
The Meadows

DESIGN GUIDELINES

PURPOSE AND INTENT

The Lot Design Standards (herein also referred to as Design Standards) presented in this book will assist you in designing your new home in harmony with the neighborhood of **The Meadows**. These Standards are intended to define and maintain the design character and assure compatibility within the community. This book provides site design requirements as well as architectural and landscape standards which must be adhered to as you improve your **Meadows** Lot.

The sketches and graphic representations in this book are offered only as general visual aids in understanding the basic intent of the Design Standards. The illustrations are not intended to depict any actual Lot home or represent any particular-graphic scale.

DESIGN STANDARDS

The Lot Design Standards consist of the restrictions, limitations and guidelines within this document that concern, without limitation the following:

- a) The conformance of any proposed Improvement with the Design Standards defined herein;
- b) The conformity of completed Improvements to previously approved plans and specifications;
- c) Construction, exterior additions, reconstruction, changes or alterations to or maintenance of any Improvements, as well as the nature, shape, height, materials, exterior, color, surface and location of such Improvements.

These standards, along with the provisions set forth in the Declaration of Covenants, Conditions, Restrictions and Reservations for The Meadows, a planned unit development (Declaration) and form the basis and criteria for evaluation of plans and specifications submitted for review and approval by the Architectural Committee. Pursuant to the Declaration, The Meadows Ferndale Homeowners' Association has been created as a non-profit corporation (TMCA), which is the community association which provides for maintenance and repair of the common areas and enforcement of the Declaration.

The Architectural Review Committee is a subcommittee of the Board of Directors of the TMCA and provided for in the Declaration. In the event of a conflict between these Design Standards and any of the terms of the Governing Documents, the Governing Documents shall prevail.

Any condition or material not defined in these Standards, unless described by the Governing Documents will become a matter of discretionary judgment by the Architectural Review Committee.

In addition to these requirements, all Improvements on your Lot shall conform to all appropriate city, state and federal building requirements. In some instances, there may be an overlapping of requirements, in which case the more stringent requirements apply. The City of Ferndale Planning and Building Department shall be contacted concerning municipal codes, ordinances and regulations.

As these Standards are subject to amendment from time to time, it is the responsibility of all Lot owners to obtain any amendments from Declarant or TMCA.

GENERAL NOTE: These Design Standards discuss all plans and specifications that can be passed through the City of Ferndale without a variance. Any additional plans and specifications requesting the approval for construction or installation of improvements not covered in these standards are subject to the approval of the City of Ferndale and may require obtaining a variance for their approval. It is the Lot owners' responsibility to determine any and all requirements of the City of Ferndale.

DEFINITIONS:

ARCHITECT: A person registered to practice architecture in the State of Washington.

ARCHITECTURAL REVIEW COMMITTEE: The committee appointed by the Board of Directors of the TMCA and/or Declarant as provided in the Governing Documents to review and either approve or disapprove proposals and/or plans and specifications for the construction or installation of Improvements within The Meadows Lots. The initial Architectural Review Committee as appointed by the Declarant is Underwood & Associates, LLC.

BUILDING ENVELOPE: That portion of a Meadows Lot in which a home may be constructed as defined by the applicable setback requirements and height limits set forth herein and in the Governing Documents.

DECLARANT: Shall mean The Meadows, LLC or any successor thereof.

GOVERNING DOCUMENTS: The Articles, Bylaws, Declaration, any rules and regulations, and these Design Standards, as subject to amendment from time to time. Also, includes all governmental regulations such as the City, State and Federal building requirements. The City of Ferndale Building Department shall be contacted concerning municipal ordinances, codes and regulations.

HARDSCAPE: Inorganic, impervious building and paving materials placed on the ground to form a permanent driving or walking surface (e.g. driveways, walkways, pool decks, etc.).

HOURS OF CONSTRUCTION: The only hours of the day when exterior construction of any nature is permitted within the Lots as defined herein; June 1 – October 1, Monday through Saturday - 7:00 am to 8:00 pm. October 2 – May 31, Monday through Saturday – 7:00 am to 6:00 pm.

IMPROVEMENTS: Any structure of appurtenance of every kind and type that did not previously exist in a natural state on any given Lot (e.g. buildings, accessory structures, landscaping, walls, equipment, utilities, etc.)

THE MEADOWS LOTS: All lots within The Meadows, a planned unit development, as may be modified by the addition of future phases. It is anticipated that there will be a total of one hundred and fifty-seven (157) lots within all phases of The Meadows, planned unit development which will be subject to these Design Standards, the Governing Documents and within the jurisdiction of the TMCA. In these Design Standards, the term Lot shall be interchangeable and synonymous with The Meadows Lots.

