

WESTPARK
DESIGN GUIDELINES
AND SPECIFICATIONS FOR UNITS

Declaration Schedule A-4-1

Schedule A-4-1 herein shall be added to Schedule A-4 of the Declaration and the following design guidelines and specifications shall apply to the Property described in:

Plat No. 2005-178, WestPark Subdivision.

Units located within the property described in Plat No. 2005-178, WestPark Subdivision shall be subject to the following restrictions.

1. Architectural Review Committee ("ARC"). In order to maintain architectural integrity and design harmony in WestPark, the ARC pursuant to Article XI, shall review the design, materials, fenestration and color of the structures and improvements in WestPark. Owners or their contractors and/or builders shall present the site plan and elevation drawings of the proposed improvements to the ARC for review and approval, no later than five (5) business days prior to securing a building permit, grading permit, installation of utilities or any proposed construction activity. The ARC shall have the reasonable right to specify building colors, landscape design and architectural design elements, including but not limited to staggering of garages and front entryways, the staggering of building setbacks, the addition of windows, driveway configuration and/or landscaping to diminish the visual impact of blank walls. Owners and/or their contractor shall provide additional detail or information reasonably requested by the ARC.

2. Overall Design Structure and Appearance. The Declarant intends to create a superior residential neighborhood with a wide range of dwelling designs, appearances and colors. If the minimum two car garage is not constructed at the time of dwelling construction, then the dwelling shall be situated on the Lot in a manner that will accommodate future construction of the garage. The location of improvements and structures on a Lot shall be approved by the ARC.

3. Structure Type. No building or structure shall be erected, altered, placed or permitted to remain on a Unit other than single-family dwellings. A single-family dwelling may be either a detached dwelling on a Unit or one half of a duplex structure on a Lot zoned for duplex structures.

4. Setbacks.

(a) Structures and Improvements in WestPark shall conform to the Municipality of Anchorage lot setback requirements. The location of Improvements on a Lot is subject to the approval of the ARC. Single family detached and Duplex structures may not encroach into minimum setback requirements as follows:

Front Yard:

Twenty feet (20') average or more from the front Lot Line.

Side Yard:

Five foot (5') setback from any side Lot line to the side of a dwelling or outbuilding.



Rear Yard:

Ten foot (10') from the rear side of a dwelling or outbuilding to the Lot line.

Side Street and Corner Lots:

Ten foot (10') Side Yard Setback to the secondary front yard Lot line.

(b) Construction on a Lot or Development Tract shall comply with the Municipality of Anchorage, the Alaska Department of Environmental Conservation and EPA Storm Water Pollution Prevention Plan requirements.

(c) No less than thirty (30) days prior to construction, the Owner at Owner's expense shall submit to the ARC for approval, a plot plan drafted by a registered surveyor, showing dwelling, driveway.

5. Detached Structures and Outbuildings.

(a) One (1) permanent outbuilding that is not a garage, conforming to the design and style of the dwelling, may be constructed on a Lot with the approval of the ARC and the EB. Outbuildings shall be no larger than twelve (12) feet by ten feet (10') and no taller than twelve feet (12') in height. Outbuilding siding product and color shall match the dwelling structure on the Lot. The ARC and the EB may dictate additional restrictions including but not limited to the location of the outbuilding on the Lot. Metal, aluminum or similar structures are not permitted.

(b) Detached garages and outbuildings shall be located within the rear yard area on a Lot and shall be approved by the ARC prior to construction. Building plans for detached structures (if applicable) shall be submitted to the ARC simultaneously with the dwelling plans, to facilitate placement and proximity of all structures in relation to the Lot configuration.

6. Cost, Quality and Size.

(a) Detached dwellings. Each detached dwelling shall be a minimum of twelve hundred (1,200) square feet of gross floor area in size, excluding porches, decks. Garage square footage area is not included in the gross floor area for the dwelling.

(b) Duplex style dwellings. Each half of a duplex shall be a minimum of twelve hundred (1,200) square feet of gross floor area in size, excluding porches, decks and minimum two car attached garage.

