

SUNRIDGE SUBDIVISION CC&R VARIANCE LOG

LOT 1: For Lot 1, the cut-off drains shown on the Individual Lot Map for Lot 1 may be eliminated. The six-foot height limit for plants and Landscaping required by Section 5.2.2 is increased in certain specific areas, to the specific heights given for each such area, on the attached map titled "Lot 1 Vegetation Height Exception Areas". *(Recorded 1/31/05, Reception #2005-00740)*

LOT 2: For Lot 2, the 915' Elevation Limit listed on the Individual Lot Map for Lot 2, and described in Section 5.2, is amended as follows: when viewing the front elevation of the house from First Street, the western half of the house may angle from a starting elevation of 915' to a maximum elevation of 920' above mean sea level, and the eastern half shall be no higher than 915' above mean sea level. The six-foot height limit for plants and Landscaping required by Section 5.2.2 is increased in certain specific areas, to the specific heights given for each such area, on the attached map titled "Lot 2 Vegetation Height Exception Areas". *(Recorded 1/31/05, Reception #2005-00740)*

LOT 3: For Lot 3, the six (6) month deadline for obtaining a building permit required by Section 3.1 is extended to September 29, 2005, provided, however, that for Lot 3, the Development Period defined in Section 2.5 shall also be extended to September 29, 2008. *(Recorded 1/31/05, Reception #2005-00740)*

Also for Lot 3, the incense cedar shown on the attached map titled "Lot 3 Vegetation Height Exception Areas" is hereby designated as a Protected Tree subject to the requirements contained in the Declaration. *(Recorded 1/12/07, Reception #2007-002768)*

Also for Lot 3, the setback for heat pumps in Section 5.12 is reduced to 9 feet, provided the heat pump is located along the west line of Lot 3, and at least 20 feet from the north line of Lot 3, and the decibel rating is 76 decibels or less. *(Recorded 1/12/07, Reception #2007-002769)*

LOT 4: For Lot 4, the cut-off drain shown on the Individual Lot Map along the east side of Lot 4 may be eliminated. The six (6) month deadline for obtaining a building permit required by Section 3.1 is extended to September 29, 2005, provided, however, that for Lot 4, the Development Period defined in Section 2.5 shall also be extended to September 29, 2008. *(Recorded 1/31/05, Reception #2005-00740)*

LOT 5: For Lot 5, The 945' Elevation Limit listed on the Individual Lot Map for Lot 5, and described in Section 5.2, is amended as follows: for the house now existing on Lot 5, when viewing the front elevation of the house from First Street, 25% of the total horizontal width of the house shall be no higher than 947.6' above mean sea level, 20% of the total horizontal width of the house shall be no higher than 953.3' above mean sea level, and the remaining horizontal width shall be no higher than 945' above mean sea level. All future construction on Lot 5, including additions to the house now existing on Lot 5, shall conform to the original 945' Elevation Limit. Reconstruction of the house now existing on Lot 5 shall not be considered future construction if at least 25 percent of the now-existing structure is retained. Also for Lot 5, the cut-off drain shown on the Individual Lot Map along the northern edge of Lot 5 may be eliminated, provided that surface drainage is routed to the driveway. The six-foot height limit for plants and Landscaping required by Section 5.2.2 is increased in certain specific areas, to the specific heights given for each such area, on the attached map titled "Lot 5 Vegetation Height Exception Areas". *(Recorded 1/31/05, Reception #2005-00740)*

LOT 6: For Lot 6, the six (6) month deadline for obtaining a building permit required by Section 3.1 is extended to twelve (12) months. *(Recorded 11/1/01, Reception #2001-072996)*

