

APPENDIX A

SNOQUALMIE RIDGE RECOMMENDED PLANT LIST

Common Name

Botanical Name

Deciduous Trees

Hedge Maple	<i>Acer campestre</i>
Vine Maple	<i>Acer circinatum</i>
David Maple	<i>Acer davidii</i>
Amur Maple	<i>Acer ginnala</i>
Rocky Mountain Maple	<i>Acer glabrum 'douglasii'</i>
Paperbark Maple	<i>Acer griseum</i>
Fullmoon Maple	<i>Acer japonicum</i>
Bifleaf Maple	<i>Acer macrophyllum</i>
Box Elder Maple	<i>Acer negundo</i>
Japanese Maple	<i>Acer palmatum</i>
Norway Maple	<i>Acer platanoides</i>
Red Maple	<i>Acer rubrum</i>
Silver Maple	<i>Acer saccharinum</i>
Sugar Maple	<i>Acer saccharum</i>
Horse-Chestnut	<i>Aesculus hippocastanum</i>
Tree of Heaven	<i>Ailanthus altissima</i>
Silk Tree	<i>Albizia julibrissin</i>
Italian Alder	<i>Alnus cordata</i>
Red Alder	<i>Alnus rubra</i>
Serviceberry	<i>Amelancier canadensis</i>
Serviceberry	<i>Amelancier laevis</i>
Himalayan Birch	<i>Betula jacquemontii</i>
Monarch Birch	<i>Betula maximowicziana</i>
River Birch	<i>Betula nigra</i>
Paper Birch	<i>Betula papyrifera</i>
European Hornbeam	<i>Carpinus betulus</i>
Katsura Tree	<i>Cercidiphyllum japonicum</i>
Eastern Redbud	<i>Cercis canadensis</i>
Pacific Dogwood	<i>Cornus 'Eddie's White Wonder'</i>
Flowering Dogwood	<i>Cornus florida</i>
Korean Dogwood	<i>Cornus kousa</i>
Cornelian Cherry	<i>Cornus mas</i>
Pacific Dogwood	<i>Cornus nuttalli</i>
Western Hazelnut	<i>Corylus cornuta californica</i>
Black Hawthorn	<i>Crataegus douglasii</i>
English Hawthorn	<i>Crataegus laevigata</i>
Carriere Hawthorn	<i>Crataegus lavellei</i>
Washington Thorn	<i>Crataegus phaenopyrum</i>
Dove Tree	<i>Davidia involucreta</i>
European Beech	<i>Fagus sylvatica</i>
White Ash	<i>Fraxinus americana</i>
Oregon Ash	<i>Fraxinus latifolia</i>
Marshall Seedless Ash	<i>Fraxinus pennsylvanica 'Marshall'</i>
Maidenhair Tree	<i>Ginkgo biloba</i>

Approved: 11/6/96



Thornless Honeylocust	<i>Gleditsia triacanthos</i> 'Inermis'
Silverbell	<i>Halesia carolina</i>
Blak Walnut	<i>Juglans nigra</i>
English Walnut	<i>Juglans regia</i> 'Franquette'
American Sweetgum	<i>Liquidambar styraciflua</i>
Tulip Tree	<i>Liriodendron tulipifera</i>
Yulan Magnolia	<i>Magnoliaheptapeta</i>
Anise Magnolia	<i>Magnolia salicifolia</i>
Saucer Magnolia	<i>Magnolia soulangiana</i>
Star Magnolia	<i>Magnolia stellata</i>
Loebner Magnolia	<i>Magnolia x loebneri</i> 'Leonard Messel'
Loebner Mabnolia	<i>Magnolia x loebneri</i> 'Merrill'
Oregon Crabapple	<i>Malus fusca</i>
Crabapples	<i>Malus, disease resistant</i>
Tupelo	<i>Nyssa sylvatica</i>
Sorrel Tree	<i>Oxydendrum arboreum</i>
Empress Tree	<i>Paulownia tomentosa</i>
Amur Cork Tree	<i>Phellodendron amurense</i>
London Plane Tree	<i>Platanus acerifolia</i> 'Bloodgood'
Bolleana Poplar	<i>Populus alba</i> 'Pyramidalis'
Lombardy Poplar	<i>Populus nigra</i> 'Italica'
Quaking Aspen	<i>Populus tremuloides</i>
Black Cottonwood	<i>Populus trichocarpa</i>
European Bird Cherry	<i>Prunus padus</i>
Sargent Cherry	<i>Prunus sargentii</i>
Birch Bark Cherry	<i>Prunus serrula</i>
Japanes Cherry	<i>Prunus serrulata</i> var.
Autumn Flowering Cherry	<i>Prunus subhirtella</i> 'Autumnalis'
Yoshino Cherry	<i>Prunus yedoensis</i>
Bradford Pear	<i>Pyrus calleryana</i> 'Bradford'
Wild Crabapple	<i>Pyrus fusca</i>
Scarlet Oak	<i>Quercus coccinea</i>
Garry Oak	<i>Quercus garryana</i>
Pin Oak	<i>Quercus palustris</i> 'Crownright'
Willow Oak	<i>Quercus phellos</i>
English Oak	<i>Quercus robur</i>
Northern Red Oak	<i>Quercus rubra</i>
Shumard Red Oak	<i>Quercus shumardii</i>
Staghorn Sumac	<i>Rhus typhina</i>
Golden Weeping Willow	<i>Salix alba</i> var. <i>tristis</i>
Weeping Willow	<i>Salix babylonica</i>
Black Willow	<i>Salix lasiandra</i>
Corkscrew willow	<i>Salix matsudana</i> 'Tortuosa'
European Mountain Ash	<i>Sorbus aucuparia</i>
Mountain Ash	<i>Sorbus sitchensis</i>
Tall Stewartia	<i>Stewartia monadelpha</i>
Japanese Stewartia	<i>Stewartia pseudocamellia</i>
Japanese Snobell	<i>Styrax japonica</i>
Lilac Tree	<i>Syringa vulgaris</i>
Littleleaf Linden	<i>Tilia cordata</i>
Chinese Elm	<i>Ulmus parvifolia</i>
Village Green Zelkova	<i>Zelkova serrata</i> 'Village Green'