(c) Detached garages. The gross floor area for detached garage structures shall not exceed six hundred (600) square feet in size, unless a larger garage is approved by the ARC.

7. Building Height. Building height shall conform to the Municipality of Anchorage zoning requirements for Municipality of Anchorage zoning classifications R2A and R1A. A detached garage structure (if permitted), shall not exceed the height of the dwelling structure.

8. Placement of Structures. Location of structures and improvements shall be in accordance with the building plan and development agreement approved by the Municipality of Anchorage and WestPark ARC.



9. Dwellings, Detached Garages and Outbuildings - Exterior Appearance, Colors and Materials. Owners shall obtain approval of exterior materials and colors from the ARC prior to product application and installation.

(a) Color. Exterior colors of dwellings and if applicable detached garages and outbuildings shall be restricted to neutral "earth tones" or such other colors as may be approved by the ARC, from time to time. Approved paint colors shall be applied uniformly on all elevations of an approved structure. Exterior body and trim colors which in the reasonable discretion of ARC are overly vibrant or inconsistent with the surrounding WestPark communities shall not be permitted. In addition to the color restrictions contained herein, the exterior colors for each half of a duplex-style building shall be identical, or as approved by ARC.

The color of the following portions of a dwelling, including but not limited to, gutters, downspouts, porches, railings and exterior stairways shall match the color of the surface from which they project or be an approved accent color.

(b) Siding. No metal siding products are permitted. T1-11 siding may be used only on the rear façade of a dwelling except for dwellings on Lots with a rear elevation and back yard adjoining WestPark Drive or a front or side elevation facing any street. Such dwellings shall be cedar, vinyl or OSB lap siding or such siding product as may be approved from time to time by the ARC.

(c) Materials – Other. Other permitted exterior accent finishes include brick, stone and such other exterior finish product as may be approved from time to time by the ARC.

10. Roof and Chimney.

(a) Roof. Roof material, color and texture shall be approved by the ARC. Roof product shall be architectural grade shingles (e.g. Legacy by Malarkey) with 100 mph wind resistance warranty. Flat roof construction is prohibited. Roof shall be a minimum pitch of three feet vertical rise to twelve feet (12') of horizontal run and be of such design and proportion as to harmonize with the architectural style and integrity of dwellings in surrounding WestPark communities.

(b) Chimneys and Support Columns. Chimneys shall be concealed within a framed and sided enclosure or masonry structure above the roof surface. Support columns shall be clad with decorative treatment or furred and finished with decorative collars or corbels.

11. Garage. Garage entry doors shall be raised panel, overhead metal doors or such other product as may be approved from time to time by the ARC.

12. Driveway Paving and Location of Utilities.

(a) Utility installations shall be underground. Excavation for utilities shall in such manner as to remove minimal vegetation and maintain privacy between Units. Any utility connections or work disturbing or damaging Community pathways, roads, curbs or buffer vegetation shall be repaired or replaced by the Owner.



(b) Driveways and walkways shall be paved with black asphalt or gray concrete unless otherwise approved in writing by the ARC and the Executive Board.

13. Exterior Lighting. Exterior lighting fixtures affixed to a dwelling shall (a) broadcast light downward at no more than a 30 degree angle from the perpendicular line between the fixture and the ground and (b) shall not reveal any exposed light sources beyond the front yard area. No other exterior lighting is permitted except as approved by the ARC.

14. Construction and Completion.

(a) No construction, clearing or site grading shall commence without ARC approval.

(b) During construction of dwellings, detached garages and/or outbuildings, Owners and contractors shall protect pavements, curbs, walkways, streets and utility structures from damage. Pedestrian and road right-of-ways and driveways shall be kept clear of equipment, building materials. Construction debris and waste shall be kept to a minimum and removed from time to time in accordance with professional building industry standards, and ARC and EB requirements.

