



ARCHITECTURAL REVIEW COMMITTEE

Minutes of the ARC meeting held 12/19/03 at Roy's house, 3:30 PM
Ryan, Allen & Roy present

We have ongoing issues with concrete washouts on the street and jobsite cleanup. Some fining of property owners has occurred. Shade Tree has placed signs on jobsites and sent letters to all property owners now living in Sunridge. Before any building starts in the future, someone from the ARC will meet with the property owner and contractor to make sure there is no confusion over their responsibilities.

Reviewed and approved changes to CC & R's. When finalized they will be shared with all property owners before being sent in for recording.

The lots listed below have trees on them that are in violation with the CC & R's;

Lot 1 2 cedar
Lot 6 2 cedar
Lot 14 1 cedar

We need to continue to think about the tree concerns, as to how many, type of tree and how these recommendations to Shade Tree will effect the long term desires on all the people that live in Sunridge. We have to visualize 10, 20, 30, 40, 50 years plus into the future. The highest priority tree is the Oregon White Oak, then Ponderosa Pine, then Incense Cedar.

Lot 6 has a retaining wall/cutbank encroaching onto Lot 7. Roy will get a firm plan of correction from the property owner.

Lot 6 needs to replace the protected ponderosa pine that was removed. The Arc needs to determine where it be located.

Discussed the parking/storage of boats etc in driveways, this is in violation of the CC & R's and needs to be addressed or a modification/variance given.

Darksy lighting: The outdoor fixtures on Lots 9, 10 & 11 are emitting too much glare. Allen and Roy will work with these lot owners on ways to reduce/eliminate the problem so they do not have to be replaced. These type of fixtures will not be allowed on future homes.

The next meeting will be held when called by one of the members of ARC.

Minutes taken by Roy, & approved by all members on 1/16/04.