

**DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS**

RADIANT LAKE ESTATES

SUPPLEMENTAL ARCHITECTURAL GUIDELINES

**ARTICLE I
INTRODUCTION AND POLICY**

SECTION 1.1. Pursuant to the Declaration of Covenants, Conditions, and Restrictions for Radiant Lake Estates (the “Project”), to which this Exhibit A is attached, these Supplemental Architectural Restrictions given in Article 4 of the Declaration, are adopted to preserve the unique and prestigious identity of the Project and provide continuity of architectural style, materials and colors for all alterations and improvements to be constructed within the community.

SECTION 1.2. In the Declaration, the Board of Directors of the Association has been given the authority to appoint or to function itself as an Architectural Review Committee (ARC). The ARC evaluation and review shall consider building and landscaping design and appearance, effect on other Lot Owners and Common Properties, location of structures with respect to the designated set-back requirements, materials, colors, and other relevant factors. The ARC shall approve those proposed Lot alterations and improvements which comply with these Restrictions and the Restrictions in the Declaration.

ARC members shall be available to meet with Owners and contractors upon request to discuss special issues. They may inspect construction progress from time to time to assure actual compliance with the approved plans and the Declaration. Failure to comply may result in imposition of Special Assessments as described in Article 6 of the Declaration.

**ARTICLE II
SUBMITTALS**

SECTION 2.1. As defined in the Declaration, each Owner must procure Board or ARC approval of plans for new construction, site improvements, including fencing and landscaping and all modifications thereof, prior to beginning construction. To request such approval, an Owner shall prepare a submittal package containing a written description of proposed Lot improvements or alterations, together with the information described herein, to the extent that this information is available or obtainable. Requests containing insufficient information for an adequate review shall be denied.

SECTION 2.2. For major construction projects, it is recommended that submittals be made using preliminary plans to allow preliminary review and evaluation by the ARC prior to the preparation of the final plans. This procedure will often save the Owner expense and delay in the preparation of final working plans.

Final ARC approval must be based on plans and details that thoroughly and accurately reflect the true design, materials and colors of the proposed buildings or other improvements. Building plans must be prepared by an architect or qualified building designer. Any and all changes, modifications or alterations from a previously approved submittal must also be approved in writing by the ARC or the Board.

Although a response from the Board or ARC should be expected within 15 days from the submittal of a request, if a submittal package is incomplete or insufficient, the Owner may be asked to provide additional information and clarification for adequate review by the ARC. This may extend the time required for approval accordingly. The ARC, the Board, the Association and Radiant Lake Estates, Inc. shall not be liable for any expense incurred by such delay.

SECTION 2.3. Depending on the scope of a proposed Lot improvement or alteration, the submittal package shall include any or all of the following for the ARC to act on an approval:

- a. A letter to the Board or ARC, signed by the Owner, requesting approval of the proposed Lot improvement or alteration. The letter shall include the names, addresses, and telephone numbers, including 24 hour emergency numbers, of the Owner and contractors, if any. The letter shall include a statement indicating that the Owner and contractors, if any, have read, understand and will abide by Section 4.4 “Basic Architectural Guidelines” and the “Supplemental Architectural Guidelines” of the Radiant Lake Estates Declarations of Covenants, Conditions and Restriction, latest issue.(Required for all requests)
- b. A complete set of plans and specifications identical to those submitted to the City of Rathdrum Building Department.
- c. A plot plan (with north arrow) showing location of structure(s) on the Lot including driveways, grading and drainage provisions. The plan shall also include dimensions from building corners to all exterior lot lines.
- d. A detailed landscaping plan showing new plantings as well as fence locations, a guideline for corner lot fencing, attached herewith, described as Exhibit B. All landscaping plans shall include and automated irrigation system

