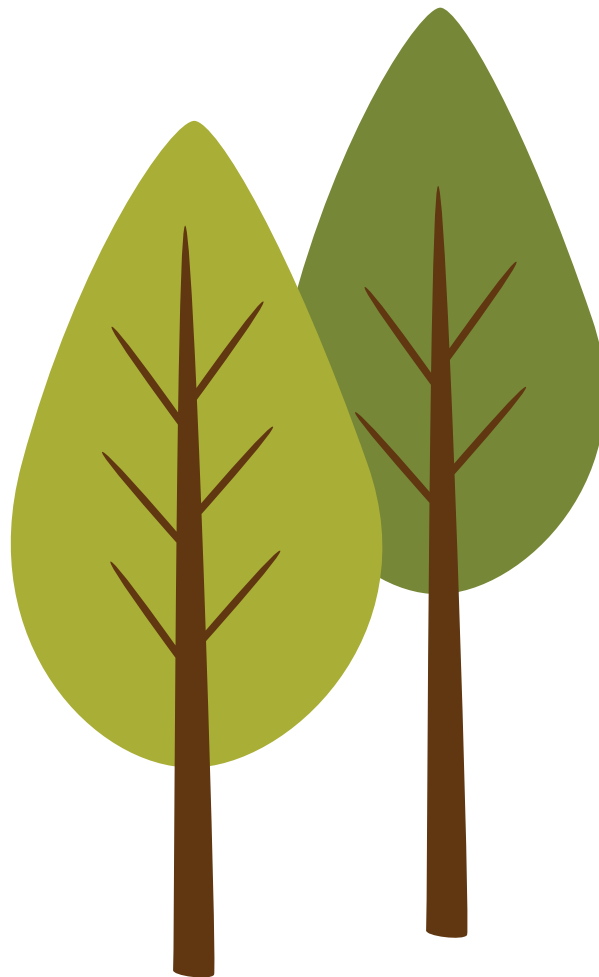




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DESIGN + CONSTRUCTION + USE GUIDELINES | SPRING 2018

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*An uncommon 600-acre residential development in the Okanagan Valley, B.C. Canada*

## Design, Construction & Use Guidelines

*NO HOUSE SHOULD EVER BE ON A HILL  
OR ON ANYTHING.  
IT SHOULD BE OF THE HILL. BELONGING TO IT.  
HILL AND HOUSE SHOULD LIVE TOGETHER  
EACH THE HAPPIER FOR THE OTHER.  
- FRANK LLOYD WRIGHT-*

## DEVELOPMENT MECHANISM

Boss Creek / Okanagan will be developed as a Fee Simple subdivision although some Bare Land Strata development under the Strata Property Act may be included in the future for selected lots. As Boss Creek develops, common amenities will be provided and lifestyle guidelines will be established requiring a level of governance specific to the site. A Homeowners Association will be established with responsibility via professional management for design & construction regulation as well as the maintenance of the infrastructure. Other subcommittees of the Homeowners Association may be formed to oversee the aesthetic and amenity objectives synonymous with Boss Creek. The development of these lands by its very nature nurtures engaged citizens, fosters a unique neighbourhood identity and creates a vibrant, diverse and inclusive atmosphere. The principles that the developer intends to implement are ensured to continue through the self governance of the neighbourhood by the residents through their association.

## CONCEPTUAL DESIGN GUIDELINES FOR PROPERTIES

In order to protect the natural topography, vegetation and character of the Boss Creek property, Design Guidelines have been established to provide guidance for all site and building development with the objective of protecting and enhancing the unique character of this significant hillside property. The Boss Creek / Okanagan Design Review Committee (DRC) will administer and enforce the Design Guidelines which have been established to ensure an architectural and landscaped character that is appropriate for the wooded hillside environment of the Boss Creek development.