(c) Construction of the exterior of each dwelling shall not exceed one year from the date of commencement. Extensions may be granted by the EB on a case by case basis. No dwelling shall be occupied unless a Certificate of Occupancy has been issued by the Municipality of Anchorage

15. Landscaping. All dwellings substantially completed between September 1st and May 1st of the following year shall be landscaped no later than the August 1st of the following year. Dwellings substantially completed after May 1st and on or before August 1st of the same year shall be landscaped no later than August 31st of that same year.

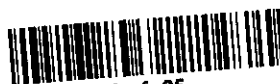
16. Trees.

(a) No live trees may be removed from a Lot except those approved by the ARC to be cleared for the placement of the building to be constructed on that Lot. The intent of this section is to maintain the trees and the natural wooded surroundings of Lots.

(b) Within one (1) year of completion of construction on a Lot, the Owner shall replant and maintain live trees as approved by the ARC and the Executive Board at the Owner's expense.

(c) Each Owner shall be responsible to ensure that the following requirements are met: (1) no more than four inches (4") of topsoil shall be placed over live tree roots; (b) damaged roots and trees must be painted with protective sealer to prevent dehydration; (c) root feeding of damaged trees shall be performed in a timely fashion; (d) tree surgery to correct diseased trees is permitted, and (e) roots exposed by machinery, etc must be covered by four (4) inches of topsoil within thirty (30) days of exposure.

(d) Any Lot re-contouring shall be approved by the ARC and the Executive board, after submission of a comprehensive plan by the Owner to the ARC.



(e) Diseased and dead trees shall be removed immediately, weather permitting. Stumps shall be trimmed flush with the ground level or removed and covered by soil and re-vegetated immediately as weather conditions permit. Minor tree surgery to enhance views is permitted

17. Drainage. No modification shall be made to Lot or Improvements installed on a Lot that redirects the natural drainage flow and negatively impacts neighboring Lots.

18. Sight Distances at Intersections. No fence, wall, hedge, shrub or structure which obstructs sight lines at an elevation between two (2) and six (6) feet above the elevation of an abutting roadway is permitted within a distance of ten feet (10') from the property line on any corner Lot within twenty-five feet (25') of the corner. Trees within this area may remain, if foliage is trimmed in such manner as to not intrude into the required sight lines.

19. Association. Declarant responsibilities as required by this Agreement shall be undertaken by the Association after Declarant no longer has the right to appoint members of the ARC.

20. Declarant enforcement rights. Declarant enforcement rights under the Declaration and the Documents are hereby granted to White Raven. Notwithstanding any other provision of this Declaration, White Raven's rights of consent, approval, and enforcement under this Declaration shall not terminate with the termination of Declarant control, but shall instead continue unabated until released by recording an amendment to the Declaration executed by White Raven.

21. Window Coverings. Owners shall install only the following types of window coverings: (1) mini blinds, (2) shades (3) duettes and (4) sheers or other window covering type approved by the ARC. Window coverings shall be white, neutral or light in color when viewed from the street and must be installed on all windows and glass doors within three (3) months of closing or occupancy, whichever is sooner. No window shall be covered with garments, sheets, blankets, aluminum foil or similar materials.



WESTPARK
DESIGN GUIDELINES
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Declaration Schedule A-4-2

Schedule A-4-2 herein shall be added to Schedule A-4 of the Declaration and the following design guidelines and specifications shall apply to the Property described in:

Plat No. 2005-179, WestPark Subdivision.

Units located within the property described in Plat No. 2005-179, WestPark Subdivision shall be subject to the following restrictions.