STREETSCAPE: Design elements connected with a street, it's right of way and immediately adjacent land; primarily plants, walls, hardscape and lighting.

**THE MEADOWS
COMMUNITY ASSOCIATION**

The Meadows Lots are governed by a community association called The Meadows Ferndale Homeowners' Association.

TMCA is responsible for the maintenance of The Meadows common areas as described in the Declaration and the Plat Map for The Meadows, including but not limited to, storm water ponds and facilities, wetland areas, open space, trails, PUD setbacks and frontage on Thornton Street.

The Meadows is located within the City of Ferndale and is governed by its zoning ordinances, building codes and planning regulations. The architectural character of the community will provide internal consistency and integrity to The Meadows. The combination of architecture, landscape architecture and urban design will further enhance the theme.

COMMUNITY LANDSCAPE CHARACTER

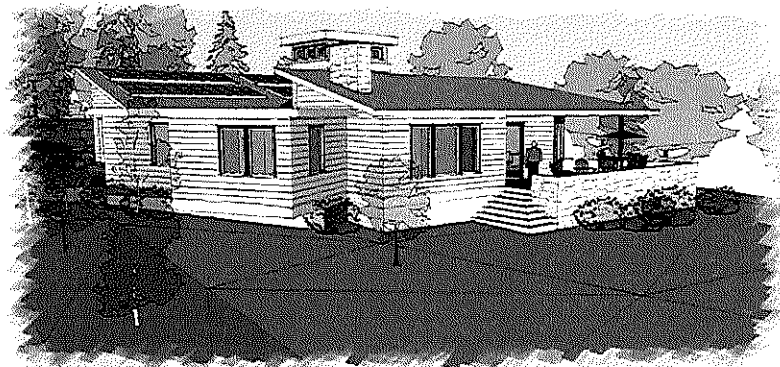
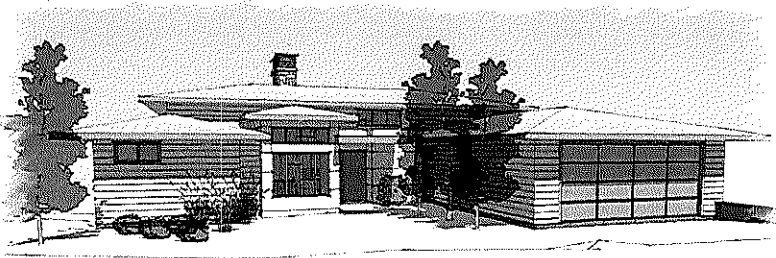
Private rear yards shall be installed and maintained by the Lot owner in accordance with the landscape standards in these Design Standards.

ARCHITECTURAL CHARACTER

The community of Ferndale exemplifies a myriad of architectural expressions blended with the natural terrain of the rolling hillside and forest orientation. While a distinct architectural style cannot be defined, Ferndale has evolved into a blend of eclectic building forms.

The Architectural Character of The Meadows seeks to blend with the established character of the Ferndale community while attaining its own individual identity. The architectural concept chosen for each Lot shall be fully developed and be true to the quality of the selected architecture. Hybrid styles / log homes are unacceptable. The purpose of these Design Standards is to establish a consistency of materials, colors and forms for The Meadows Lots, while allowing for flexibility of design expression.

These examples of various architectural materials and forms are consistent with the characteristics of the surrounding community. The following illustrations provide a general idea of some of the submittals that would be appropriate in The Meadows.



BUILDING ENVELOPES AND SETBACKS

The Building Envelope sets the maximum height, setback and volume of each dwelling. It does not represent the ultimate shape or architectural appearance of the building. No portion of the structure shall be built outside of the building setback, except for those allowed in the City of Ferndale's Zoning Ordinance.

Setbacks shall be per the recorded plat maps, the Declaration, and city code. Maximum height shall be pursuant to the Declaration, City of Ferndale requirements and these Design Standards.

ACCESSORY STRUCTURES AND DECKS

Patio structures, decks, gazebos, outbuildings, trellises, rain guards and the like are allowed. All accessory structures shall be reviewed and approved by the Architectural Review Committee to evaluate consistency with the Design Guidelines and the Declaration, including for the purpose of control of any view obstructions.

Refer to the City of Ferndale's Zoning Ordinances, Building Codes and Planning Regulations for requirements concerning all accessory structures.

