantpicks.org/plantlists/view/651	Dwarf Witch Alder (slow growing, little pruning)	D	5' x 5'	Sun/part shade		
Fuchsia - hardy	Hardy Fuchsia, many varieties	D	Varies; 2' to 5'	Sun/part shade		
Hamamelis x intermedia "Arnold Promise," "Diane," "Jelena" (can be grown as a small vase shaped tree) http://www.greatplantpicks.org/plantlists/view/740 http://www.greatplantpicks.org/plantlists/view/741 http://www.greatplantpicks.org/plantlists/view/742	Hybrid Witchhazel	D	12' x 12'	Full sun/open shade		
Hydrangeas – If you have the Association prune annually, select variety that blooms on new wood. Look for available dwarf varieties.	Hydrangea	D	Varies	Sun/part shade		
Hydrangea quercifolia – dwarf varieties such as 'Pee Wee'	Pee Wee Oak Leaf Hydrangea	D	Varies	Sun/part shade		
Ilex crenata 'Dwarf Pagoda' http://www.greatplantpicks.org/plantlists/view/837	Dwarf Japanese Holly	E	4' x 2'	Sun/part shade	w/w	
Ilex crenata 'Northern Beauty' http://www.greatplantpicks.org/plantlists/view/841	Japanese Holly	E	8' x 6'	Full sun to dappled shade	w/w	
Ilex crenata 'Sky Pencil' (columnar evergreen)	Columnar Japanese Holly	E	8' x 3'	Sun	w/w	f/w
Lonicera nitida 'Baggesen's Gold' For larger spaces – deer resistant www.greatplantpicks.org/plantlists/view/928	Golden box leaf honeysuckle	E	5' x 5'	Sun/part shade		
Lonicera nitida 'Lemon Beauty' Yellow/green leaf - deer resistant http://plantlust.com/plants/6618/lonicera-nitida-lemon-beauty/	Variegated box leaf honeysuckle	E	6' x 3'	Sun/part shade		
Lonicera nitida 'Twiggy' For smaller spaces - deer resistant http://plantlust.com/plants/9030/lonicera-nitida-twiggy/	Dwarf Golden box leaf honeysuckle	E	4' x 4'	Sun/mostly shade		
Mahonia nervosa http://www.greatplantpicks.org/plantlists/view/980	Cascade Oregon Grape (a clumping form)	E	2' x 4'	Full sun to deep shade	w/w	f/w
Nandina domestica: 'Moon Bay' 'Gulf Stream' http://www.greatplantpicks.org/plantlists/view/1023 http://www.greatplantpicks.org/plantlists/view/1022	Heavenly Bamboo	E	4' x 5'	Full sun to light or open shade	w/w	
Nandina domestica Taller than 'Gulf Stream'	Heavenly Bamboo	E	6-8' x 4-6'	Sun/part shade	w/w	
Nandina domestica 'Firepower' (dramatic fall color)	Heavenly Bamboo	E	1.5' x 1.5'	Full sun	w/w	
Osmanthus heterophyllus 'Goshiki' http://www.greatplantpicks.org/plantlists/view/1062	Variegated False Holly	E	10' x 8'	Sun	w/w	