1. Architectural Review Committee ("ARC"). In order to maintain architectural integrity and design harmony in WestPark, the ARC pursuant to Article XI, shall review the design, materials, fenestration and color of the structures and improvements in WestPark. Owners or their contractors and/or builders shall present the site plan and elevation drawings of the proposed improvements to the ARC for review and approval, no later than five (5) business days prior to securing a building permit, grading permit, installation of utilities or any proposed construction activity. The ARC shall have the reasonable right to specify building colors, landscape design and architectural design elements, including but not limited to staggering of garages and front entryways, the staggering of building setbacks, the addition of windows, driveway configuration and/or landscaping to diminish the visual impact of blank walls. Owners and/or their contractor shall provide additional detail or information reasonably requested by the ARC.
2. Overall Design Structure and Appearance. The Declarant intends to create a superior residential neighborhood with a wide range of dwelling designs, appearances and colors. Accordingly, no dwelling designs shall be identically repeated, unless first approved by the ARC.
3. Structure Type. No building or structure shall be erected, altered, placed or permitted to remain on a Unit other than single-family dwellings. A single-family dwelling may be either a detached dwelling on a Unit or one half of a duplex structure on a Lot zoned for duplex structures. The construction plans for each dwelling with detached garage structures shall be approved by the ARC prior to construction.
4. Setbacks.
 - (a) Structures and Improvements in WestPark shall conform to the Municipality of Anchorage lot setback requirements. The location of Improvements on a Lot is subject to the approval of the ARC. Single family detached and Duplex structures may not encroach into minimum setback requirements as follows:

Front Yard:

Twenty feet (20') average or more from the front Lot Line.

Side Yard:

Five foot (5') setback from any side Lot line to the side of a dwelling or outbuilding.



Rear Yard:

Ten foot (10') from the rear side of a dwelling or outbuilding to the Lot line.

Side Street and Corner Lots:

Ten foot (10') Side Yard Setback to the secondary front yard Lot line.

(b) Construction on a Lot or Development Tract shall comply with the Municipality of Anchorage, the Alaska Department of Environmental Conservation and EPA Storm Water Pollution Prevention Plan requirements.

(c) No less than thirty (30) days prior to construction, the Owner at Owner's expense shall submit to the ARC for approval, a plot plan drafted by a registered surveyor, showing dwelling, driveway.

5. Detached Structures and Outbuildings.

(a) One (1) permanent outbuilding that is not a garage, conforming to the design and style of the dwelling, may be constructed on a Lot with the approval of the ARC and the EB. Outbuildings shall be no larger than twelve (12) feet by ten feet (10') and no taller than twelve feet (12') in height. Outbuilding siding product and color shall match the dwelling structure on the Lot. The ARC and the EB may dictate additional restrictions including but not limited to the location of the outbuilding on the Lot. Metal, aluminum or similar structures are not permitted.

(b) Detached garages and outbuildings shall be located within the rear yard area on a Lot and shall be approved by the ARC prior to construction. Building plans for detached structures (if applicable) shall be submitted to the ARC simultaneously with the dwelling plans, to facilitate placement and proximity of all structures in relation to the Lot configuration.

6. Cost, Quality and Size.

(a) Detached dwellings. Each detached dwelling shall be a minimum of sixteen hundred (1,600) square feet of gross floor area in size, excluding porches, decks. Garage square footage area is not included in the gross floor area for the dwelling.

(b) Duplex style dwellings. Each half of a duplex shall be a minimum of twelve (1,200) square feet of gross floor area in size, excluding porches, decks and minimum two car attached garage.

(c) Detached garages. The gross floor area for detached garage structures shall not exceed six hundred (600) square feet in size, unless a larger garage is approved by the ARC.

7. Building Height. Building height shall conform to the Municipality of Anchorage zoning requirements for Municipality of Anchorage zoning classifications R2A and R1A. A detached garage structure (if permitted), shall not exceed the height of the dwelling structure.

8. Placement of Structures. Location of structures and improvements shall be in accordance with the building plan and development agreement approved by the Municipality of Anchorage and WestPark ARC.



9. Dwellings, Detached Garages and Outbuildings - Exterior Appearance, Colors and Materials. Owners shall obtain approval of exterior materials and colors from the ARC prior to product application and installation.

(a) Color. Exterior colors of dwellings and if applicable detached garages and outbuildings shall be restricted to neutral "earth tones" or such other colors as may be approved by the ARC, from time to time. Approved paint colors shall be applied uniformly on all elevations of an approved structure. Exterior body and trim colors which in the reasonable discretion of ARC are overly vibrant or inconsistent with the surrounding WestPark communities shall not be permitted. In addition to the color restrictions contained herein, the exterior colors for each half of a duplex-style building shall be identical, or as approved by ARC.