FRUIT TREES

Apple
 Apricot
 Peach
 Pear

Frost-free varieties

Criterion, Red Jonagold, Super Jon
 Puget Gold
 Frost
 Anjou, Comice, Chojuro

CONIFEROUS TREES

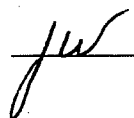
Grand Fir
 Incense Cedar
 Deodar Cedar
 Port Orford Cedar
 Alaska Cedar
 Japanese Cryptomeria
 Cypress
 Sweet Bay
 Pacific Wax Myrtle
 Chinese Photinia
 Norway Spruce
 Sitka Spruce
 Lodgepole Pine
 Japanese Red Pine
 Western White Pine
 Ponderosa Pine
 Scots Pine
 Japanese Black Pine
 Douglas Fir
 Coast Redwood
 Giant Sequoia
 Western Yew
 Western Red Cedar
 Western Hemlock

Abies grandis
Calocedrus decurrens
Cedrus deodara
Chamaecyparis lawsoniana
Chamaecyparis nootkatensis
Cryptomeria japonica
Cupressus sp.
Laurus nobilis
Myrica californica
Photinia serrulata
Picea abies
Picea sitchensis
Pinus contorta
Pinus densiflora
Pinus monticola
Pinus ponderosa
Pinus sylvestris
Pinus thunbergii
Pseudotsuga menziesii
Sequoia sempervirens
Sequoiadendron giganteum
Taxus brevifolia
Thuja plicata
Tsuga heterophylla

Evergreen Shrubs

Burkwood Osmanthus
 Delavay Osmanthus
 Holly-leaf Osmanthus
 Osmaria
 Pink Abelia
 Glossy Abelia
 Sherwood Dwarf Abelia
 Pacific Madrone
 Strawberry Tree
 Compact Strawberry Tree
 Hairy Manzanita
 Japanese Camellia
 Sasanqua Camellia
 Redstem Ceanothus
 White Rock Rose
 Willowleaf Cotoneaster
 Escallonia
 Labrodor Tea
 Southern Magnolia

Osmanthus burdwoodii
Osmanthus delavayi
Osmanthus heterophyllis 'Illicifolius'
Osmaria burkwoodii
Abelia g. 'Edward Goucher'
Abelia grandiflora
Abelia grandiflora 'Sherwoodii'
Arbutus menziesii
Arbutus unedo
Arbutus unedo 'Compacta'
Arctostaphylos columbiana
Camellia japonica
Camellia sasanqua
Ceanothus sanguineus
Cistus x hybridus
Cotoneaster salicifolius
Escallonia 'Apple Blossom'
Ledum groenlandicum
Magnolia grandiflora



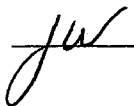
Escallonia
Boxleaf Hebe
English Holly
Japanese Holly
Mountain Laurel
Viburnum tinus 'Compactu'
Pernettya
Japanese Photinia
Mountain Pieris
Chinese Andromeda
Japanese Pieris
English Laurel
Dwarf English Laurel
Zabel Laurel
Portugal Laurel
Yeddo Hawthorn
estern Rhododendron
Rhododendron
Rosemary
Evergreen Blackberry
Fragrant Sarcococca
Japanese Skimmia
Skimmia
Evergreen Huckleberry
Laurustinus

Deciduous Shrubs

Western Serviceberry
Japanese Beautyberry
Siberian Dogwood
Redtwig Dogwood
Enkianthus
Winged Euonymus
Fuschia
Chinese Witch Hazel
Ocean Spray
Oakleaf Hydrangea
Lacecap Hydrangea
Star Magnolia
Indian Plum
Mock Orange
Potentilla
Chokecherry
Cascade sagrada
Western Azalea
Korean Rhododendron
Royal Azalea
Red-flowering Currant
Sweetbrier
Little Wild Rose
Nootka Rose
Rugosa Rose
Black Raspberry