EXHIBIT L

PLANTS RECOMMENDED FOR TRILOGY HOME SITES

BOTANICAL NAME	COMMON NAME	EVERGREEN DECIDUOUS	MATURE H x W	SUN/ SHADE	Water wise	Fire wise
Physocarpus opulifolius ‘Center Glow’ http://www.greatplantpicks.org/plantlists/view/1151	Ninebark – dark foliage	D	12’ x 12’	Full sun/ light shade	w/w	
Physocarpus opulifolius ‘Coppertina’ http://www.greatplantpicks.org/plantlists/view/1153	Ninebark – dark foliage	D	12’ x 12’	Full sun/ light shade	w/w	
Pieris japonica ‘Cavatine’ http://www.greatplantpicks.org/plantlists/view/1160	Lily of the Valley Shrub (creamy white flowers)	E	4’ x 4’	Full sun/Part shade		
Pinus Mugo – select compact/dwarf varieties	Mugo Pine	E	Varies	Full sun	w/w	
Rhododendron (including Azaleas) (look for a variety that suits your sun exposure and space)	Rhododendron and Azalea	E	Varies	Varies		f/w
Sarcococca confusa (glossy black fruit) http://www.greatplantpicks.org/plantlists/view/1410	Sweetbox	E	5’ - 4’	Open shade to deep shade	w/w in shade	
Sarcococca ruscifolia (following flowering, small scarlet berries appear) http://www.greatplantpicks.org/plantlists/view/1413	Sweetbox	D	6’ x 6’	Open shade to deep shade	w/w in shade	
Skimmia Japornica	Japanese Skimmia	E	Varies up to 5’ x 6’	Shade		
Spiraea japonica; ‘Walbura’ MAGIC CARPET®, and ‘Goldflame’ http://www.greatplantpicks.org/plantlists/view/1497	Japanese Spirea	D	4’ x 5’	Full sun to light or open shade	w/w	
Spiraea japonica ‘Little Princess’ www.greatplantpicks.org/plantlists/view/1496	Japanese spirea	D	4’ x 6’	Sun/part shade		
Spiraea betulifolia ‘Tor’ http://www.greatplantpicks.org/plantlists/view/1495	Birch leaf spirea	D	5’ x 5’	Sun/part shade		
Taxus baccata ‘Standishii’ http://www.greatplantpicks.org/plantlists/view/1545	Columnar golden yew	E	8’ x 3’	Full sun	w/w	
Taxus baccata ‘Stricta’ ‘Fastigiata’ (columnar evergreen) http://www.greatplantpicks.org/plantlists/view/1541	Irish Yew	E	20’ x 5’	Full sun to part shade	w/w	
Taxus baccata ‘Repandens’ http://www.greatplantpicks.org/plantlists/view/1542	Spreading English yew	E	8’ x 15’	Full sun or open shade	w/w	
Taxus media ‘Beanpole’ (columnar evergreen)	Beanpole yew	E	10’ x 1’	Full to part sun		
Taxus x media ‘Hicksii’ (columnar evergreen)	Hicks yew	E	12’ x 4’	Partial to full sun		
Taxus x media ‘HM Eddie’ (alternative to arborvitae in shady area)	H.H Eddie yew	E	20’ x 5’	Partial to full sun	w/w in shade	
Thuja plicata ‘Whipcord’	Western Red Cedar ‘Whipcord’	E	5’ x 5’	Partial to full sun		
Thujopsis dolabrata ‘Nana’ http://www.greatplantpicks.org/plantlists/view/1555	Dwarf Hiba Cedar (outstanding antler-like foliage)	E	4’ x 6’	Full sun to open shade (keep moist during dry periods)		
Vaccinium Ovatum [native shrub] http://www.greatplantpicks.org/plantlists/view/1611	Evergreen Huckleberry	E	13’ x 6’	Full sun to light shade	w/w	f/w

EXHIBIT L

PLANTS RECOMMENDED FOR TRILOGY HOME SITES

BOTANICAL NAME	COMMON NAME	EVERGREEN DECIDUOUS	MATURE H x W	SUN/ SHADE	Water wise	Fire wise
Vaccinium “Sunshine Blue” and others http://www.greatplantpicks.org/plantlists/view/1614	Blueberry	D	6’ x 6’	Full sun to light shade		f/w
Vaccinium corybosum – dwarf varieties such as ‘Peach Sorbet’ (semi-evergreen), ‘Jelly Bean’ (deciduous)	Blueberry	Varies	2’ x 2’	Partial to full sun		f/w
Viburnum carlesii ‘Aurora’ http://www.greatplantpicks.org/plantlists/view/1626	Korean Spice Viburnum	D	6’ x 6’	Full sun	w/w	
Viburnum tinus ‘Compactum’ http://www.greatplantpicks.org/plantlists/view/1630	Spring Bouquet Laurustinus	E	8’ x 6’	Full sun to light shade	w/w	
Viburnum davidii http://www.greatplantpicks.org/plantlists/view/1627	David’s Viburnum	E	5’ x 6’	Full sun to part shade	w/w	
Weigela florida ‘Elvera Midnight Wine’ http://www.greatplantpicks.org/plantlists/view/1641	Compact Purpleleaf Weigela	D	3’ x 3’	Full sun		