The color of the following portions of a dwelling, including but not limited to, gutters, downspouts, porches, railings and exterior stairways shall match the color of the surface from which they project or be an approved accent color.

(b) Siding. No metal siding products are permitted. T1-11 siding may be used only on the rear façade of a dwelling except for dwellings on Lots with a rear elevation and back yard adjoining WestPark Drive or a front or side elevation facing any street. Such dwellings shall be cedar, vinyl or OSB lap siding or such siding product as may be approved from time to time by the ARC.

(c) Materials – Other. Other permitted exterior accent finishes include brick, stone and such other exterior finish product as may be approved from time to time by the ARC.

10. Roof and Chimney.

(a) Roof. Roof material, color and texture shall be approved by the ARC. Roof product shall be architectural grade shingles (e.g. Legacy by Malarkey) with 100 mph wind resistance warranty. Flat roof construction is prohibited. Roof shall be a minimum pitch of three feet vertical rise to twelve feet (12') of horizontal run and be of such design and proportion as to harmonize with the architectural style and integrity of dwellings in surrounding WestPark communities.

(b) Chimneys and Support Columns. Chimneys shall be concealed within a framed and sided enclosure or masonry structure above the roof surface. Support columns shall be clad with decorative treatment or furred and finished with decorative collars or corbels.

11. Garage. Garage entry doors shall be raised panel, overhead metal doors or such other product as may be approved from time to time by the ARC.

12. Driveway Paving and Location of Utilities.

(a) Utility installations shall be underground. Excavation for utilities shall in such manner as to remove minimal vegetation and maintain privacy between Units. Any utility connections or work disturbing or damaging Community pathways, roads, curbs or buffer vegetation shall be repaired or replaced by the Owner.



(b) Driveways and walkways shall be paved with black asphalt or gray concrete unless otherwise approved in writing by the ARC and the Executive Board.

13. Exterior Lighting. Exterior lighting fixtures affixed to a dwelling shall (a) broadcast light downward at no more than a 30 degree angle from the perpendicular line between the fixture and the ground and (b) shall not reveal any exposed light sources beyond the front yard area. No other exterior lighting is permitted except as approved by the ARC.

14. Construction and Completion.

(a) No construction, clearing or site grading shall commence without ARC approval.

(b) During construction of dwellings, detached garages and/or outbuildings, Owners and contractors shall protect pavements, curbs, walkways, streets and utility structures from damage. Pedestrian and road right-of-ways and driveways shall be kept clear of equipment, building materials. Construction debris and waste shall be kept to a minimum and removed from time to time in accordance with professional building industry standards, and ARC and EB requirements.

(c) Construction of the exterior of each dwelling shall not exceed one year from the date of commencement. Extensions may be granted by the EB on a case by case basis. No dwelling shall be occupied unless a Certificate of Occupancy has been issued by the Municipality of Anchorage

15. Landscaping. All dwellings substantially completed between September 1st and May 1st of the following year shall be landscaped no later than the August 1st of the following year. Dwellings substantially completed after May 1st and on or before August 1st of the same year shall be landscaped no later than August 31st of that same year.

16. Trees.

(a) No live trees may be removed from a Lot except those approved by the ARC to be cleared for the placement of the building to be constructed on that Lot. The intent of this section is to maintain the trees and the natural wooded surroundings of Lots.

(b) Within one (1) year of completion of construction on a Lot, the Owner shall replant and maintain live trees as approved by the ARC and the Executive Board at the Owner's expense.

(c) Each Owner shall be responsible to ensure that the following requirements are met: (1) no more than four inches (4") of topsoil shall be placed over live tree roots; (b) damaged roots and trees must be painted with protective sealer to prevent dehydration; (c) root feeding of damaged trees shall be performed in a timely fashion; (d) tree surgery to correct diseased trees is permitted, and (e) roots exposed by machinery, etc must be covered by four (4) inches of topsoil within thirty (30) days of exposure.

