

**Columbia Hills**  
DESIGN GUIDELINES FOR CUSTOM HOMES

**Design Guideline's for our Approved Builders**

**Subject to change with out notice**

**I: INTRODUCTION**

**LOTS AND BUILDING ENVELOPES**

In order to preserve the natural characteristics of each site, a building envelope has been specifically located on each lot. Except for an access drive connecting the building envelope with the roadways within COLUMBIA HILLS, all structures shall occur within this building envelope. The building envelopes have been carefully located by the developer to minimize the impact of each Lot on adjacent Lots and to maximize the aesthetic values of COLUMBIA HILLS.

It should be noted that even with the careful placement of building envelopes, each lot will not have an unobstructed view. It is the lot owner's responsibility to evaluate the placement of their home with respect to the location of surrounding building envelopes and adjust their house design accordingly. Homeowners should always assume that adjacent lots may be developed to the maximum height allowed and that structures may be built anywhere within the building envelope.

All houses being build to be re-sold are to be marked through our agent with John L Scott Real Estate.

If a Builder is not one of our approved Builders a fee will be charged for design review thru an outside Architect.

**ARCHITECTURAL CHARACTER**

The development of all properties within COLUMBIA HILLS shall be compatible with the natural setting. The purpose of these Design Guidelines is not to create design monotony, but to create a harmonious architectural approach that is compatible with this surrounding environment. Individuality will be encouraged; however, no one home should stand apart in its design or construction so as to detract from the other homes and the natural landscape.

No particular architectural style is dictated for COLUMBIA HILLS, but each home shall be subservient to the natural landscape and reflect the natural characteristics of the site. The basic components of a particular architectural style, which may include roof forms, wall treatments, fenestration, details, building materials and the color palette may need to be modified in order for that style to be compatible with this setting and the architectural aesthetic envisioned for COLUMBIA HILLS. Each home will be evaluated for its response to the site, its compatibility with the community and its strength of design.

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**II: CONSTRUCTION APPLICATION APPROVAL PROCEDURE**

**2.01 Application Procedure:** All applications shall be submitted to the Design Review Committee at least seven (7) calendar days prior to the next scheduled DRC meeting date. Applications shall include the plans, fees and information described below. The date of the DRC review will be indicated in the notification. The DRC will review the plans and will respond in writing to the applicant within fourteen (14) days after the review.

**2.02 Pre-Design Conference:** Prior to preparing preliminary plans for any proposed improvement, the owner and/or the owner's representatives are encouraged to meet with the Manager to discuss proposed plans and to discuss any questions regarding building requirements at COLUMBIA HILLS. The purpose of this informal review is to obtain guidance from the ARC concerning design options and specific site opportunities and constraints prior to initiating preliminary design. The pre-design conference is optional.

**2.03 Preliminary Design Application:** The purpose of the Preliminary Design Application is to enable the DRC to review plans at the Preliminary Design stage and comment on designs which may not be in keeping with the design principles established for COLUMBIA HILLS or to suggest changes in the design. The Preliminary Design Application is required, The Preliminary Design Application shall include:

**2.04 Site Plan:** A conceptual site plan which shows the following:

- The lot number
- Adjacent streets
- The orientation of the site
- The dimensions of the lot
- Existing trees greater than 6" in diameter, within the building envelope and driveway course, which are proposed to be removed
- The locations of all structures, the driveway, parking areas, patios, walks, decks, fences and screens
- All setbacks and easements
- Special site features to be preserved or removed
- The area of lot covered by buildings, roof, patios, decks, driveways, walks and all other impervious surfaces shall be noted on the site plan
- This plan shall be shown at a typical engineering scale such as 1" = 10' and on a standard architectural sheet size. Two additional copies, 11"x1, 7" in size will be required, with the image shrunk to a typical engineering scale. Topographical information.