GROUNDCOVER, FERNS, GRASSES						
Ajuga	Carpet Bugle (look for a slow-spreading variety)	E	4”	Sun/part shade		
Arctostaphylos uva-ursi	Kinnikinnik; Bearberry	E	6”	Sun/part shade		f/w
Athyrium niponicum var. pictum http://www.greatplantpicks.org/plantlists/view/204	Japanese painted fern	D	21” x 21”	Open to dappled shade		
Blechnum spicant http://www.greatplantpicks.org/plantlists/view/243	Deer Fern	E	24” x 24”	Light to deep shade		
Campanula rotundifolia	Common Harebell	E	6”	Sun/part shade		
Cardamine Trifolia http://www.greatplantpicks.org/plantlists/view/285	Trifoliate Bettercress	E	6” x 1’	Partial shade - cool		
Carex grasses – many varieties available. Select “clumping” varieties and do not plant spreading varieties such “Ice Dance,” which is too aggressive for our small gardens. Some favorites are “Frosty Curls,” “Evergold,” “Bowles Golden”	Sedge	Varies	Varies; many under 24’	Partial to full sun		
Cornus Canadensis	Creeping dogwood, Bunchberry	E	6”	Partial sun to shade, moist		
Erica and Calluna: both may be used as groundcover	Heaths & Heathers	E	6”- 24”	Sun/part shade		
Gaultheria procumbens	Creeping Wintergreen	E	6”	Partial sun to shade		
Hakonechloa macra – two favorites are ‘Aureola’ http://www.greatplantpicks.org/plantlists/view/728 ‘All gold’ http://www.greatplantpicks.org/plantlists/view/727	Japanese forest grass	D	15” x slowly spreading to 6’ w	Light to dappled shade		
Pachysandra terminalis	Japanese Spure	E	8’	Sun/part shade		

EXHIBIT L

PLANTS RECOMMENDED FOR TRILOGY HOME SITES

BOTANICAL NAME	COMMON NAME	EVERGREEN DECIDUOUS	MATURE H x W	SUN/ SHADE	Water wise	Fire wise
Penstemon serrulatus	Cascade Penstemon	E	36"	Sun/part shade/dry		
Polystichum spp; http://www.greatplantpicks.org/plantlists/view/1222 Plystichum munitium is PNW native and tolerates many growing environments	Sword Fern	E	36" x 36"	Light to deep shade	w/w	
Sarcococca 'Sarsid'	Sweetbox	E	12"	Shade		
Sagina subulata can tolerate foot traffic	Scotch & Irish moss	E	1"	Partial shade		
Tiarella trifoliata	Foam flower	E	6"- 12"	Sun to part shade, moist		
Vancouveria hexandra (a NW wildflower)	Inside out flower	D	12 to 18"	Partial sun to shade, moist		