(d) Any Lot re-contouring shall be approved by the ARC and the Executive board, after submission of a comprehensive plan by the Owner to the ARC.



(e) Diseased and dead trees shall be removed immediately, weather permitting. Stumps shall be trimmed flush with the ground level or removed and covered by soil and re-vegetated immediately as weather conditions permit. Minor tree surgery to enhance views is permitted

17. Drainage. No modification shall be made to Lot or Improvements installed on a Lot that redirects the natural drainage flow and negatively impacts neighboring Lots.

18. Sight Distances at Intersections. No fence, wall, hedge, shrub or structure which obstructs sight lines at an elevation between two (2) and six (6) feet above the elevation of an abutting roadway is permitted within a distance of ten feet (10') from the property line on any corner Lot within twenty-five feet (25') of the corner. Trees within this area may remain, if foliage is trimmed in such manner as to not intrude into the required sight lines.

19. Association. Declarant responsibilities as required by this Agreement shall be undertaken by the Association after Declarant no longer has the right to appoint members of the ARC.

20. Declarant enforcement rights. Declarant enforcement rights under the Declaration and the Documents are hereby granted to White Raven. Notwithstanding any other provision of this Declaration, White Raven's rights of consent, approval, and enforcement under this Declaration shall not terminate with the termination of Declarant control, but shall instead continue unabated until released by recording an amendment to the Declaration executed by White Raven.

21. Window Coverings. Owners shall install only the following types of window coverings: (1) mini blinds, (2) shades (3) duettes and (4) sheers or other window covering type approved by the ARC. Window coverings shall be white, neutral or light in color when viewed from the street and must be installed on all windows and glass doors within three (3) months of closing or occupancy, whichever is sooner. No window shall be covered with garments, sheets, blankets, aluminum foil or similar materials.



WESTPARK
DESIGN GUIDELINES
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Declaration Schedule A-4-3

Schedule A-4-3 herein shall be added to Schedule A-4 of the Declaration and the following design guidelines and specifications shall apply to the Property described in:

Plat No. 2005-180, WestPark Subdivision.

Units located within the property described in Plat No. 2005-180, WestPark Subdivision shall be subject to the following restrictions.

1. Architectural Review Committee ("ARC"). In order to maintain architectural integrity and design harmony in WestPark, the ARC pursuant to Article XI, shall review the design, materials, fenestration and color of the structures and improvements in WestPark. Owners or their contractors and/or builders shall present the site plan and elevation drawings of the proposed improvements to the ARC for review and approval, no later than five (5) business days prior to securing a building permit, grading permit, installation of utilities or any proposed construction activity. The ARC shall have the reasonable right to specify building colors, landscape design and architectural design elements, including but not limited to staggering of garages and front entryways, the staggering of building setbacks, the addition of windows, driveway configuration and/or landscaping to diminish the visual impact of blank walls. Owners and/or their contractor shall provide additional detail or information reasonably requested by the ARC.

2. Overall Design Structure and Appearance. The Declarant intends to create a superior residential neighborhood with a wide range of dwelling designs, appearances and colors. Accordingly, no dwelling designs shall be identically repeated.

3. Structure Type. No building or structure shall be erected, altered, placed or permitted to remain on a Unit other than single-family dwellings. A single-family dwelling may be either a detached dwelling on a Unit or one half of a duplex structure on a Lot zoned for duplex structures. Each dwelling shall have an attached, minimum (2) two car garage.

4. Setbacks.

(a) Structures and Improvements in WestPark shall conform to the Municipality of Anchorage lot setback requirements. The location of Improvements on a Lot is subject to the approval of the ARC. Single family detached and Duplex structures may not encroach into minimum setback requirements as follows:

Front Yard:
Twenty feet (20') average or more from the front Lot Line.

Side Yard:
Five foot (5') setback from any side Lot line to the side of a dwelling or outbuilding.