**2.05 Floor Plans and Building Elevations:** All floor plans and exterior elevations shall be submitted for review. The plans and elevations shall be accurately drawn and reflect the character of the proposed house with enough detail to explain the design intent. Three sets of drawings are required for this submittal. The first set is to be at a scale of 1/4" = 1'M" and on a standard architectural size paper. The other two sets are to be on paper that is 11" x 17" in size and all of the images are to be reduced to a typical architectural scale.

**2.06 Design Review Fee:** The fee established by the DRC for review of the preliminary design, construction documents, and landscape plans shall be submitted with the Preliminary Design Application. If additional plan review is required, the DRC may require an additional fee.

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**III: CONSTRUCTION**

**3.01 Construction Document Application:** Upon Preliminary Design Approval, Construction Document plans shall be submitted that conform to the approved Preliminary Design. Any changes from the Preliminary design submittal shall be brought to the attention of the DRC. The building envelope, the corners of the proposed building and any other proposed improvements shall be staked and string placed between the stakes for the Manager to review and approve. Any changes to the exterior, after receiving approval to commence construction from Columbia County and the DRC, shall be submitted to the DRC for review and approval.

**3.02 Site Plan:** The site plan shall contain all of the information and meet the submittal requirements of a Preliminary Review. For this review, grading information shall also be provided; including field verified topographic information, modifications to existing grade, and measures to be taken to address site drainage and erosion control information.

**3.03 Floor Plans:** Floor plans shall contain all of the information and meet the same submittal requirements of a Preliminary Review.

**3.04 Building Elevations:** Building elevations shall contain all of the information and meet the submittal requirements of a Preliminary Review. In addition, the elevations shall show an accurate finished grade, the finished floor elevations, exterior building materials, roof pitches, and siding and stone patterns.

**3.05 Exterior Lighting:** Light fixture catalog cuts shall be submitted for review with this application. The site plan, floor plans and elevations shall indicate the location of all exterior lighting fixtures proposed to be used.

**3.06 Exterior Materials and Colors:** A sample board shall be submitted for approval by the DRC prior to commencement of any work involving the purchase or application of any exterior materials. Following its approval, the sample board is to be stored on site so that the Manager can verify material and color selections during the construction process. The sample board shall be marked with the owner's name and lot number and shall include the following:

- ❖ Roof material
- ❖ Exterior siding painted or stained with the proposed color
- ❖ Exterior trim painted or stained with the proposed color
- ❖ Window frame material and color
- ❖ Exterior door material and color
- ❖ Exterior stone/rock and the proposed pattern

In addition, the applicant shall submit a legend which lists, identifies, and references all materials and colors.

**3.07 Deferrals:** An owner may delay submittal of the exterior lighting fixture catalog cuts and the sample board for exterior materials and colors until after the start of construction of the house. No color or material shall be applied until such time as the DRC has had the opportunity to review and approve the selections.

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**3.08 Site drainage and Erosion Control:** All run-offs from impervious surfaces, including but not limited to roofs, patios and driveways, shall be collected and conveyed to a subsurface drainage dispersal system contained within the building envelope. The owner is responsible for establishing finished floor elevations that ensure positive drainage away from the home; installing and maintaining a subsurface drainage dispersal system that has adequate capacity; and ensuring that concentrated run-off does not flow onto adjacent property. The owner is responsible for installing and maintaining adequate erosion control measures during construction, including silt fencing, bio-bags and gravel water bars.

**3.09 Construction Trailers:** A construction trailer or portable field office may be located within the building envelope. The type, size, color and location of any portable office shall be submitted for approval and may not be placed on-site earlier than two weeks prior to commencement of construction nor remain on-site for longer than six months without approval of the DRC. A construction trailer may not be used for overnight accommodations.

**3.10 Construction Vehicle Parking:** Construction workers may not park on, or otherwise use, neighboring lots or open space. All vehicles shall be parked on the public streets, along the owner's driveway or within the owner's building envelope.