EVERGREEN TREES						
Abies Koreana http://www.greatplantpicks.org/plantlists/view/12	Korean fir	E	18' x 8'	Full sun		
Cryptomeria japonica 'Black Dragon' https://www.monrovia.com/plant-catalog/plants/1177/black-dragon-japanese-cedar/	Japanese Cedar	E	10' x 4'	Full sun to light shade		
Chamaecyparis obtusa 'Filicoides Compacta' http://www.greatplantpicks.org/plantlists/view/345	Compact Fernspray Hinoki Cypress	E	15' x 6'	Full sun to light shade	w/w	
Chamaecyparis obtusa 'Gracillis' https://www.monrovia.com/plant-catalog/plants/2559/slender-hinoki-false-cypress/	Hinoki cypress	E	12' x 5'	Full sun to light shade	w/w	
Chamaecyparis obtusa 'Nana Lutea' http://www.greatplantpicks.org/plantlists/view/351	Golden dwarf Hinoki cypress	E	5' x 5'	Light to open shade	w/w	
Chamaecyparis obtusa 'Tempelhof' https://www.monrovia.com/plant-catalog/plants/2564/templehof-cypress/	Tempelhof cypress	E	8' x 4'	Sun		
Cryptomeria japonica 'Black Dragon' https://www.monrovia.com/plant-catalog/plants/1177/black-dragon-japanese-cedar/	Japanese Cedar	E	10' x 4'	Full sun to light shade		
Pinus thunbergii 'Thunderhead' https://www.monrovia.com/plant-catalog/plants/3253/thunderhead-japanese-black-pine/	Thunderhead Japanese Black Pine	E	10' x 15'	Full sun to light shade		
Taxus baccata 'Standishii' http://www.greatplantpicks.org/plantlists/view/1545	Golden Columnar Yew	E	8' x 3'	Sun	w/w	
Tsuga canadensis 'Elizabeth' http://www.greatplantpicks.org/plantlists/view/1917	Dwarf mountain hemlock	E	6' x 10'	Light or open shade		

EXHIBIT L

PLANTS RECOMMENDED FOR TRILOGY HOME SITES

BOTANICAL NAME	COMMON NAME	EVERGREEN DECIDUOUS	MATURE H x W	SUN/ SHADE	Water wise	Fire wise
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DECIDUOUS TREES						
Acer – many varieties available - look for a variety that suits your sun exposure and space	Maple	D	Varies	Varies		f/w
Acer circinatum http://pnwplants.wsu.edu/PlantDisplay.aspx?PlantID=36	Vine Maple	D	15' x 20'	Sun/part shade		f/w
Cercis canadensis “Forest Pansy” http://pnwplants.wsu.edu/PlantDisplay.aspx?PlantID=167	Redbud ‘Forest Pansy’	D	20' x 25'	Sun/part shade		f/w
Chionanthus Virginicus https://www.monrovia.com/plant-catalog/plants/756/white-fringe-tree/ NOTE: can tolerate sandy soil	American Fringe Tree	D	20' x 25'	Sun		f/w
Cornus kousa – look for newer varieties that are resistant to Anthracnose, a fungal disease. For example: Cornus Kousa ‘Satomi’ https://www.monrovia.com/plant-catalog/plants/923/pink-japanese-dogwood/ (Many but not all cultivars of Kousa dogwood (C. Kousa) are resistant.)	Red flowering kousa dogwood	D	20' x 15'	Sun		f/w
Cornus mas ‘Golden Glory’ https://www.monrovia.com/plant-catalog/plants/3620/cornelian-cherry-dogwood/	Cornelian Cherry Dogwood	D	20' x 20'	Sun/part shade		
Magnolia soulangiana ‘Alexandrina’ https://www.monrovia.com/plant-catalog/plants/2461/alexander-magnolia/	Alexander Magnolia	D	25' x 25'	Sun		f/w
Magnolia soulangiana “Jurmag1” https://www.monrovia.com/plant-catalog/plants/1826/black-tulip-magnolia/	Black Tulip Magnolia	D	20' x 10'	Full Sun		f/w
Magnolia stellata ‘Royal Star’ https://www.monrovia.com/plant-catalog/plants/1829/royal-star-magnolia/	Royal Star Magnolia	D	15' x 12'	Full sun		
Magnolia stellata ‘Waterlily’ http://www.greatplantpicks.org/plantlists/view/965	Star Magnolia	D	20' x 18'	Full sun to light or open shade		
Malus 'Adirondack' Green leaf - Excellent disease resistance https://www.jfschmidt.com/pdfs/JFS_CRAB_CHART.pdf	Flowering crabapple	D	18' x 10'	Sun		
Malus 'Coralburst' Green leaf https://www.jfschmidt.com/pdfs/JFS_CRAB_CHART.pdf	Flowering crabapple	D	15' x 15'	Sun		