Until ninety (90) % of the lots are sold, the DRC will consist of the Developer and a professional architect/home designer from the local area and who is appointed by the Developer. Initially the DRC will be made up of the Developer and the Architect however as new owners close on their lot purchases, they will be encouraged to participate in the activities of the DRC and make their wishes known. Details of the DRC and ongoing management of the Development are included in the Association bylaws. Professional management from a professional property management company will be employed at all times to ensure that the legal, monetary and design responsibilities of the Homeow-



ner Association are properly carried out and will be empowered to cast a tie breaking vote in the event of a tie on issues brought before the DRC and or the Association.

A complete set of plans & specifications including landscape detail along with sample siding, roofing material and exterior colour chips are to be submitted to the DRC prior to approval and the start of construction. A fee will be paid by the lot owners that is intended to cover the cost of professional plan review and construction inspection (see price sheet for details). Such fee is to be paid at the time of plan submission and prior to the start of construction. The DRC and their applicable fees will not replace local government approval nor their fees for services but are intended to supplement that approval with the specific neighbourhood objectives of Boss Creek for the enjoyment and benefit of the residents.

## DESIGN PHILOSOPHY



With the primary objective of protecting and enhancing the environment, the requirements for the development of each home site are intended to focus on the preservation of the natural character of each property. In addition, the ability to seamlessly integrate the home into the specific site with minimal impact on the environment and surrounding properties is paramount. It is critical that the design approach for every component of Boss Creek be compatible with the area and terrain of an “Okanagan Valley Architecture.”

The design guidelines shall encourage the design of homes and adjacent landscaping to be established based upon Regional Architectural Standards that respond to the climate, natural wooded hillside environment and informal character of outdoor style of living. Specific architectural details may vary from lot to lot depending on lot grade & views as well as architectural style. The decision of the DRC may be appealed by requesting a secondary review that may include a recognized architect of the homeowner’s choosing. All professional fees for such appeal will be borne by the Owner. It is the intent of this process to ensure that a complete and full understanding of the Owner’s intent is understood before establishing an absolute & final decision.



## DESIGN REVIEW AND APPROVAL PROCESS

The following process includes consultation between the homeowner and the Boss Creek Design Review Committee (DRC) in order to assist, review and evaluate the proposed building design and site development. The DRC will consider the submittals for all improvements to assure compliance with the Design Guidelines as related to site design, landscaping, building height, setbacks, and building design including materials and colors.

The Design Review Process shall take place in four phases:

- 1) **Pre-design** meeting between DRC, Owner and Owner's architect. Prior to applying for approval to design, construct, or alter a building or landscaping, the owner and his designer and/or contractor are encouraged to arrange a meeting with the DRC to review existing site factors including:
  - Grade and drainage patterns including stormwater objectives
  - Unique features of the Lot (e.g. view. or slope lots
  - Lot and Building orientation to establish building views. private areas. and sightline setbacks
  - Orientation of morning and afternoon sunshine
  - Driveway approach and sidewalk locations
  - Legal pins and markers
  - Location of utilities. hydrants. water-valves. signs. street lighting, electrical. telephone pedestals. etc
- 2) **Preliminary Design Review** of proposed site and building design concept. DRC fees are to be paid at the time of request for a Preliminary Design Review. Once a pre-design conference has been held the purchaser shall submit preliminary design plans for approval prior commencing working drawings. This submission can be emailed to [Design@BossCreek.com](mailto:Design@BossCreek.com) or the preliminary application can be delivered to the Boss Creek sales office onsite. The submission shall include a site layout plan, floorplan, elevation views along with sample and/or specifications of major exterior materials and colour.
- 3) **Final Design Review** of proposed construction drawings for site design, building design, sewerage design, landscape design and storm water management. Once the Preliminary plans have been approved. the owner shall finalize the design and complete the working drawings and specifications for the Building and site based on the pre-approved Preli-



minary Drawings. This submission shall include: One completed copy of the House Plan Approval Application Form (provided by the Developer). Electronic submission of building permit drawings.