**3.11 Dust and Noise Control:** The contractor shall be responsible for controlling dust and noise from the construction site, including the removal of dirt and mud from public or private streets that are the result of construction activity on the site. The noise from radios or other audio equipment played by construction workers shall not be audible from neighboring properties. Abuse of this requirement may result in a fine and banning of playing of all audio equipment during construction of the home.

**3.12 Deliveries:** All building materials, equipment and machinery required to construct a residence shall be delivered to and remain within the building envelope of the lot. No materials may be unloaded or stored on the streets or the open space areas of any lot.

**3.13 Signage:** One sign identifying the General Contractor may be posted at the building site. No other signs are allowed, except one temporary real estate sale sign. Identification of licensed tradesmen, when required by state or county statutes, shall be confined to the posting location of the building permit. Specifications for all signs may be obtained from the Manager. Any signs, banners, flags, and other devices intended to call attention to any residence are prohibited. Attachment of signs or similar material to trees is strictly prohibited. The Declaring may provide directional signs, as required, throughout the site.

**3.14 Site Preparation:** Excessive excavation or fill shall be avoided. Retention of existing trees over 12" in diameter or over 30 feet in height is strongly encouraged. Cutting, removal or pruning of any trees which is necessary for the development and landscaping of any site shall be approved by the DRC. Only pruning of dead limbs, removal of dead trees, and cutting and removal of trees with a trunk diameter of less than 6" measured at a height of six feet and which are bowed, leaning, severely misshapen, diseased, or sparsely needled may be done without pre- approval of the DRC.

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**3.15 Trash:** Owners or their contractors shall clean up all trash and debris at the end of each day. An approved trash receptacle shall remain on-site at all times, located near the access drive within the building envelope. Dumping, burying, or burning trash anywhere on the site or elsewhere in COLUMBIA HILLS is prohibited. Heavy debris, such as broken stone and wood scrap, shall be immediately removed from the site upon completion of the work of the trade that generated the debris. Any clean-up costs incurred by the DRC or COLUMBIA HILLS Community Association in enforcing these requirements shall be the responsibility of the owner.

**3.16 Working Hours:** Daily working hours shall be from 7am to no later than 10:0pm Construction activities which generate excessive noise, such as hammering, sawing, excavation work, and concrete delivery, shall be confined to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and 8:00 a.m. to 7:00 p.m. on Saturday. Noisy activity is prohibited on Sundays and national holidays. The scope of the DRC's review is not intended to and shall not be construed to include any representations, warranties or conclusions regarding structural, geophysical, engineering, fire safety or any other matters, compliance with applicable laws or regulations relating to the fitness of a structure for a particular purpose or habitability. Approval by the DRC of any improvement at COLUMBIA HILLS only refers COLUMBIA HILLS Design Guidelines for Custom Homes and in no way implies conformance with applicable government laws or regulations. It shall be the sole responsibility of the owner to comply with all applicable government laws or regulations, including but not limited to, zoning ordinances and local building codes.

**3.17 Restoration of Property:** Upon completion of construction, each owner and contractor shall clean their construction site and repair all property which has been damaged, including but not limited to, restoring grades, planting shrubs and trees as approved or required by the DRC, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing. In addition, the owner and general contractor shall be held financially responsible for site restoration/re-vegetation and refuse removal necessitated on adjacent properties as a result of trespass or negligence by their employees, subcontractors or suppliers.

**3.18 Sanitary Facilities:** Each owner or contractor shall be responsible for providing adequate sanitary facilities for construction workers. Portable toilets shall be located within the building envelope at a location approved by the Manager.

**3.19 Inspection of Work in Progress:** The DRC, or its authorized representative, may inspect all work in progress and give notice of noncompliance. In the event of any violation of these Guidelines or of the design review provisions of the Declaration of Master Covenants, Conditions and Restrictions for COLUMBIA HILLS, the DRC may, at its sole discretion and in addition to restoration expenses, impose a punitive fine, commensurate with the severity of the violation (refer to Appendix "C").