EXHIBIT L
PLANTS RECOMMENDED
FOR TRILOGY HOME SITES

BOTANICAL NAME	COMMON NAME	EVERGREEN DECIDUOUS	MATURE H x W	SUN/ SHADE	Water wise	Fire wise
Malus 'Cardinal' Dark leaf - disease resistant https://www.jfschmidt.com/pdfs/JFS_CRAB_CHART.pdf	Flowering crabapple	D	16' x 22'	Sun		
Malus 'Prairiefire' Dark leaf - disease resistant https://www.jfschmidt.com/pdfs/JFS_CRAB_CHART.pdf	Flowering crabapple	D	20' x 20'	Sun		
Malus 'Sparkling Sprite' Green leaf - disease resistant https://www.jfschmidt.com/pdfs/JFS_CRAB_CHART.pdf	Flowering crabapple	D	12' x 12'	Sun		
Stewartia ovata 'Grandiflora' https://bernheim.org/learn/trees-plants/bernheim-select-urban-trees/mountain-stewartia/	Mountain Stewartia	D	15' x 15'	Part shade to sun		
Styrax japonicus 'JFS-D' SNOWCONE™ https://www.monrovia.com/plant-catalog/plants/5218/snowcone-japanese-snowbell/	Japanese Snowbell	D	25' x 10'	Full sun to part shade		

EXHIBIT M PLANTS NOT RECOMMENDED FOR TRILOGY HOME SITES

The plants on this list are inappropriate for use in HOA maintained areas because of their high maintenance requirements or because they have not been successful in our environment. This list may not be all-inclusive; all landscape applications will be reviewed on an individual basis.

BOTANICAL NAME	COMMON NAME	COMMENTS
Aegopodium	Variegated bishops	A rampant grower, famous for taking over gardens, and it's almost impossible to remove once it gets a foothold
Bamboo	Running Bamboo	Avoid running bamboo unless also using a method for controlling the spread of running bamboo. Instead use a 'Clumping' bamboo or "Heavenly Bamboo" (Nadina)
Buxus sempervirens	Boxwoods	Plants needing specialized pruning are not maintained by the HOA
Carex 'Ice Dance'	Variegated "ice dance" Sedge	Aggressive: select a "clumping" carex instead
Cornus (trees)	Dogwood Trees	Many of the dogwood trees in Trilogy have been to subject to disease (Anthracnose); one exception might be Cornus 'Eddie's White Wonder'
Hemerocallis	Daylilies	Avoid using in common areas as they need too much dead-heading and end up looking messy.
Houttuynia cordata 'Chameleon'	Chameleon plant	A rampant grower, famous for taking over gardens, and it's almost impossible to remove once it gets a foothold
Hypericum	St John's Wart	Invasive and can be subject to rust. It has not been successful in Trilogy street planting strips.
Mahonia media hybrids	Oregon-grape	Although suitable for "wild areas" most Mahonia media hybrids grow too large for front yards of Trilogy gardens. Select a clumping and lower-growing variety such as <u>Mahonia nervosa</u> .
Malus	Crabapple Trees	Has not done well in non-irrigated areas/Trilogy planting strips.
Oplopanax horridus	Devil's club or Devil's walking stick	Too large for most yards; large thorns
Photinia fraseri	Photinia	Subject to disease (leaf spot fungi); too big for most front yards
Prunus	Cherry Trees	Surface roots of some varieties can cause problems to nearby areas; most cherry trees need a large yard
Prunus laurocerasus	English Laurel	Too big for most front yards (in King County, English laurel is classified as a "Weed of Concern"). <u>For a lower-growing alternative consider 'Otto Luyken' or 'Mount Vernon' laurel.</u>
Rhus	sumac	Avoid using varieties that sucker
Rosa	Roses	Plants needing specialized pruning are not maintained by the HOA
Rosa nutkana	Nootka Rose	Too aggressive for Trilogy gardens
Vinca Minor	Periwinkle	Doesn't do well in non-irrigated areas; aggressive.