- 4) **Landscape Review** - A complete set of prepared landscape plans are to be submitted at the time of final Design Review. A design prepared by a professional landscape designer is recommended, or a least a review by a professional is recommended prior to submission.
- 5) **Construction** monitoring & periodic inspection by the DRC will follow to completion.
- 6) **Final inspection** - Prior to occupancy of a completed structure, the Owner must obtain an approved final inspection from the Regional District and a written final inspection approval from the DRC as well as a report from a Certified Arborist (delivered to the DRC) certifying that the trees in close proximity to the completed structures have been inspected and have been remediated as required and do not pose an undue risk to the property or people living in or using the structure.
- 7) **Subsequent changes** - After the initial construction is complete and minor changes such as planting a shrub or vegetable garden, the DRC requests that the Owner use reasonable judgement in making application to build or change the property. It is not the intent of the design process to impose undue or onerous burdens on any Owner, but rather to be helpful in providing guidance so as to head-off future conflict with neighbours or authorities. More major changes such as taking down a large tree, re-painting you house or building a new structure need to be brought before the DRC before action is taken - if in doubt, give a quick call.

In addition to the DRC process, the owner is obligated to obtain approvals from all local governing agencies that have jurisdiction over the Boss Creek development. Any variances to the development zoning requirements will require approval of the local government and the Design Review Committee.



# SITE DEVELOPMENT GUIDELINES

## THE BUILDING ENVELOPE

The Building Envelope is the portion of each Lot where all improvements must take place excluding driveway locations. Building Envelopes are designed to respond to view corridors and natural features such as topography, rock outcrops, and vegetation. Building Envelopes will comply with all local North Okanagan Regional District (RDNO) setback requirements of the Country Residential zone and may incur further restrictions as defined for each individual property by the DRC. The “natural area” is that portion of the land that lies between the Building Envelope and the property line and must be maintained in its natural condition. The natural area on each lot will be protected by covenant for vegetation retention and hillside protection.

## GRADING AND DRAINAGE

The objective of the Design Guidelines is to assure the blending of all new improvements into the existing natural topography with minimal disturbance of the existing terrain. Cutting or filling of natural grade will be kept to a minimum. Building and site improvements should be designed to step down the hillside slopes in order to respond to the natural configuration of the topography. All individual site development plans must incorporate the onsite storm water retention principles being developed for the construction of the Boss Creek property by the project engineers including retention of 100 year storm events on site of each lot. A stormwater management plan prepared by the Owner’s Professional Engineers is to be submitted to the DRC as a part of the Final Design Review.

Building sites at Boss Creek are Hillside view lots. Additional care must be utilized to ensure suitable treatment of slopes to establish a comfortable transition between neighbouring homes and lots. Generally outside the approved building envelope, as much of the lot shall be left in its natural state

Lot slopes should be absorbed within the building massing such as stepped foundations to minimize the need for steep grades or retaining walls. Exposed concrete foundation walls shall not exceed a height of 8" above level grades and 1.5 ft. above sloped grades and where exposed to view from the street or other lots shall be faced with stone or other suitable material so as to provide a pleasing appearance blending in with the surrounding structure.



Individual lot grading (including drainage swales and retaining walls) must be handled within individual lot property lines and must conform to the generally accepted standards for lot grading. Where retaining walls are required in any yard adjacent to roadways and will be constructed of natural stone or natural stone facing on reinforced concrete.

Side yard retaining walls between lots are generally not encouraged, side yard grade transitions should be absorbed within the building mass and the flow of the natural ground slope

*Note: Removal of trees with a trunk diameter in excess of 6" inches measured 18" above ground level will require written DRC approval. Trees of this size or greater will require DRC approval (including building envelope area) prior to start of construction/removal.*

## ALLOWED STRUCTURES

A single family or a two family home may be created along with an Ancillary Single Family Dwelling (guest house) as defined by the RDNO and garage/storage/workshop building(s) provided the total structures do not exceed 15% of the total lot area. The overall plan, siting, number of buildings and size must be approved by the DRC.

## PERMITTED USES

The following uses are permitted that are a sub-set of the RDNO permitted uses in Country Residential zoning and as defined by the RDNO.