FENCES AND WALLS

The following fence design criteria is intended to provide variety and privacy for each Meadows Lot and continuity within the neighborhood. Refer to the Building Materials section for allowable

materials and colors. All fences shall be approved by the Architectural Control Committee.

Permitted fences shall be limited to six (6) feet in height and shall not be allowed within the front setback zone of each lot.

BUILDING MATERIALS AND FEATURES

ACCESSORY STRUCTURES

Patio structures, decks, trellises, rain guards, gazebos, outbuildings and any other appurtenant Improvements. Accessory structures shall be consistent with the colors, materials and forms and shall be integral to the architecture of the house.

ANTENNAS / SATELLITE DISHES

All antennas are restricted to the attic or interior of the residence. Satellite dishes may not face the main road and must be hidden from public view. It is mandatory that all homes be pre-wired to accommodate cable reception. Installation of antennas and satellite dishes is subject to Federal law, which controls over the Design Guidelines and the Declaration.

AWNINGS

Awnings, if used, must be harmonious with the exterior color palette.

CHIMNEYS

Chimneys of approved exterior materials shall not exceed the heights required by the local codes and the Declaration.

EXTERIOR LIGHTING

All exterior lighting is to be indirect and shielded to prevent spillover onto adjacent Lots and streets. Exposed bulbs, spot lights, reflectors and lenses are prohibited.

EXTERIOR WALL MATERIALS

Primary wall surfaces shall be finished wood siding, hardy plank, masonry or stucco. Smooth, sand finished or medium lace stucco is allowed; heavy swirl or Spanish lace textures are prohibited. Brick,

masonry or stone may be used. Rock faces should be terminated at inside corners. Continuity of materials and colors is required. Exterior colors shall not be highly contrasting, arbitrary or graphic.

FENCES

Fences shall be wood or black vinyl with top rail, finished to compliment the primary residence colors. Vinyl fencing shall have vines and other landscaping to limit its visual impact.

HEIGHT

Homes in Phase 1 & 2 shall be no more than 28' in height and homes in Phase 3 with more than 3,000 sf of livable area shall be no more than 32' in height. Height is measured by the average of the natural or existing topography of the portion of the lot which will be directly under the proposed building.

GARAGE

All garages will be fully enclosed.

GUTTERS AND DOWNSPOUTS

Gutters and downspouts must be designed as an architectural feature. Gutters are to be colored to match the surface to which they are attached unless copper is used.

MECHANICAL EQUIPMENT

All air conditioning, heating equipment and soft water tanks shall be screened from view and insulated for sound attenuation. Air conditioning units are not permitted on roofs or in windows.

PAVING

Driveway and other flat paved areas must be concrete, exposed aggregate concrete, stamped concrete, quarry tile, brick or paving blocks. Asphalt paving within the Lot is prohibited.

POOLS AND GAMECOURTS

Pools and game courts shall be designed to not impact adjoining properties with light or sound. Pool heaters and pumps must be screened from view and sound insulated from neighboring houses.

ROOFS

The predominate roof forms shall be hip or gable with pitches from 4:12 to 8:12 or flat. Flat roofs shall be articulated to avoid expansive flat areas. Mansard roofs are not allowed. Roof overhangs are encouraged and shall have stained or painted wood fascias. Hip or gable roofing materials may be wood shake, architectural grade composition shingles, non-reflective metal or tile. Flat roofing materials shall blend in color with pitched roofing materials.

Roof material colors shall be natural tones and colors. Flat roof areas of gravel shall blend in color with main roof.

SHEET METAL, FLASHING AND VENTS

All flashing, sheet metal, vent stacks and pipes will be colored to match the material to which they are attached or project from.

SKYLIGHTS

Skylights, if proposed, are to be designed as an integral part of the roof. Skylight framing material shall be bronze anodized or colored to match adjacent roof.

SOLAR EQUIPMENT

Solar panels, if proposed, are to be integrated into the roof design. Panels and frames shall be bronze anodized or colored to match roof.