Also For Lot 6, the Protected Tree identified on the Individual Lot Map for Lot 6 may be replaced by a different tree, located in the area labeled "New Protected Tree" on the attached map titled "Lot 6 Vegetation Height Exception Areas". The 950' Elevation Limit listed on the Individual Lot Map for Lot 6, and described in Section 5.2, is amended as follows: for the house now existing on Lot 6, when viewing the front elevation of the house from First Street, 10% of the total horizontal width of the house shall be no higher than 954.8' above mean sea level, 70% of the total horizontal width of the house shall be no higher than 953.7' above mean sea level, and the remaining horizontal width shall be

no higher than 950.75' above mean sea level. All future construction on Lot 6, including additions to the house now existing on Lot 6, shall conform to the original 950' Elevation Limit. Reconstruction of the house now existing on Lot 6 shall not be considered future construction if at least 25 percent of the now-existing structure is retained. The east-west cut-off drain shown along the northern line of Lot 6 on the Individual Lot Map may be located up to 30' south of the northern line of Lot 6. The six-foot height limit for plants and Landscaping required by Section 5.2.2 is increased in certain specific areas, to the specific heights given for each such area, on the attached map titled "Lot 6 Vegetation Height Exception Areas". *[Recorded 1/31/05, Reception #2005-00740]*

Also for Lot 6, the existing cedar tree located about 25 feet north of the northeast corner of the house may remain and grow to any height temporarily, but only until the tree's removal is requested by written notice provided by the owner of the property immediately north of and adjacent to Lot 6. This temporary variance shall be automatically terminated 30 days after delivery of said notice. *[Recorded 7/20/05, Reception #2005-054464]*

LOT 7: For Lot 7, the six (6) month deadline for obtaining a building permit required by Section 3.1 is extended to September 29, 2005, provided, however, that for Lot 7, the Development Period defined in Section 2.5 shall also be extended to September 29, 2008. *[Recorded 1/31/05, Reception #2005-00740]*

LOT 8: For Lot 8, the six (6) month deadline for obtaining a building permit required by Section 3.1 is extended to September 29, 2005, provided, however, that for Lot 8, the Development Period defined in Section 2.5 shall also be extended to September 29, 2008. *[Recorded 1/31/05, Reception #2005-00740]*

Also for Lot 8, the six-foot height limit for plants and Landscaping required by Section 5.2.2 is increased in certain specific areas, to the specific heights given for each such area, on the attached map titled "Lot 8 Vegetation Height Exception Areas". *[Recorded 1/12/07, Reception #2007-002768]*

LOT 9: For Lot 9, the 897' Elevation Limit listed on the Individual Lot Map for Lot 9, and described in Section 5.2, is amended as follows: when viewing the front elevation of the house from First Street, 10% of the total horizontal width of the house shall be no higher than 898.5' above mean sea level, and the remaining 90% shall be no higher than 897' above mean sea level. *[Recorded 11/1/01, Reception #2001-072996]*

Also for Lot 9, the six-foot height limit for plants and Landscaping required by Section 5.2.2 is increased in certain specific areas, to the specific heights given for each such area, on the attached map titled "Lot 9 Vegetation Height Exception Areas". A ponderosa pine, incense cedar, oregon white oak or big leaf maple may be planted in the area labeled "New Protected Tree" on the attached map titled "Lot 9 Vegetation Height Exception Areas"; once planted, it shall become a Protected Tree subject to the requirements contained in the Declaration. *[Recorded 1/31/05, Reception #2005-00740]*

LOT 10: For Lot 10, the 906' Elevation Limit listed on the Individual Lot Map for Lot 10, and described in Section 5.2, is amended as follows: when viewing the front elevation of the house from First Street, 40% of the total horizontal width of the house shall be no higher than 908.5' above mean sea level, and the remaining 60% shall be no higher than 906' above mean sea level. The setback for heat pumps in Section 5.12 is waived. The six-foot height limit for plants and Landscaping required by Section 5.2.2 is increased in certain specific areas, to the specific heights given for each such area, on the attached map titled "Lot 10 Vegetation Height Exception Areas". *[Recorded 1/31/05, Reception #2005-00740]*

LOT 11: For Lot 11, the 915' Elevation Limit listed on the Individual Lot Map for Lot 11, and described in Section 5.2, is amended as follows: when viewing the front elevation of the house from First Street, 65% of the total horizontal width of the house shall be no higher than 918' above mean sea level, and the remaining 35% shall be no higher than 915' above mean sea level. The setback for heat pumps in Section 5.12 is waived; provided, however, that the heat pumps must be set back from the front corner of the house at least fifty percent (50%) of the house width. The six-foot height limit for plants and Landscaping required by Section 5.2.2 is increased in certain specific areas, to the specific heights

given for each such area, on the attached map titled "Lot 11 Vegetation Height Exception Areas". *[Recorded 1/31/05, Reception #2005-00740]*

