

Dear Prospective Lot Buyer:

We believe that long-term neighborhood harmony is key to preserving Sunridge's high quality of life.

Our CC&Rs are the foundation of Sunridge, and continued compliance with these rules is critical to this development's long-term success. The most effective and painless method of maintaining compliance is regular review of the CC&Rs by the residents themselves, followed by self-inspection of their own property to make sure everything is in order.

Residents should not assume that they are in compliance with the CC&Rs simply because nobody has complained. Our experience has been that neighbors are often reluctant to approach one another with their concerns. Over time these unspoken concerns can create tensions and ill will that reduce neighborhood harmony, as well as diminish the protections of the CC&Rs as more and more people choose to ignore the rules.

It is our hope that this quiz will help you think about what the CC&Rs mean to you and help you become a more informed buyer. All prospective buyers must successfully complete the Quiz prior to purchasing a lot from Shade Tree Properties.

"OPEN BOOK" CC&R QUIZ for SUNRIDGE SUBDIVISION

Name: _____

Lot: _____

Date: _____

Section 3.1: By what date will you need to have obtained a building permit?

Section 3.1: Until you begin construction, who is responsible for keeping your lot mowed and maintained?

Section 3.1: How long do you have from the time you obtain building permit to finish the exterior of the home?

Section 3.1: When do you need to have the front of the yard landscaped?

Section 3.1: When do you need to have the rest of the yard landscaped?

Section 3.2: Do you need a registered general contractor to build your home?

Section 3.2: Does Shade Tree need to approve your contractor?

Section 3.3: Who is responsible for making sure the contractors don't harm the City of Lowell's infrastructure?

Section 3.4: Who is responsible for making sure the lot and adjacent street is kept neat and clean during construction?

Section 3.5: What is a concrete washout area, and where is it?

Section 3.5: How much will you have to pay if your contractor does not use the concrete washout area [see Section 9.5]?

Section 3.7: What time of the year do dirt stockpiles and exposed ground need to be covered?

- Section 3.8: What could happen if objects on your lot escape and roll down the hill?
- Section 4.1: What is the minimum dwelling size required by the CCRs?
- Section 4.2: What direction does the prevailing summer wind come from?
- Section 4.2: Is there enough sun in the winter to consider using passive solar design?
- Section 4.3: If your carpet cleaner dumps cleaning solution in the street, who is responsible, and what is the penalty [see Section 9.5]?
- Section 4.4: Are clotheslines allowed?
- Section 4.5: Can you use “weed and feed” lawn products?
- Section 4.5: Can you use roach spray inside your home?
- Section 4.5: Can you use Roundup?
- Section 4.5: Do you feel confident that you will be able to maintain your yard using the allowed pest and weed control products?
- Section 4.5: What is the penalty for using prohibited chemicals [see Section 9.5]?
- Section 4.7: What is full cut-off lighting?
- Section 4.7: Can lights with frosted glass sides be used on Sunridge?
- Section 4.7: In situations where a light shines down onto a downhill lot, who is responsible for making sure extra shielding is installed to prevent glare onto the downhill lot?
- Section 4.7: Should you wait until a neighbor complains before fixing a glaring light?
- Section 4.7: Do you think you can rely on your neighbors to tell you if your light bothers them?
- Section 4.8: Who is responsible for installing and maintaining landscaping on the area between your lot and the street?
- Section 4.8: Is it OK to just leave the lot “natural”?
- Section 4.8: What is the minimum required lawn area?
- Section 4.8: Can mulch substitute for landscaping?
- Section 4.8: Where can you find the list of invasive plants that are not allowed?
- Section 4.9: How often do you need to clean roofs, gutters and underdeck areas?
- Section 4.9: How high up should the branches on Protected Trees be trimmed?
- Section 4.10: Do you have any Protected Trees on your lot, or in the adjacent right-of-way? If yes, what kind of tree is it? Does it have cables?
- Section 4.10: Will you be able to build the house you have in mind without the need for soil disturbance within 5 feet of the dripline of the Protected Tree(s)?