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**3.21 Septic:** The developer is obtaining initial septic approval for all lots, if a buyer requires it to be moved it will be re-evaluated at the buyers expense.

**3.22 Commencement and Completion of Construction:** Prior to commencing construction, the owner's builder shall provide the DRC with a written acknowledgment that the Guidelines have been reviewed. Upon receipt of Construction Document approval by the DRC, the owner shall commence construction of the improvements within one year from the date of such approval or any approval given shall be deemed withdrawn. All construction, including landscaping, shall be completed within eighteen (18) months after commencement of construction, unless such completion is rendered impossible or would result in great hardship to the owner, due to labor strikes, fires, national emergencies or natural calamities. The owner may request an extension for delays caused by weather, labor strikes, emergencies or calamities, as long as a good faith effort has been made to complete construction.

**3.23 Final Release:** Upon completion of any residence or other improvement, the owner shall give written notice of completion to the DRC. Within 30 days of such notification, a representative of the DRC will inspect the residence or other improvements for compliance. If all improvements comply with the approved plans and these Design Guidelines, the DRC will issue a written approval to the owner, constituting a final release of the improvements by the DRC. Final release is to be issued within 30 days of the final inspection. If it is found that the work was not done in strict compliance with the approved plans or any portion of these Design Guidelines, the DRC will issue a written notice of noncompliance to the owner, specifying the particulars of noncompliance, said notice to be issued within 30 days of the final inspection. The owner shall have 30 days from the date of notice of noncompliance within which to remedy the non-complying portions of the improvement. If, by the end of this time period, the owner has failed to remedy the noncompliance, the DRC may take action to remove the non-complying improvements as provided for in the Design Guidelines and the Declaration of Protective Covenants, Conditions and Restrictions for COLUMBIA HILLS Community, including, without limitation, injunctive relief or the imposition of fines.

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**IV. DESIGN GUIDELINES**

The scope of design review is limited exclusively to what can be seen, heard, or otherwise sensed from outside each property. What cannot be seen or heard from these areas is not governed by these Design Guidelines and may be handled without the need for any review.

**4.01 Building Coverage:** No building coverage standards have been set for structures within the building envelopes. The site plan, architectural plans and landscape plan will be appraised on the overall impact that the proposed development has on the site and on adjacent home sites. Only one primary residential dwelling shall be permitted on a building envelope. The permissibility and location of accessory buildings shall be subject to applicable ordinances and approval of the Design Review Committee.

**4.02 Building Height:** Lot 9's building envelope height limit has been established. The building envelope has a 20 foot height limit. Building heights are determined by using the measurement standards employed by Columbia County.

**4.03 Building Projections:** All projections including, but not limited to, chimney flues, vents flashing, louvers, gutters, down spouts, utility boxes, porches, railings and exterior stairways shall match the surface from which they project, or shall be painted or stained an approved color to blend unobtrusively with adjacent materials.

**4.04 Decks:** The undersides and finish of decks shall be considered, especially on upper hillside sites. Deck supports and trim are important design elements and simple posts or similar support systems will not be acceptable.

**4.05 Design Repetitions:** No repetition of the exterior of any approved residence in COLUMBIA HILLS will be permitted.

**4.06 Driveways:** To minimize disturbance of native vegetation within COLUMBIA HILLS, only one driveway connection can be built between the street and each building envelope. The driveway shall be asphalt paving. Every effort should be made to limit the number of trees that shall be cut.

**4.07 Exterior Colors:** The color of all exterior materials shall be subdued to blend with the natural landscape. Medium to dark earth tones are strongly recommended, although muted accent colors, which are used judiciously and with restraint, may be allowed. All reflective metal shall be painted to match or blend with surrounding materials.