Rear Yard:

Ten foot (10') from the rear side of a dwelling or outbuilding to the Lot line.

Side Street and Corner Lots:

Ten foot (10') Side Yard Setback to the secondary front yard Lot line.

(b) Construction on a Lot or Development Tract shall comply with the Municipality of Anchorage, the Alaska Department of Environmental Conservation and EPA Storm Water Pollution Prevention Plan requirements.

(c) No less than thirty (30) days prior to construction, the Owner at Owner's expense shall submit to the ARC for approval, a plot plan drafted by a registered surveyor, showing dwelling, driveway.

5. Detached Structures and Outbuildings. One (1) permanent outbuilding, conforming to the design and style of the dwelling, may be constructed on a Lot with the approval of the ARC and the EB. Outbuildings shall be no larger than twelve (12) feet by ten feet (10') and no taller than twelve feet (12') in height. Outbuilding siding product and color shall match the dwelling structure on the Lot. The ARC and the EB may dictate additional restrictions including but not limited to the location of the outbuilding on the Lot. Metal, aluminum or similar structures are not permitted.

6. Cost, Quality and Size.

(a) Detached dwellings. Each detached dwelling shall be a minimum of 2000 square feet of gross floor area in size, excluding porches, decks and minimum two car attached garage

(b) Duplex style dwellings. Each half of a duplex shall be a minimum of 1,200 square feet of gross floor area in size, excluding porches, decks and minimum two car attached garage.

7. Building Height. Building height shall conform to the Municipality of Anchorage zoning requirements for Municipality of Anchorage zoning classifications R2A and R1A.

8. Placement of Structures. Location of structures and improvements shall be in accordance with the building plan and development agreement approved by the Municipality of Anchorage and WestPark ARC.

9. Exterior Appearance, Colors and Materials. Owners shall obtain approval of exterior materials and colors from the ARC prior to product application and installation.

(a) Color. Exterior colors shall be restricted to neutral "earth tones" or such other colors as may be approved by the ARC, from time to time. Approved paint colors shall be applied uniformly on all elevations of a dwelling. Exterior body and trim colors which in the reasonable discretion of ARC are overly vibrant or inconsistent with the surrounding WestPark communities shall not be permitted. In addition to the color restrictions contained herein, the exterior colors for each half of a duplex-style building shall be identical, or as approved by ARC.

The color of the following portions of a dwelling, including but not limited to, gutters, downspouts, porches, railings and exterior stairways shall match the color of the surface from which they project or be an approved accent color.



(b) Siding. No metal siding products are permitted. T1-11 siding may be used only on the rear façade of a dwelling except for dwellings on Lots with a rear elevation and back yard adjoining WestPark Drive or a front or side elevation facing any street. Such dwellings shall be cedar, vinyl or OSB lap siding or such siding product as may be approved from time to time by the ARC.

(c) Materials – Other. Other permitted exterior accent finishes include brick, stone and such other exterior finish product as may be approved from time to time by the ARC.

10. Roof and Chimney.

(a) Roof. Roof material, color and texture shall be approved by the ARC. Roof product shall be architectural grade shingles (e.g. Legacy by Malarkey) with 100 mph wind resistance warranty. Flat roof construction is prohibited. Roof shall be a minimum pitch of three feet vertical rise to twelve feet (12') of horizontal run and be of such design and proportion as to harmonize with the architectural style and integrity of dwellings in surrounding WestPark communities.

(b) Chimneys and Support Columns. Chimneys shall be concealed within a framed and sided enclosure or masonry structure above the roof surface. Support columns shall be clad with decorative treatment or furred and finished with decorative collars or corbels.

11. Garage. Garage entry doors shall be raised panel, overhead metal doors or such other product as may be approved from time to time by the ARC.

12. Driveway Paving and Location of Utilities.

(a) Utility installations shall be underground. Excavation for utilities shall in such manner as to remove minimal vegetation and maintain privacy between Units. Any utility connections or work disturbing or damaging Community pathways, roads, curbs or buffer vegetation shall be repaired or replaced by the Owner.