- Single family dwellings
- Two family dwellings
- Accessory buildings and structures
- Ancillary single family dwellings
- Bed and breakfast use subject to the provisions of the RDNO zoning and approval by the DRC
- Community care facilities as defined by the RDNO for Country Residential zoning, subject to approval by the DRC
- Home occupation use as defined by the RDNO
- Green houses for personal use, not to exceed 900 sq ft
- Dog kennels of a commercial nature are not permitted, such use may be determined by the DRC in its sole discretion
- Limited Agricultural Use as defined by the RDNO on certain lots as designated in the Boss Creek offering literature of each phase is allowed. The Limited Agricultural use must be approved by the DRC in writing including the number and kind of



animals and the location of all facilities and activities associated with this use must be specifically approved in writing. The Limited Agricultural Use provision is mainly intended for the larger lots at Boss Creek and careful attention will be paid to ensure that the neighbouring lots are not adversely impacted. Animals that are likely to disturb neighbors such as roosters will not be allowed on any lot less than 18 acres in size. Keeping animals is limited to the following: bees, horses, rabbits, poultry, pigeons, doves, or other animals or birds of like kind in concentrations of 1 animal unit or less per hectare as defined by the RDNO in Zoning Bylaw No. 1888 and current Amendments

- No hunting, taking of game or discharge of firearms allowed. Firearms may be discharged in an indoor range that is properly designed for safety and soundproofed so as not to be audible on neighbouring lots and approved by the DRC. A decibel rating may be established by the DRC if required.

## RETAINING WALLS



The maximum height of retaining walls shall not exceed 2 meters (6.5 feet) from the lowest finished grade to the top of the wall. Step back retaining walls with a minimum planting separation of 1.2 meters (3.9 feet) may be utilized to achieve heights of greater than 2 meters. The viewable portion of retaining walls shall be constructed of natural materials or covered by in order to visually blend within the existing topography. Opportunities for landscaping along the retaining wall shall be provided

and the use of native and drought resistant vegetation is encouraged. All retaining wall design is subject to DRC approval.

- All retaining walls are to be faced or constructed of native stone. Other materials may be approved on a case by case basis to enable coordination with architectural features of the main structures on the Lot.
- All retaining walls are to be a maximum exposed height of 2 meters regardless of an engineer's certificate.
- If a higher grade is required to be retained, a stepped form is encouraged to reduce the visual mass of the wall.
- When walls are stepped, there shall be a minimum run of 1 meter between stepped retaining walls.
- All retaining walls should include backfill fabric and 'Big O' weeping tile drainage.





## BUILDING SERVICING AND PRINCIPLES



Geothermal systems are the preferred method of heating and cooling future homes in Boss Creek / Okanagan. The Design Guidelines recommend this type of system but will not make it mandatory. Green Building principles will be encouraged throughout the design guideline documentation and

where possible green building requirements will be mandatory within the design guidelines. This method of building is becoming much more prevalent in the area and is a concept that should automatically appeal to people wanting to live in the type of natural environment that this development is offering. Use of solar electric and solar heating are encouraged as well as CSA approved pellet boiler systems for heating. Wood boiler types of heating will not be permitted unless permitted by local government regulations and utilize new technology and operational techniques to ensure that smoke and other noxious emissions are at a low level.

## BUILDING DESIGN CHARACTER

The Design Guidelines have been developed in order to assure that all buildings and site designs are of a character that is harmonious with the Boss Creek hillside woodland environment. Many of the concepts are principles of green building construction and Smart Growth cohesive neighbourhood ideals. The architectural design theme must include natural building materials such as stone, brick, logs, board and batten, as well as integral color stucco and concrete surfaces which incorporate earth tone textures and finishes all the while paying careful attention to Firesmart principles. The design character is intended to establish an architectural theme that harmonizes and blends with the forms and colors of the environment and not be “bold” or in competition with the surroundings.