LOT 12: For Lot 12, the 922' Elevation Limit listed on the Individual Lot Map for Lot 12, and described in Section 5.2, is amended as follows: when viewing the front elevation of the house from First Street, 65% of the total horizontal width of the house shall be no higher than 925' above mean sea level, and the remaining 35% shall be no higher than 924' above mean sea level. The eighteen inch (18") minimum roof overhang required by Section 5.5 is reduced to sixteen inches (16"). Protected Tree status is permanently removed from the easternmost of the two Protected Trees identified on the Individual Lot Map for Lot 12. *[Recorded 11/1/01, Reception #2001-072996]*

Also for Lot 12, the setback for heat pumps in Section 5.12 is waived; provided, however, that the heat pumps must be set back from the front corner of the house at least fifty percent (50%) of the house width. The six-foot height limit for plants and Landscaping required by Section 5.2.2 is increased in certain specific areas, to the specific heights given for each such area, on the attached map titled "Lot 12 Vegetation Height Exception Areas". *[Recorded 1/31/05, Reception #2005-00740]*

Also for lot 12, the Individual Lot Map is amended to allow discharge of concentrated water to either the southwest or the southeast corners of the lot. *[Recorded 7/20/05, Reception #2005-054464]*

LOT 13: For Lot 13, the 930' Elevation Limit listed on the Individual Lot Map for Lot 13, and described in Section 5.2, is amended as follows: when viewing the front elevation of the house from First Street, 17'6" of the total horizontal width of the house shall be no higher than 933' above mean sea level, and the remaining horizontal width shall be no higher than 930' above mean sea level. The six-foot height limit for plants and Landscaping required by Section 5.2.2 is increased in certain specific areas, to the specific heights given for each such area, on the attached map titled "Lot 13 Vegetation Height Exception Areas". The setback for heat pumps in Section 5.12 is waived; provided, however, that the heat pumps must be located on the east side of the house and set back from the front corner of the house at least fifty percent (50%) of the house width. A ponderosa pine, incense cedar, oregon white oak or big leaf maple may be planted in the area labeled "New Protected Tree" on the attached map titled "Lot 13 Vegetation Height Exception Areas"; once planted, it shall become a Protected Tree subject to the requirements contained in the Declaration. *[Recorded 1/31/05, Reception #2005-00740]*

LOT 14: For Lot 14, the six-foot height limit for plants and Landscaping required by Section 5.2.2 is increased in certain specific areas, to the specific heights given for each such area, on the attached map titled "Lot 14 Vegetation Height Exception Areas". *[Recorded 1/31/05, Reception #2005-00740]*

Also for lot 14, the Individual Lot Map is amended to allow discharge of concentrated water to either the southwest or the southeast corners of the lot. *[Recorded 7/20/05, Reception #2005-054464]*

LOT 15: For Lot 15, the six (6) month deadline for obtaining a building permit required by Section 3.1 is extended to September 29, 2005, provided, however, that for Lot 15, the Development Period defined in Section 2.5 shall also be extended to September 29, 2008. *[Recorded 1/31/05, Reception #2005-00740]*

Also for Lot 15, a ponderosa pine shall be planted by June 1, 2008 in the spot shown on the attached map titled "Lot 15 Vegetation Height Exception Areas". Once planted, it shall be a Protected Tree subject to the requirements contained in the Declaration. *[Recorded 1/12/07, Reception #2007-002768]*

LOT 16: For Lot 16, the six (6) month deadline for obtaining a building permit required by Section 3.1 is extended to September 29, 2005, provided, however, that for Lot 16, the Development Period defined in Section 2.5 shall also be extended to September 29, 2008. *[Recorded 1/31/05, Reception #2005-00740]*

ALL FIRST ADDITION LOTS (17-37): Section 3.1 is amended to read "For Sunridge First Addition, within eighteen months (18 months) of the initial sale of any Lot by the Declarant, or by

October 1, 2008, whichever is later, the Owner of that Lot must secure a building permit for a new home meeting the requirements of this Declaration." (Recorded 6/16/06, Reception #2006-041857)