(b) Driveways and walkways shall be paved with black asphalt or gray concrete unless otherwise approved in writing by the ARC and the Executive Board.

13. Exterior Lighting. Exterior lighting fixtures affixed to a dwelling shall (a) broadcast light downward at no more than a 30 degree angle from the perpendicular line between the fixture and the ground and (b) shall not reveal any exposed light sources beyond the front yard area. No other exterior lighting is permitted except as approved by the ARC.



14. Construction and Completion.

(a) No construction, clearing or site grading shall commence without ARC approval.

(b) During construction of dwellings, Owners and contractors shall protect pavements, curbs, walkways, streets and utility structures from damage. Pedestrian and road right-of-ways and driveways shall be kept clear of equipment, building materials. Construction debris and waste shall be kept to a minimum and removed from time to time in accordance with professional building industry standards, and ARC and EB requirements.

(c) Construction of the exterior of each dwelling shall not exceed one year from the date of commencement. Extensions may be granted by the EB on a case by case basis. No dwelling shall be occupied unless a Certificate of Occupancy has been issued by the Municipality of Anchorage

15. Landscaping. All dwellings substantially completed between September 1st and May 1st of the following year shall be landscaped no later than the August 1st of the following year. Dwellings substantially completed after May 1st and on or before August 1st of the same year shall be landscaped no later than August 31st of that same year.

16. Trees.

(a) No live trees may be removed from a Lot except those approved by the ARC to be cleared for the placement of the building to be constructed on that Lot. The intent of this section is to maintain the trees and the natural wooded surroundings of Lots.

(b) Within one (1) year of completion of construction on a Lot, the Owner shall replant and maintain live trees as approved by the ARC and the Executive Board at the Owner's expense.

(c) Each Owner shall be responsible to ensure that the following requirements are met: (1) no more than four inches (4") of topsoil shall be placed over live tree roots; (b) damaged roots and trees must be painted with protective sealer to prevent dehydration; (c) root feeding of damaged trees shall be performed in a timely fashion; (d) tree surgery to correct diseased trees is permitted, and (e) roots exposed by machinery, etc must be covered by four (4) inches of topsoil within thirty (30) days of exposure.

(d) Any Lot re-contouring shall be approved by the ARC and the Executive board, after submission of a comprehensive plan by the Owner to the ARC.

(e) Diseased and dead trees shall be removed immediately, weather permitting. Stumps shall be trimmed flush with the ground level or removed and covered by soil and re-vegetated immediately as weather conditions permit. Minor tree surgery to enhance views is permitted

17. Drainage. No modification shall be made to Lot or Improvements installed on a Lot that redirects the natural drainage flow and negatively impacts neighboring Lots.



18. Sight Distances at Intersections. No fence, wall, hedge, shrub or structure which obstructs sight lines at an elevation between two (2) and six (6) feet above the elevation of an abutting roadway is permitted within a distance of ten feet (10') from the property line on any corner Lot within twenty-five feet (25') of the corner. Trees within this area may remain, if foliage is trimmed in such manner as to not intrude into the required sight lines.

19. Association. Declarant responsibilities as required by this Agreement shall be undertaken by the Association after Declarant no longer has the right to appoint members of the ARC.

20. Declarant enforcement rights. Declarant enforcement rights under the Declaration and the Documents are hereby granted to White Raven. Notwithstanding any other provision of this Declaration, White Raven's rights of consent, approval, and enforcement under this Declaration shall not terminate with the termination of Declarant control, but shall instead continue unabated until released by recording an amendment to the Declaration executed by White Raven.

21. Window Coverings. Owners shall install only the following types of window coverings: (1) mini blinds, (2) shades (3) duettes and (4) sheers or other window covering type approved by the ARC. Window coverings shall be white, neutral or light in color when viewed from the street and must be installed on all windows and glass doors within three (3) months of closing or occupancy, whichever is sooner. No window shall be covered with garments, sheets, blankets, aluminum foil or similar materials.