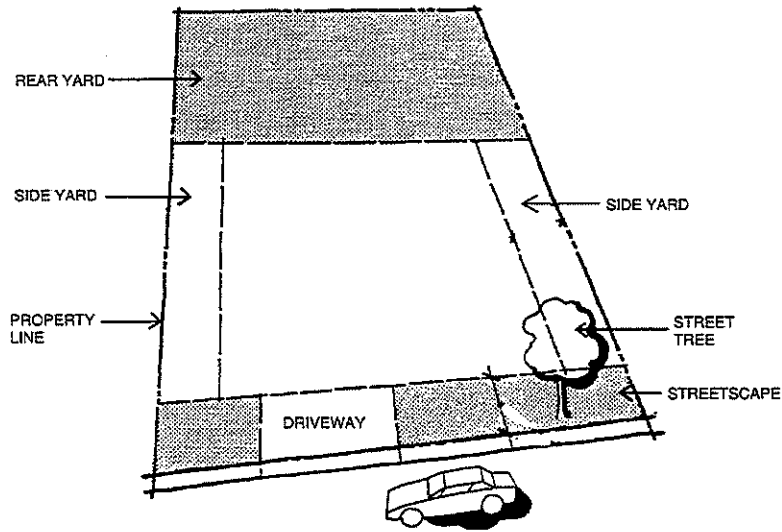
TRASH CONTAINERS

Each Lot shall have a trash container area screened from view of both the street and the neighbors, or provide space for containers in Garages. Containers may be placed at the curb the night before and must be removed from the curb within 24 hours of scheduled collection times.

TRIM AND ACCENT COLORS

Exterior color accents shall be of permanent materials. Wood fascias and trim shall be stained or painted and not highly contrasting or arbitrary. Trim and accent colors shall be natural tones and colors.

COMMUNITY LANDSCAPE STANDARDS



The Lot owner is responsible for planting and maintaining all landscaping within their Meadows Lot, except as may be described in the Governing Documents. All plant materials shall be selected from the approved list for each zone.

SIDE AND REAR YARDS

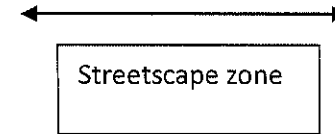
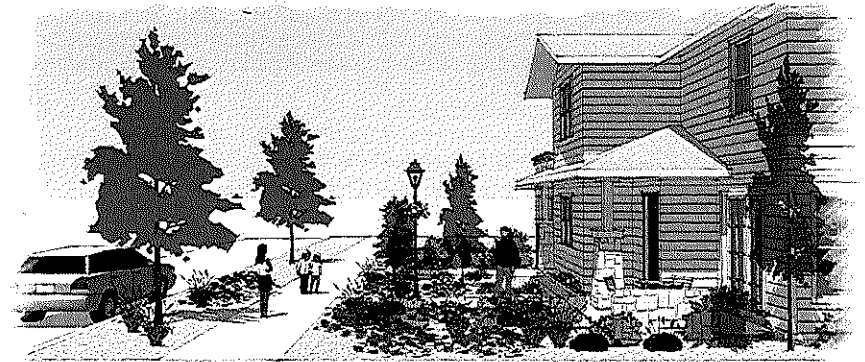
In the rear yard, planting must not block views from adjoining Lots. Generous side yard planting is encouraged to screen neighboring homes.

STREET TREES

Each Lot shall install one (1) street tree from the approved list. Street trees and the area between the sidewalk and the road will be maintained by TMCA.

STREETScape ZONE

The Streetscape Zone is the area between the curb and the building at the front of each Lot. Owners shall landscape within this zone utilizing landscape materials which shall be selected from the approved plant list.



LANDSCAPE STANDARDS

LANDSCAPE STANDARDS

Each of the Lots contain two (2) landscape areas: the streetscape zone with non-fenced side yards, and the fenced side and rear yard zone. Planting in these zones is designed to create a cohesive environment that complements a Northwest climate.

The following planting palettes shall be used in the landscaping of each Lot.

STREETSCAPE AND NON-FENCED SIDE YARD ZONE

Ground Cover:

Micro-Clover turf and ground cover, depending on the site condition are recommended for this area. Acceptable species are as follows:

- Turf: Chewings Fescue
- Kentucky Bluegrass
- Hard Fescue
- Perennial Ryegrass
- Micro Clover
- Ground Cover: Allium cernuum – Nodding Onion
- Arctostaphylos uva-ursi – Kinnikinnik
- Armeria maritime – Thrift “Sea Pink”
- Fragaria chiloensis – Beach strawberry

Shrubs:

If shrubs and alternative ground covers are required because of space constraints, at least 50% of the plants must consist of the following:

- Mahonia aquifolium – tall Oregon grape
- Philadelphus lewisii – mock orange
- Ribes sanguineum – red-flowering currant
- Symphoricarpos albus – snowberry
- Spiraea densiflora – subalpine spirea
- Gaultheria shallon - salal