EXHIBIT N Dead Plant Replacement Report Form

(Not for use by Self Gardeners)

USE THIS FORM TO REPORT DEAD PLANTS OR TREES
IN FRONT YARD LANDSCAPE BEDS

Portion completed by homeowner

Name _____ Date _____

Address _____ Email _____

Home Phone _____ Cell Phone _____

Location & Number of dead plants _____

Identification of plants (describe in some way- name, type, color, shape, etc.) _____

After death of plant or tree verified, it will be removed from planting bed by landscape contractor
Replacement planting is ONLY done in Spring or early Fall

VERIFICATION

(Completed by Mgt. Company, Landscape contractor, or Committee)

Date _____ # of Plants _____ Type _____
(use reverse if add'l space needed)

Print Name _____ Type _____

Signature _____ Group _____
(Landscape Co., Mgt., Committee)

REPLACEMENT PLANTS

Replacement planting will ONLY be done in Spring and early Fall

Homeowner: choose plant from list on Exhibit O in order of preference – Please take mature size and plant requirements into consideration for your specific site.

1st Choice _____ 2nd Choice _____

3rd Choice _____

Every effort will be made to obtain first choice, but this is dependent on nursery stock availability.
Homeowner will be contacted when replanting date is scheduled.

Date plants replaced _____ Planted By _____

**SELECT REPLACEMENT PLANTS FROM LIST BELOW WHEN USING EXHIBIT N
TO REPORT DEAD OR DISEASED PLANTS**

(not for use by Self-Gardeners)

Use this list to select replacements for dead or diseased plants covered by the Whitman Community Association, as detailed in RDG 5.3.4. Be sure to take mature size and the plant's requirements (water, sun exposure, color, etc.) into consideration relative to your specific site where replacement is needed. We have attempted to provide a link to a website with information and a photo to assist with the decision process.

Replacement planting by Association's Landscape Contractor is ONLY done in Spring or early Fall. Nursery stock availability cannot be guaranteed by Association.

BOTANICAL NAME	COMMON NAME	EVERGREEN DECIDUOUS	HEIGHT
SHRUBS			
Berberis "Bagatelle" http://www.greatplantpicks.org/plantlists/view/227	Barberry	D	1' x 1.5'
Berberis "Royal Burgundy" and 'Crimson Pygmy'	Barberry	D	2' x 3'
Berberis thunbergii 'Aurea'	Barberry, golden	D	5' x 4'
Berberis thunbergii 'Concorde' http://www.greatplantpicks.org/plantlists/view/228	Barberry	D	2' x 3'
Berberis thunbergii 'Helmonds Pilar'	Barberry, narrow	D	4' x 2'
Ceanothus 'Victoria' http://www.greatplantpicks.org/plantlists/view/319	Californian lilac	E	6' x 4' (9' x 12' when mature)
Chamaecyparis p.f. 'Aurea Nana' http://www.greatplantpicks.org/plantlists/view/355	'Golden Mop' threadbranch cypress	E	4' x 4'
Cistus x hybridus http://www.greatplantpicks.org/plantlists/view/373	White Rockrose	Semi-E	3' x 5'
Clethra alnifolia 'Hummingbird'	Summersweet	D	4' x 4'
Cornus alba 'Ivory Halo' (a smaller variety of the popular "Elegantissima")	Red twigged dogwood/variegated)	D	5' x 5'
Enkianthus 'Red Bells' http://www.greatplantpicks.org/plantlists/view/561 Enkianthus 'Showy Lantern' http://www.greatplantpicks.org/plantlists/view/562	Enkianthus	D	5' x 3'
Erica and Calluna http://www.greatplantpicks.org/plantlists/saved_searches/1891	Heaths & Heathers	E	Varies
Euonymous fortunei 'Emerald Gaiety'	Wintercreeper, 'Emerald Gaiety'	E	3' x 3'
Euonymous fortunei 'Emerald'n Gold'	Wintercreeper,	E	2' x 5'
Hydrangeas – If you have the Association prune annually, select variety that blooms on new wood. Look for available dwarf varieties.	Hydrangea	D	Varies
Hydrangea quercifolia – dwarf varieties such as 'Pee Wee'	Pee Wee Oak Leaf Hydrangea	D	Varies
Lonicera nitida 'Baggesen's Gold' For larger spaces – deer resistant www.greatplantpicks.org/plantlists/view/928	Golden box leaf honeysuckle	E	5'x5'
Lonicera nitida 'Twiggy' For smaller spaces - deer resistant http://plantlust.com/plants/9030/lonicera-nitida-twiggy/	Dwarf Golden box leaf honeysuckle	E	2'x2'