## BUILDING FORM, COLOUR AND MASSING

The building design shall be articulated to respond to the unique topographical configuration that exists on each and every lot. Building forms shall be established to enhance the play of light and shadow and create an expression of visual interest through a variety of building shapes, texture, scale, and color. Building wall surfaces shall not have more than three materials with one material being dominant over the others. All wall materials must be continued all the way to the ground so that foundation concrete is not visually exposed to viewable form the street or neighbouring property.. The color of the wall surfaces must be “weathered” in appearance and surfaces must be of a natural earth tone and muted. The appearance of each residence shall be subtle in order to blend into the terrain when seen from a distance. Vinyl siding will not be permitted within the Boss Creek Development.

The second story shall be setback from the first floor in order to create view site lines through the lot. The second story floor area should not exceed 50% of the enclosed first story floor area. All components of the building design and finishing materials are subject to DRC approval.

## BUILDING ROOFS

Building roofs shall be designed in shape, color and texture in order to help minimize the overall massing of the residence and therefore help visually integrate the structure with the topography and landscaping of the hillside. All pitched roofs shall have a slope between 4 in 12 and 10 in 12 with soffits to be a minimum to 24”. The use of flat roofs is discouraged.

As mentioned at the beginning these guidelines, a building should be “of” the hill, not “on” the hill. To that end, the materials and colors selected may be the most important single element of design, especially when observed from a distance - and the roof is often the most visible portion of the structure and therefore selection of the appropriate roofing material is extremely important. Roof materials are limited to concrete tile, baked enamel steel or 30 year asphalt shingles in earth tone shades, dark gray & black as may be dictated by the architectural design. Heavy gauge corrugated steel (non-galvanized & un-coated) is acceptable with the appropriate architectural design provided it is treated to produce rust prior to installation



Fascia height is a minimum of 7 1/2 inches and is to be constructed of smooth wood or Rough Saw material, (recommended to be aluminum covered) Aluminum fascia gutter will be permitted as long as it is mounted to the required fascia material.

Eaves troughs are required on every eave of the roof structure that will allow water to fall directly to the ground or the ground must be treated so as to minimize splashing and erosion. Eaves troughs must be of the continuous formed type and downspouts leading from eaves troughs should be positioned so as to maximize drainage while minimizing the impact on exterior aesthetics. Every effort should be made to avoid locating downspouts on the front elevation of the home.

Chimneys and vents are to be finished in a material compatible with the exterior of the building.

## BUILDING MATERIAL & COLOUR

The recommended exterior finishes are stone, HardiBoard or equivalent or Stucco. Exterior wood may only be used minimally as trim material in accord with FireSmart principles

Vinyl and Aluminum siding is not acceptable.

Brick or stone veneer elements are recommended to be present on all homes.

Two story elevations must be stepped up and broken with details such as low roof, boxed out windows, balconies and architectural detail that enhance the design.

Horizontal siding, using HardiBoard should have corner boards. Corner boards & trim are to be similar in colour to the siding so as not to provide extreme contrast unless they are treated as an architectural feature and are wider than 6 inches.

Horizontal lap siding must not have a vertical exposure of greater than 8 inches.

Aluminum windows or doors will not be permitted however baked enamel aluminum cladding on wood frame windows is acceptable in a colour to suit the architecture and overall colour scheme.

## Doors AND WINDOWS

All openings for doors and windows shall be designed to be of a size that is appropriate in scale to the design of the building. There shall be minimum recess of 4 inches for all windows and doors, however as in the case of 8" studs a 6" recess is preferable. Overhangs created by roof projections, balconies and porches are encouraged in building design to minimize reflections of glass surfaces when seen from a distance. Glass with high reflective mirrored surfaces shall not be permitted. Skylights are acceptable only if utilized in inconspicuous locations.



## LIGHTING

Site lighting shall preserve the night time “dark sky” by minimizing the amount of exterior lighting. Building lighting shall be required to be directed downwards towards landscaping and site features and shall be used minimally for lighting on buildings walls or roofs. Specifically, lighting shall be designed to minimize lighting pollution which would be objectionable from the lower surrounding neighborhood. Consequently, building mounted lights shall be low illumination and shielded so as not to shine towards or cause light intrusion into neighbouring properties. The design of building light fixtures shall be complimentary to the architectural design theme.