The remaining 50% of the plant materials in this zone shall be selected from the following:

- Amelanchier alnifolia – serviceberry; juneberry
- Holodiscus discolor – oceanspray
- Myrica californica – Pacific wax myrtle
- Rosa nutkana – nootka rose
- Oemlaria cerasiformis – indian plum; osoberry

Each Lot is planted with a minimum of one street tree

Trees:

- Acer davidii – David’s Maple
- Cratagus x Lavalley – Lavalley Hawthorn
- Fraxinus pennsylvanica “Johnson” – Leprechaun Ash
- Zelkova serrata “Schmidtlow” – Wireless Zelkova
- Acer buergerianum – Trident Maple

FENCED SIDE AND REAR YARD ZONE

Shrubs and ground covers for these areas may be similar to those recommended for the front yard palette. Additional species may be submitted for approval for the rear yard zone. Placement of all rear yard trees will be approved by the Architectural Review Committee to avoid any view obstruction.

ZERO LOT LINE PROPERTIES

Landscaping on shared lots shall be subject to approval by the Architectural Review Committee. A shared landscaping area, including one tree in addition to ground cover, or more so as to provide the appearance of a visual separation between the attached units, as viewed from the street(s) adjoining the Improvement. The shared landscape area shall be shown on the submitted landscape plan. The shared landscape area shall be approved by the Architectural Review Committee.

INSTALLATION

Any irrigation and all planting installation shall be undertaken by personnel competent to perform such work. Contractors performing construction and installation work will be properly licensed and bonded. Irrigation may be eliminated by hand watering.

The following information is intended to guide the owner in preparing landscape for visual and functional use. Landscape plan materials are to be considered strong visual unifying elements and shall reflect the physical, functional and aesthetic qualities of The Meadows.

Planting Standards

- 1) The planting shall be designed to create, in time, a cohesive, unified exterior environment to further complement the Northwest character displayed throughout the Meadows Community landscaping. Plant material shall therefore relate to the scale and character of the land and improvements.
- 2) A simple palette of plant materials serves to enhance an area. A recommended palette has been developed as a guide in the previous sections. The plant list is provided to define the desire to use low-water and low maintenance materials.
- 3) Trees and shrubs shall provide the principal visual enhancement, with herbaceous and quick growing plants representing only a small quantity of the plant palette.
- 4) The recommended shrub-type and ground covers shall be spaced so they completely cover the soil when mature.
- 5) Close attention shall be given to the use of plants so they create a livable environment for people. Plants may be used to perform screening; define three dimensional spaces; control erosion, glare, noise, and climate; aesthetics; and defining circulation patterns.
- 6) Installation of the plant materials shall be accomplished in a manner that reduces potential maintenance problems.
- 7) Additional plant materials other than those indicated on the recommended list may be used only upon approval.
- 8) The planting design must be tailored to the type of irrigation system and operation proposed by the designer. An arrangement of plants requiring differing moisture requirements shall be avoided.

Irrigation Standards

If an irrigation system is installed, the following information is intended to guide the Owner and Landscape Designer in structuring the irrigation system for functional and maintenance efficiency.

- 1) It is highly recommended that all irrigation systems be professionally designed by either a Landscape Architect or an irrigation consultant to insure efficient water management and control for plant material.
- 2) When selecting sprinkler heads, spacing, valves and the programming controller, the designer shall consider varying environmental conditions or orientation, such as: sun and shade, soils, terrain, percolation rates, moisture sensing, erosion control and wind.
- 3) All systems shall utilize state of the art equipment by name brand manufacturers. Use of automatic controls will offer flexibility and efficient irrigation.
- 4) Efficiency in irrigation design will conserve water.

Maintenance

After installation of all landscaping, a maintenance program shall be implemented. Problems such as irrigation adjustment and related plant failure shall be corrected immediately.

Upon final acceptance by owner, a qualified maintenance program shall continue.

Landscape features, including lawn, shrubs, trees and ground covers will require regular mowing, trimming, pruning, and fertilization.

The landscape maintenance program shall include the following:

- 1) Mowing and edging of turf grass.
- 2) Watering as required to maintain soil moisture necessary for proper plant growth.
- 3) Fertilizing.
- 4) Controlling weeds through the selective use of approved post-emergent or pre-emergent herbicides. Consultation with a licensed pest control advisor is recommended for use of insecticide and fungicide for pest and disease control.