**4.08 Exterior Lighting:** Exterior lights shall be chosen to minimize glare and light pollution and reflect the character of the architectural style of the home. Within the building envelope, exterior lighting with solid shields that direct the light downward are encouraged. Lighting fixtures located along driveways shall be on posts. These fixtures shall provide down light only: no light bulbs may be visible.

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**4.09 Exterior Materials:** All structures should rely on wood and stone as the primary building materials. Plywood siding, composite siding and other siding materials may be approved on a case by case basis. If the proposed application would result in a approved finished appearance. Any exterior masonry, other than a foundation which extends more than 36 inches above finished grade, shall be stone or stone veneer. The pattern and color of the stone shall be submitted for approval with the sample board. Cultured stone, brick and unit masonry are permitted. Draperies and window coverings, which can be seen from the exterior of the home, shall be a solid neutral color that harmonizes with the surroundings.

**4.10 Fences:** Perimeter fencing is permitted. Fencing materials are limited to wood, dark green, dark brown or black vinyl coated chain link fence, no more than 6 feet in height in the back yard and no more than 3 ft front and side yard. Chain link fences from middle of house back. Open style fences are preferred; if solid fences are used, adequate landscaping shall be provided to screen the fencing from view from neighboring properties and the streets.

**4.11 Foundations:** Visible surfaces of concrete masonry or concrete foundation walls and piers may not exceed 30 inches above finished grade and 30 inches in a step foundation. Wood siding that extends from walls down over foundation walls to cover foundation surfaces should smoothly follow grade lines, not the steps in the concrete foundations

**4.12 Garages:** Each residence shall have an enclosed garage for at least two cars. If possible, garage openings should face away from the street. Three car garages are required to have at least one bay offset by a minimum of 2 feet. The house design should avoid excessive massing over the garage. The largest mass and visual interest should be focused on the main portion of the living areas of the house. The garage should always appear as a subservient wing of the house. RV parking is allowed within a garage. If that garage is attached to the house, the additional mass and larger garage doors shall be carefully integrated into the house design. Excessive space between garage door headers and eaves will be carefully scrutinized. Cars and an RV may also be stored in an accessory structure. All accessory structures shall reflect the architectural character of the house and massing and door placement will be closely scrutinized on these structures as well.

**4.13 Mailboxes:** The Declarant (as defined in the CC&Rs) of COLUMBIA HILLS has developed a mail service plan acceptable to the Postal Service, establishing several locations for community mailboxes. These mailboxes will be located within COLUMBIA HILLS. Individual mailboxes or newspaper holders on lots are not allowed.

**4.14 Mechanical Equipment:** No roof mounted or wall mounted heating or cooling equipment will be permitted. Any exterior heating and/or cooling system components shall be at ground level, adjacent to the residence, hidden from view of the street or neighboring properties by a fence or wall. Heating and cooling equipment shall also be insulated for sound control, so that it cannot be heard from neighboring properties.



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**4.15 Outdoor Accessories:** Permanently placed outdoor accessories, such as, barbecues, arbors, signs, relics (man-made or natural), flagpoles, play equipment (including swing sets, jungle gyms, basketball backboards and game nets) shall be submitted for review and approval. Play equipment shall be screened from adjacent properties and be painted or constructed to blend with natural surroundings.

**4.16 Outdoor Spas and Swimming Pools:** Above-grade spas and related equipment shall be screened from view from adjacent properties and the street.

**4.17 Outdoor Storage and Service Yards:** Outdoor storage areas and service yards for trash containers, firewood, clotheslines, maintenance or service equipment such as lawnmowers, or overflow storage shall be screened from all adjacent properties by a wall or fence.

**4.18 Patios and Terraces:** Patios and terraces should be designed to be extensions of the architecture. Paving materials for patios, terraces, steps, paths and other areas should have dull, non-reflective surfaces and earth colors that blend well with the natural surroundings.