## DRIVEWAYS AND GARAGES

Driveways are to be constructed using exposed aggregate, stamped concrete, brick/stone pavers, or asphalt. The driveway width where it joins to the main paved street surface shall not exceed thirty (30.0 ') feet and shall meet the street surface as close to a 90 degree angle as reasonably possible

- A suitable number of garages to suit the occupancy on the lot is acceptable. Garage doors visible from the street or neighboring properties should be treated with a trellis or similar detail.
- All garages must provide a minimum wall recess of 1 foot at all garage doors. Doors are to be a “carriage” design or architecturally detailed to suit the style of the home. Wall exposure above garage doors should be minimized by architectural features where necessary
- Each street front yard requires a “Front Feature” which is to be located at the street front property line at the driveway as approved by the DRC. In addition, an approved light standard is to be installed by the Owner at the intersection of the driveway and the street, and shall be maintained and illuminated from dusk to dawn by the Owner
- It is also the responsibility of each homeowner to supply and install lighting, to highlight the house numbers on the 'Front Feature'.

## Detached Garages

An accessory Detached Garage/Storage building is a structure located on the same lot as the principle dwelling and may be located across the access road in the case of hooked lots. The structure may be designed to facilitate RV, boat and car parking, but may include uses for office, games, media, exercise, library or other recreational or entertainment amenities built within provided approval can be obtained from RDNO.



- The structure shall be designed to give the appearance that it is secondary to the principal dwelling.
- The front yard shall be defined as facing the access road.
- The structure shall match the architectural design character, and style of the principal dwelling by using complimentary colours and finish materials. Siding and roofing materials shall be the same or visually match those used on the principal building.
- Buildings and windows shall be located to minimize the disruption of privacy and outdoor activities on adjacent properties.
- Carports are not permitted
- RV parking including boats, ATV's, etc must be stored within a garage structure and may not be stored in an outside location.
- Minimum 2 bay garage.
- Front facade should include architectural lighting.
- The structure may include facilities for sanitation including a shower, sink and toilet.
- The height of the structure shall not exceed a height of 2 stories and a maximum height of 24.5 feet (7.5m).
- The maximum site coverage for all structure(s) on the lot shall not exceed 15% of the contiguous land area of the lot or in the case of a "hooked" lot, the portion of the lot upon which the structure(s) are situated..
- The roof pitch shall be similar to the predominant roof pitch on the principal dwelling.
- Windows shall be similar to those in the principal dwelling in proportion (Width and height! and orientation (vertical or horizontal]).

## Security Gates

Boss Creek will be installing two security gates at the entrance to Phase 1. Because these gates are operated electronically, home owners will be required to install a specific garage door operator with a specific remote system so as not to interfere with the gate operations. Video surveillance at the main entry gate area will be connected to each home via the cable network and will be a part of the system that will allow guests to be welcomed when they approach the main entry gate

## Swimming Pools

Pool equipment must be enclosed in a structure architecturally related to the house and other landscape structures.

The design of swimming pools shall provide fencing that is consistent with RDNO safety guidelines and the Developer's requirements for both safety and appearance.



Above ground plastic “package” pools are not allowed except as small size children’s wading pools in a location screened from street or adjoining lot view.

Consideration should be given to sound levels of operating mechanical equipment. which may affect adjacent properties.

## Fencing

Only black ornamental iron/steel, black chainlink or rock wall fencing will be permitted for use and must be approved, by the DRC prior to installation. Split rail and wood rail fencing may be approved for use on internal portions of the lot provided such use compliments the architectural design generally used on the lot. Maximum height for all fencing is 6’.

## LANDSCAPING

The objective of the Design Guidelines is to assure that the existing landscape and landforms for each property are the basis upon which all new improvements are designed. Every effort should be made to minimize site disturbance relating to grading and tree removal. The natural appearance of the hillside slopes and vegetation as viewed from the lower city should be protected and maintained when seen from a distance. In the area adjacent to each structure, every effort will be made to respect Fire Smart principles for fire prevention.