**SUBMITTAL PROCESS
PURPOSE AND INTENT**

**SUBMITTAL AND REVIEW OF PLANS AND SPECIFICATIONS TO
ARCHITECTURAL REVIEW COMMITTEE**

Submittal of the Design Review Application and fees shall be made by mail, payable to Underwood and Associates, LLC:
The Meadows Architectural Review Committee
c/o Underwood and Associates, LLC
1005 4th Street
Anacortes, WA 98221

Submittal of plans and specifications for the construction or installation of any Improvements within The Meadows shall be **via email in PDF format** to: tmarc@underwoodarchitecture.com. Upon receipt of the mailed fees and emailed plans, the review will proceed. The Declarant and/or Board of Directors has the power to change the address for the submittal of plans and specifications.

CITY AND OTHER APPROVAL

Approval of any project by the Architectural Review Committee does not waive the requirements of the City of Ferndale Building Department or any other requirements of any other governmental agency or entity with jurisdiction, nor does obtaining all required City of Ferndale permits waive the need for the Architectural Review Committee approval. The Architectural Review Committee will not knowingly approve a project which violates the City of Ferndale building or zoning codes or those of any other governmental agency or entity, and takes no responsibility for plan conformance to any criteria other than these Design Standards.

SUBMISSIONS REQUIRED

All submissions for the construction or installation of any Improvements, including but not limited to a Home, must be emailed in a .pdf form. The submission must include the review fee, Architectural Review Application and required documents outlined in the submittal section.

The owner is to pay a \$325 fee for the review of architectural drawings and specifications for a new residence. This approval will be good for a period of 18 months, after which a new application and fee will be required. These fees are subject to increase by the Declarant or the Board of Directors. The fee shall be paid at the time of the submission of plans and specification.

Contact Underwood and Associates for a fee quote regarding any home improvements or additions.

Note: Fees stated in this document do not include fees required by the City of Ferndale.

The submission for Improvements, including Homes, is to consist of working drawings that are prepared for submission to the City of Ferndale for a building permit. On completion of the review and approval, an electronic set of each submission is to be retained by Architectural Review Committee for future compliance review.

If Landscape, Fence and Exterior Color/Finishes are deferred for approval, there shall be an additional \$50 fee for each additional submittal.

SUBMITTAL

Submitted working drawings must be prepared to scale and are to include all of the following that are applicable:

Site Plan: Minimum Scale $1/8'' = 1' 0''$

- 1) Show Lot lines accurately, including length and angles.
- 2) Show all buildings, structures, fences, setbacks, sidewalks, slopes and street right-of-way contiguous to the Lot.
- 3) Show all dimensions on work to be considered, distances between existing and proposed work, and distances between proposed work and property lines.
- 4) Show required Building Envelope setbacks.
- 5) Show locations of adjacent structures if present.

Grading Plan: Minimum Scale: $1/8'' = 1' 0''$

Show existing contours and proposed changes to finished grade if required or intended.

Floor Plans: Minimum Scale: $1/8'' = 1' 0''$

- 1) Indicate all walls, columns, openings and any conditions or feature that will affect the exterior design of the building.
- 2) Dimension accurately all items and parts of plans and details, including balconies, decks, atriums, carports, garages, storage buildings, pools, recreation areas, patio covers.
- 3) Include notes on all items of the exterior that cannot be clearly noted on elevation.
- 4) Square footage of total living areas.

Elevations: Minimum Scale: $1/8'' = 1' 0''$

- 1) Show plan of all proposed roofs with slope pitches and ridge heights above pad elevation.
- 2) Show materials of all proposed roofs.

- 3) Indicate any unusual conditions or construction resulting from this work.

Landscape Plan: Minimum Scale: $1/8'' = 1' 0''$

- 1) Show drainage for surface and subsurface.
- 2) Show slope stabilization and grading.
- 3) Show type, size and location of all plant and tree materials, and be consistent with the landscape standards set forth herein.
- 4) Show all fences, walls, trellises, pools, arbors and gazebos, and their locations, material and colors.

Exterior Colors and Finishes:

PDF cut sheets of colors and an elevation showing a clear indication to which surface the color relates. A PDF a cut sheet of the finish roofing material highlighting the color must be provided.

Fence Plans:

Drawings must include specifications of materials, color and height. Heights shall also be shown in relation to adjacent ground elevations.

REVIEW

The Owner may request to be present at the review. The Owner may contact Underwood and Associates, LLC to set up a meeting time.

Plans received for Submittal review that are deemed complete, shall be approved or disapproved by The Meadows within 21 calendar days.