- e. Building exterior elevation drawings with dimensions, of all sides of each structure.
- f. A description, including brochures and photographs, of all exterior materials and finishes (foundation, wall, roof, trim, windows, chimney, garage door, etc.). Samples of actual exterior colors, and roof and siding materials.
- g. Plans and descriptions for any secondary or ancillary structures. The size of any secondary or ancillary structures shall be proportionate to the size of the primary residence and at the sole discretion of the ARC. Secondary or ancillary structures shall only be allowed on the following designated lots:
 - Block 1 lots 2, 3, 4, 5, 6, 7, 8, 26, 27, 28 and 29
 - Block 2 lots 27, 28, 29 and 30
 - Block 3 lots 4, 5, 6, 17, 18, 19, 20, 21, 22, 28, 29, 30, 31, 40, 42, 51 and 52A guideline for corner lot setbacks for outbuilding placement is attached herewith and described as Exhibit C.
- h. Location and visual screening material and color for garbage can(s), if stored outside.
- i. Prior to any construction activity on major projects, the Lot Owner shall provide to the ARC a certificate of liability insurance, issued for the benefit of the Association and naming the Association as an additional insured, having a limited liability of not less than one million dollars (\$1,000,000) as a combined single limit covering death, personal injury and property damage during the course of construction. The certificate shall also indicate that insurance will not be canceled or modified without at least twenty (20) days notice to the Association. In addition, each contractor having employees on the construction site must provide to the ARC, prior to any construction activity, a certificate of workers compensation insurance, issued for the benefit of the Association and naming the Association as an additional insured, having liability in amounts required by Idaho law.

Unusual projects may require additional information for the ARC to determine if the proposed improvements or alterations are consistent with the Basic Architectural Guidelines of Declaration and these Supplemental Guidelines.

ARTICLE III
CONSTRUCTION RESTRICTIONS AND REQUIREMENTS

In addition to other restrictions set forth in the Declaration, the following restrictions and requirements apply to all construction or Lot alteration activities:

- a. Work hours shall be from 6:00 a.m. to 6:00 p.m., Monday through Saturday. Excessive noise (including radios), pets (including dogs), alcohol and drug use on the site are prohibited.
- b. The Lot must be kept clear of construction debris and other wastes. For major projects, a portable chemical toilet is required at the start of construction through completion. A temporary refuse container may be required by the ARC during all phases of residential construction, and must be onsite upon demand.
- c. All construction activity shall be contained within the Lot for which the building permit is issued. Placement or storage of dirt, rock, timber, brush, or construction materials on Common Properties or Lots other than the construction Lot is prohibited, unless written permission is obtained from the Association Board (for Common Properties) or the Owner(s) of the Lot(s) affected.
- d. Access to the construction site shall be only from the street bordering the construction Lot. Trespassing on other Lots without their Owners written permission, (a copy of which must be forwarded to the ARC), is prohibited.
- e. Metal tracked vehicles are prohibited from operating on paved roadways. Any Common Properties, adjacent Lots, or roads damaged during construction shall be promptly restored to their original condition, at the expense of the construction Lot Owner, to the satisfaction of the ARC.
- f. A small job office may be maintained on the site, but temporary living quarters for workmen or the Owner are not permitted. The job office shall be removed within (30) days after completion of the primary residence. This removal period also applies to portable chemical toilets and trash bins.
- g. Plans and specifications submitted to the City of Rathdrum Building Department must have final approval prior to commencement of construction.
- h. Driveways are to be based with at least two (2) to three (3) inch diameter clean, crushed rock prior to construction commencement. Any mud or debris tracked onto Radiant Lake roadways must be promptly removed.

- i. Drainage ditch and shoulders within the road easement fronting the property must be maintained in good order with no obstructions.
- j. Contractor signs no larger than standard real estate signs may be erected only on the construction Lot and must be promptly removed at job completion.
- k. Contractor and construction vehicles must obey Radiant Lake posted speed limits and load limits. Any and all damage to roadways of other Common Property, or other Lots, caused by contractor or construction vehicles must be promptly repaired at the expense of the construction lot Owner to the satisfaction of the ARC.
- l. Existing underground utilities must be located and marked prior to any excavation.

Dated ____ day of _____ 2006.