**4.19 Preservation of Existing Features:** Existing trees that are to be preserved shall be protected during construction with flagging and temporary fencing, as described in section 5.05.

**4.20 Retaining Walls:** Multiple terraced retaining walls shall be utilized where the overall height of retained earth exceeds five feet. Retaining walls may be constructed of rock, concrete, or concrete masonry units, however, all exposed concrete wall surfaces and edges shall have a stone veneer.

**4.21 Roofs:** In general, relatively low-profile buildings with a variety in massing and rooflines are desired. Large, expansive areas of unbroken roof planes and ridgelines are undesirable. The minimum roof pitch is four feet in twelve feet. Large roof or eave overhangs are encouraged. Approved roofing includes architectural, slate, and flat concrete tiles. Some non-reflective metal roofing, such as painted copper, may be used as architectural accents. More extensive use of metal roofing, with a lusterless finish, will be considered on the merits of each individual proposal.

**4.22 Satellite Dishes:** The specific location and color of satellite dishes shall be submitted for the review and approval of the DRC. Satellite dishes shall be attached to the house and painted the same color as the area surrounding the dish.

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**4.23 Solar Applications:** Solar collectors and associated hardware shall be an integral part of the home and placement of the collectors shall take into consideration the impact of excessive glare and reflection to neighboring properties. The collectors and associated hardware cannot be visible from any other lot or common area.

**4.24 Utilities:** All meter panels shall be screened so that they are not visible from the street or neighboring properties. Before any trenching for utilities can occur on a lot, the owner of the lot must first secure approval for the location of the utility trench and the schedule for that work. Owners are encouraged to use existing or proposed driveways as the access corridor for all utilities. If this proves to be impracticable, then all utility trenching and subsequent installation must be confined within a 15-foot wide utility corridor. This corridor must be shown on the site plan, submitted to the DRC and approved before any work can begin on the site. The site plan must accurately show the lot boundaries and the location of all existing trees, the utility stubs, the proposed utility corridor, the driveway, the building envelope, all proposed structures and all walkways, patios, or decks. The proposed utility corridor must limit impacts on the existing native landscaping and the existing infrastructure. In some cases an indirect route may be necessary to limit overall impacts. Once the corridor has been approved, the owner must contact the DRC Administrator to establish a schedule for the utility work. Before any work can begin on the utilities, all existing irrigation lines and other utility lines in the vicinity of the utility corridor will be flagged to limit damage to these facilities, as stated above, all utility work must occur within the 15-foot utility corridor. Once the installation of the utilities has been completed, the owner will be responsible for backfilling the trench and removing any debris from the site.

**4.25 Water Features:** Water features shall appear as natural landscape elements that have been incorporated into the topography of the site. All proposed water features shall be submitted for approval.

**4.26 Windows:** The architectural character of a house is enhanced by the judicious use of windows. The window styles used on a house shall reflect the character of that house. Aluminum windows and skylights shall be bronzed or anodized. Vinyl windows shall be of a color that is compatible with other elements of the building. The use of reflective glass in windows or skylights is not acceptable. White translucent lenses on skylights should be avoided in favor of gray or clear finishes.

**4.27 Vegetations Removal:** Except as permitted in the CC&Rs, and what is necessary for construction, no owner shall remove or otherwise disturb vegetation outside of his or her building envelope.

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**V: GENERAL LANDSCAPE ARCHITECTURE GUIDELINES**

The following are general landscape architectural guidelines to use when designing a yard within COLUMBIA HILLS.

Within each building envelope, existing trees, and other significant natural features shall be preserved where possible. Areas adjacent to the house and terraces are designated as cultivated areas and may be planted with lawn and trees, shrubs and groundcovers from Appendix A.

Transitional areas are the landscaped areas between the cultivated areas and the surrounding native landscaping. Transitional areas shall be planted with native trees, shrubs and groundcovers from Appendix A.