- Section 4.10: How much mulch can you put under a Protected Tree?
- Section 4.10: What can happen if you irrigate, fertilize, or use herbicides around a Protected Tree?
- Section 4.10: If a Protected Tree dies, and it can be established that the death was caused by a prohibited action, what is the penalty [see Section 9.5]?
- Section 4.11: Why is it important to control runoff?
- Section 4.11: What drainage structures will be needed on your lot?
- Section 4.11: Where should you discharge your concentrated runoff?
- Section 4.11: Are you required to accept concentrated runoff from an uphill lot?
- Section 4.12: What are some potential problems with cutbanks?
- Section 4.12: What are some potential problems with fills?
- Section 4.12: Do cutbanks need to be covered with stone? Why?
- Section 5.1: Are you required to build a garage?
- Section 5.2: What is the "Elevation Limit"? What is/are the Elevation Limit(s) for your lot?
- Section 5.2: How tall may plants, other than Protected Trees, grow without a variance? *(For your information, it is Shade Tree's policy that variances are given on all lots after the home is framed, to allow plants to be higher than this limit in areas where the views from adjacent property won't be affected, since the new home is already blocking the view.)*
- Section 5.6: Do you need approval for your exterior colors?
- Section 5.7: What color should your vents, flashings, gutters, chimney caps, and other similar parts be painted?
- Section 5.8: Do you need to build any sidewalk?
- Section 5.9: Under what circumstances are chain link fences allowed?
- Section 5.9: What do you need to do before planting a hedge?
- Section 5.12: Will you have any tanks larger than 5 gallons that are not buried? If yes, how will you screen the tank from view?
- Section 5.12: What is the setback for heat pumps, air conditioners, and other noise-producing equipment? Under what two circumstances can the setback be reduced?
- Section 5.12: Under what circumstances do air conditioners not need screening?
- Section 5.12: Do vacuums that exhaust to the outside need a muffler?
- Section 5.14: Can you use plastic landscaping timbers or precast concrete blocks for planter bed edging?

- Section 6.1: Do you understand the conditions for home business use?
- Section 6.3: What is the maximum amount of time you can park trucks over one ton, boats, ATVs, jet-skis, trailers, RVs and campers outside of an enclosed area?
- Section 6.3: Can you park your car on the street on a regular basis?
- Section 6.3: Can you store your firewood on your front porch?
- Section 6.7: Can you burn yard waste?
- Section 6.9: How many dogs can you have?
- Section 6.9: What other kinds of animals are allowed, and how many?
- Section 6.9: Can you let your cats roam the neighborhood?
- Section 7.1: What do the initials ARC stand for?
- Section 7.1: Would you be interested in serving on the ARC?
- Section 7.2: What kinds of improvements do not require ARC approval?
- Section 7.2: Should you apply for a city building permit before or after you obtain ARC approval?
- Section 7.3: Have you reviewed the ARC's Design Guidelines? Do you think you understand what the ARC is looking for?
- Section 7.3: Does the ARC have the power to require that certain parts of your roof be lower than the Elevation Limit for that area, so that the neighbor can see over?
- Section 7.3: Can the ARC control where on the lot your home is placed?
- Section 7.3: Do you think the home you have in mind has a reasonably good chance of being approved by the ARC? If it isn't approved on the first try, are you willing to work with the ARC and make changes to your design?
- Section 7.3: If the ARC approves your home design, does that mean you are in compliance with all the other provisions of the CCRs?
- Section 7.4: What is the application fee for ARC review? Where can you get a copy of the application form and checklists?
- Section 9.1: Do you have the right to enforce the CCRs? Do you have the same enforcement rights as the Declarant (Shade Tree)?
- Section 9.2: If you want to enforce a provision of the CCRs, what is the first thing you need to do?
- Section 9.3: If the person doesn't fix the problem after you ask them to, what happens next?
- Section 9.3: Can you file a lawsuit to enforce the CCRs?
- Section 9.4: Does the arbitrator have the power to force someone to fix a violation?
- Section 9.5: What is the per-day penalty for most violations?