BOTANICAL NAME	COMMON NAME	EVERGREEN DECIDUOUS	HEIGHT
Mahonia nervosa http://www.greatplantpicks.org/plantlists/view/980	Cascade Oregon Grape (a clumping form)	E	2' x 4'
Nandina domestica: 'Moon Bay' 'Gulf Stream' http://www.greatplantpicks.org/plantlists/view/1023 http://www.greatplantpicks.org/plantlists/view/1022	Heavenly Bamboo	E	3-4' x 3'
Osmanthus heterophyllus 'Goshiki' http://www.greatplantpicks.org/plantlists/view/1062	Variegated False Holly	E	4' x 6'
Pieris japonica 'Cavatine' http://www.greatplantpicks.org/plantlists/view/1160	Lily of the Valley Shrub (creamy white flowers)	E	3' x 3'
Sarcococca confusa (glossy black fruit) http://www.greatplantpicks.org/plantlists/view/1410	Sweetbox	E	3' - 5'
Spiraea japonica; 'Walburna' MAGIC CARPET®, and 'Goldflame' http://www.greatplantpicks.org/plantlists/view/1497	Japanese Spirea	D	4' x 4'
Taxus Baccata 'Stricta' 'Fastigiata' (columnar evergreen) http://www.greatplantpicks.org/plantlists/view/1541	Irish Yew	E	8' x 3'
Vaccinium Ovatum http://www.greatplantpicks.org/plantlists/view/1611	Evergreen Huckleberry	E	6' x 6'
Viburnum tinus 'Compactum' http://www.greatplantpicks.org/plantlists/view/1630	Spring Bouquet Laurustinus	E	6' x 6'
Viburnum davidii http://www.greatplantpicks.org/plantlists/view/1627	David's Viburnum	E	4' x 4'
GROUND COVER, FERNS, GRASSES			
Ajuga	Carpet Bugle (look for a slow-spreader)	E	4"
Cornus Canadensis	Creeping dogwood, Bunchberry	E	6"
Gaultheria procumbens	Creeping Wintergreen	E	6"
Erica and Calluna http://www.greatplantpicks.org/plantlists/saved_searches/1891	Heaths & Heathers	E	Varies
Hakonechloa macra – two favorites are 'Aureola' http://www.greatplantpicks.org/plantlists/view/728 'All gold' http://www.greatplantpicks.org/plantlists/view/727	Japanese forest grass	D	18" x slowly spreading to 6' w
Polystichum spp; http://www.greatplantpicks.org/plantlists/view/1222 Polystichum munitum is PNW native and tolerates many growing environments	Sword Fern	E	36" x 36"
Polystichum polyblepharum http://www.greatplantpicks.org/plantlists/view/1224	Japanese Tassel Fern	E	2' x 2'

FRONT YARD REPLACEMENT TREES *

EVERGREEN TREES

TREE	MATURE SIZE
<u>Cedar/Thuja</u>	
Japanese Black Dragon Cedar	6'
<u>Dwarf Hemlock/Tsuga</u>	11 varieties
Tsuga canadensis: Gentsch White, New Gold, Jeddelloh (dwarf forms to 5')	
Tsuga mertensiana	
<u>Hinoki Cypress</u> (Many varieties)	6'
Fernspray Gold	
Filicoides compacta	