- Landscaping concepts relating to new development will be strongly encouraged to only utilize plants that would occur naturally on the site and reflect the regions heritage as well as respond to climate and setting.
- Homeowners are requested to save as many existing major trees as possible. When tree removal is a functional requirement, they should be replaced with the same tree variety. Site

vegetation clearing and removal of trees with proposed locations of their replacements are subject to DRC review and approval.

- All landscaping concepts must be in compliance with the policies of all local governing agencies.
- Landscaping of non lawn garden/vegetable garden areas are strongly encouraged to implement xeriscape landscape principles.



- Properties with suitable area for pastures and paddocks must be planted and maintained with drought resistant and low moisture grasses.

All landscaping shall be placed and completed within six months of the construction completion date of any home. Exceptions may be granted for delays due to the time of the year and weather. All such requests must be submitted to the DRC for approval in writing. All aspects of the landscaping must conform to the design guidelines. Landscape drawings must be submitted and approved prior to commencement of landscaping. Incomplete submissions will be returned without review. The Landscape Plan must indicate the placement of all Hardscape areas including retaining walls, pools, ponds/waterfalls/features, patios, decks, pathways, arbors/gazebos, other structures/features. All structures require approval prior to any construction. A drawing that includes all measurements, as well as materials being used, must be submitted with the Landscape Plan.

Additional parking for vehicles such as RV's, Boats, trailers, construction vehicles are not allowed except for temporary (up to 48 hour) parking for the purpose of loading and unloading.

DRC shall have the sole discretion of the final approval of any plans, details and applications submitted.

Final inspections will not be granted from November 1st through to April 1st due to the winter season.

- *Note: Removal of trees with a trunk diameter in excess of 6" inches measured 18" above ground level will require DRC approval. Trees of this size or greater will require DRC approval (including building envelope area) prior to start of construction/removal.*

Irrigation must be installed for the entire landscaped portion of lot. Additional water source(s) are to be provided as required to keep natural vegetation healthy, especially during periods of drought. An irrigation plan is to be submitted for approval at the time of submitting the landscape plan.

Planting materials are to be specified prior to installation

- A plant legend describing all trees, shrubs, perennials, grasses and sod areas (proposed size of plants required).
- The uses of plant materials that are native to the Central Okanagan area are strongly encouraged.
- All trees to be planted must not be expected to exceed the maximum mature height of the surrounding natural trees

The DRC reserves the right to request removal by the owner of any tree deemed to be a safety or fire hazard by a Landscape Professional/Certified arborist and if not removed within 30 days of a written request may be removed by the Developer at the expense of the owner.



There are certain plants that may harbour damaging diseases that can be transmitted to commercial orchards and vineyards in the Okanagan. For this reason, the following types of plants must be treated annually to protect against diseases that might be damaging to commercial and neighbouring orchards and vineyards.

- All trees of the genus *Malus*, apple or crabapples, including all ornamental or flowering crabapples.
- All trees of genus *Pyrus* (including Asian and ornamental pears).
- All trees of the genus *Prunus* (flowering cherries and flowering plum).
- All plants of the genus *Cydonia* quince.
- All plants of the genus *Chaenomeles* (flowering quince or japonica).
- All grape varieties

Hedging must be maintained to a maximum height of 6 feet.  
Drought tolerant plant varieties are preferred.

## WILDFIRE PROTECTION AND FIRE SMART GUIDELINES

It is the objective of the DRC to work with the Lot owner to help them comply with the Fire Smart principles in order to reduce property fire hazard. The general approach of establishing three zones for vegetation management will be encouraged by the DRC for the development and maintenance of each Lot. Of particular importance is priority Zone # 1 which calls for management of vegetation adjacent to all structures in order to not support fire of any kind. The DRC will review each design submittal for utilization of Fire Smart recommended design, building material and on-site firefighting means and may from time to time request a meeting with an Owner to review the then current Fire Smart recommendations and make recommendations.

End