Within the transitional areas and cultivated areas the landscape design should reflect the organic forms and natural characteristics of the site and, as a consequence, rigid landscape design shall be avoided. The edges between the transitional areas and the cultivated areas shall meander.

- Courtyard areas are those areas that are located within walls and are not visible from adjacent areas. Within these courtyard areas an owner may create a formal landscape design and a wider variety of plant materials may be used. Plant materials proposed for private areas will be evaluated by the DRC on a case-by-case basis.
- The native trees, shrubs and groundcovers listed in Appendix A may be planted anywhere within the building envelope.
- Only one primary residential dwelling shall be permitted on a building envelope. The permissibility and location of accessory buildings shall be subject to applicable ordinances and approval of the Design Review Committee.

**5.01 Landscape Design Application:** Prior to the commencement of any landscape installation, a landscape design shall be submitted for DRC approval. This plan shall show the location, size, type, and species of all existing and proposed plants. The plan shall also show the location of all landscape lighting, paved surfaces, terraces, decks, steps, walls and fences. All proposed materials shall be called out on the plan. Catalog cuts shall be submitted for all of the proposed landscape lighting. The landscape plan shall be drawn at a scale that is large enough to be legible, but still show the entire building envelope. Refer to the attached Appendices A and B for approved plant materials.

**5.02 Deferral of Landscape Design Application:** An owner may delay submittal of the landscape design until after the start of construction of the house in order to better visualize on-site conditions and design options. No landscape work, including the placement of hardscapes, shall begin until such time as the DRC has had the opportunity to review and approve the landscape design.

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**VI: DISCLAIMER**

**6.01 Nonwaiver:** The approval by the DRC of any plans, drawings, or specifications for any work done or proposed shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing or specification subsequently or additionally submitted for approval. Failure to enforce any of the Design Guidelines shall not constitute a waiver of same, nor prejudice DRC's right to otherwise require performance of the same provision or any other provisions.

**6.02 Nonliability:** Neither the DRC, any member thereof, nor agents of the DRC, nor the Declarant of COLUMBIA HILLS, shall be liable to any owner or other person for any liability, loss or damage claimed on account of any of the following:

- ❖ The approval or disapproval of any plans, drawings and specifications, whether or not defective.
- ❖ The construction or performance of any work, whether or not pursuant to approved plans, drawing and specifications.
- ❖ The development or manner of development of any property within COLUMBIA HILLS.

Neither the DRC nor any member thereof shall be liable to any owner, occupant, builder, or developer or any other person for any damage, loss, or prejudice suffered or claimed on account of any action of or failure to act by the DRC or a member thereof, provided only that the member has, in accordance with the actual knowledge possessed by the DRC or by such member, acted in good faith.

The scope of the DRC's review is not intended to and shall not be construed to include any representations or warranties or conclusions regarding structural, geophysical, engineering, fire safety or any other matters.

**6.03 Severability:** If any provision of these Design Guidelines, or any section, clause, sentence, phrase or word, or the application thereof in any circumstance, is held invalid, the remainder of these Design Guidelines shall be construed as if the invalid part were never included therein and such remainder shall be valid and fully enforceable.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

## WELL AGREEMENT

Water service is provided from wells. The wells draw water from aquifers between 200 and 400 feet below the surface of the ground. The purification that occurs as the water migrates down to that level results in water that meets public health standards. Thus the treatment with chemicals required in municipal water systems, which usually use water from surface sources, is not necessary.

Up to three homes share each well. A treatment system precipitates any minerals. Storage usually in excess of 1,000 gallons is provided, to assure an adequate supply in times of high demand. A well agreement sets forth the arrangements for well management. It includes a provision that the well will be professionally maintained. A copy of a well agreement follows.

There is the possibility that it will be in the interest of community residents to have a community water system. The system has been planned and the South County Water Improvement District created for this purpose. The well agreement calls for all residents to connect to the system if one is established.