Gracilis Nana	7'
<u>Juniper</u>	10-30'
Juniperus chinensis Blue Point, Old Gold, Daub's Frosted	
<u>White Spruce/Picea glauca</u>	
Various dwarf varieties	to 10'
<u>Black Spruce/Picea mariana</u>	
Various dwarf varieties	to 10'
<u>Yew/Taxus (Many varieties)</u>	7'
Columnar Golden Yew/Taxus baccata standishii Taxus brevifolia	

DECIDUOUS TREES

<u>TREE</u>	<u>SIZE</u>
<u>Acer japonicus, Acer palmatum—Upright Form</u>	<u>7'-20'</u>
Beni-komachi	
Butterfly	
Katsura	
Osakazuki	
Sango-kaku (coral bark)	
Shigitatsu-sawa and Aka-shigitatsu-sawa	
Shindeshojo	
<u>Red-leaved Japanese Maples</u>	<u>4-7'</u>
Bloodgood	
Burgundy Lace	
Moonfire	
Trompenberg	
<u>Acer palmatum var. dissectum (laceleaf Japanese Maple) Weeping or Mounding Form (ca.5'- 8')</u>	
Crimson Queen	
Dissectum atropurpurea (red laceleaf)	
Dissectum Viride (green laceleaf)	
Inaba shidare	
Orangeola	
Red Dragon	
Seriyu (blue-green)	
Tamukeyama	
<i>Plus many others!!</i>	
<u>Amelanchier/Serviceberry</u>	<u>7-8'</u>
Autumn Brilliance	
<u>Cornus (Flowering Dogwood - Many varieties)</u>	<u>20'</u>
Kousa Dogwood	
Chinese Dogwood	
<u>Magnolia (Many varieties)</u>	<u>8-20'</u>
Stellata Waterlily (7 varieties)	
Cameo (10 – 15')	
Denudata (20')	
De Vos/Kosar hybrids	15'
Honey Tulip	10-15'
Genie	10-15'
Judy Zuk	10-15'
<u>Redbud/Cercis</u>	<u>20-35'</u>
Cercis canadensis	
Cercis virginiana	

Snowbell/Styrax japonicus to 25'

Pink Parasol (weeping)
Emerald Pagoda
Snowcone
Styrax abassia

Ulmus parvifolia/Dwarf Chinese elm to 6'

Seiju Elm Allee

Sorbus/Western Mountain Ash 12'

Red cascade Dwarfcrrown
Cardinal Royal

* On March 25, 2021, the Whitman Board of Directors approved this expanded list of trees for member selection during the Spring and Fall plant replacement cycles. The Association will cover the cost of trees up to \$175.00. While the majority of tree options are within the allowable amount, if you do select a tree that exceeds \$175.00, you will be invoiced for the difference.

Complete Design Review Applications (Exhibit A) and supporting documents can be submitted to the current Association's management company in one of the following ways:

- i. Emailed to
Kristyn.Chapman@managementtrust.com,
Carrie.Tulloch@managementtrust.com or
Angie.Orr@managementtrust.com
- ii. Sent through U.S. mail to
Whitman Community Association
C/o The Management Trust
Attn: Architectural Review Committee
8412 Myers Rd E Suite 303
Bonney Lake, WA 98391

For assistance with preparing your application and/or questions regarding the RDG's or review process, please contact the Association's management staff by phone or email.

The Management Trust contacts:

Angie Orr, Executive Community Association Manager
Angie.Orr@managementtrust.com
(253) 472-0825

Kristyn Chapman, Assistant Community Association Manager
Kristyn.Chapman@managementtrust.com
(253) 472-0825

Carrie Tulloch, Community Support Specialist
Carrie.Tulloch@managementtrust.com
(253) 472-0825