Escallonia 'Fradesii'
Hebe buxifolia
Ilex aquifolium
Ilex crenata
Kalmia latifolia
Laurustinus
Pernettya mucronata
Photinia glabra
Pieris floribunda
Pieris formosa var. forestii
Pieris japonica
Prunus laurocerasus
Prunus laurocerasus 'Otto Luyken'
Prunus laurocerasus 'Zabeliana'
Prunus lusitanica
Rhaphiolepis umbellata
Rhododendron macrophyllum
Rhododendron spp. & hybrids
Rosmarinus officinalis
Rubus laciniatus
Sarcococca ruscifolia
Skimmia japonica
Skimmia reevesiana
Vaccinium ovatum
Viburnum tinus 'Spring Bouquet'

Amelanchier alnifolia
Callicapra japonica
Cornus alba 'Sibirica'
Cornus stolonifera
Enkianthus campamulatus
Euonymus alata 'compacta'
Fuschia magellanica
Hamamelis mollis
Holodiscus discolor
Hydrangea quercifolia
Hydrangea, lacecap varieties
Magnolia stellata
Oemleria cerasiformis
Philadelphus lewisii
Potentilla fruticosa
Prunus virginiana
Rhamnus purshiana
Rhododendron occidentale
Rhododendron mucronulatum
Rhododendron schlippenbachii
Ribes sanguineum
Rosa eglanteria
Rosa gymnocarpa
Rose nutkana
Rosa rugosa
Rubus leucodermis



Thunberg Spiraea
Common Snowberry
Chenault Coralberry
Common Lilac
Highbush Blueberry
Red Huckleberry
Burkwood Viburnum
Highbush Cranberry
oublefile Viburnum

Spiraea thunbergii
Symphoricarpos albus
Sumphoricarpos chenaultii
Syringa vulgaris
Vaccinium corymbosum
Vaccinium parvifolium
Viburnum burkwoodii
Viburnum edule
Viburnum plicatum 'Mariesii'

Groundcover

Kinnicinnick
Caccade Mahonia
Scotch Heather
Point Reyes Ceanothus
Bunchberry
Rockspray Cotoneaster
Rockspray Cotoneaster
Irish Bell Heather
Bishop's Hat
Red Epimedium
Winter Heather
Bell Heather
Mediterranean Heath
Winter Creeper Euonymus
Wild Strawberry
Salal
English Ivy
Japanese Holly
Drooping Leucothoe
Redwood Sorrel
Sword Fern
Rose
Memorial Rose
Irish Moss
Sarcococca hookerana
Periwinkle
Barren Strawberry

Arctostaphylos uva-ursi
Berberis nervos
Calluna vulgaris
Ceanothus gloriosus
Cornus canadensis
Cotnoeaster microphyllus
Ciotneaster microphyllus 'Cochleatus'
Daboecia cantabrica
Epimedium grandiflorum
Epimedium rubrum
Erica carnea
Erica cinerea
Erica x darleyensis
Euonymus fortunei
Fragaria chiloensis
Gaultheria Shallon
Hedera helix
Ilix crenata
Leucothoe fontanesiana
Oxalix oregona
Polystichum munitum
Rosa 'Max Graaf'
Rosa wichuraiana
Sagina subulata
Sarcococca
Vinca minor
Waldsteinia fragarioides

Vines

Fiveleaf Akebia
Evergreen Clematis
Clematis
Botanical Wonder
Clubmin Hydrangea
Hall's Honeysuckle
Woodbine
Virginia Creeper
Boston Ivy
Chinese Wisteria

Akebia quinata
Clematis armandii
Clematis cultivars
Fatsahedra lizea
Hydrangea anomala petiolaris
Lonicera japonica 'Halliana'
Lonicera periclymenum
Parthenocissus quinquefolia
Parthenocissus tricuspidata
Wisteria sinensis

Perennials

Yarrow

Achillea

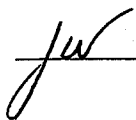


Golden Marguerite	<i>Anthemis</i>
Columbine	<i>Aquilegia</i>
Rock Cress	<i>Arabis</i>
Sandwort	<i>Areneria</i>
Thrift	<i>Armeria</i>
Michaelmas Daisy	<i>Aster</i>
Purple Rock Cress	<i>Aubrieta</i>
Heartleaf Bergenia	<i>Bergenia cordifolia</i>
Camass	<i>Camassia</i>
Bellflower	<i>Campanula</i>
Carnation	<i>Dianthus</i>
Dusty Miller	<i>Centaurea</i>
Snow-in-Summer	<i>Cerastium</i>
Dallflower	<i>Cheiranthus</i>
Chrysanthemum	<i>Chrysanthemum</i>
Tickseed	<i>Coreopsis</i>
Pinks	<i>Dianthus</i>
Leopard's Bane	<i>Doronicum</i>
Fleabane	<i>Erigeron</i>
Blanket Flower	<i>Gaillardia</i>
Rose of the Rockery	<i>Geum</i>
Baby's Breath	<i>Gypsophila</i>
Sun Rose	<i>Helianthemum</i>
Coral Bells	<i>Heuchera</i>
Candytuft	<i>Iberis</i>
Lavender	<i>Lavandula</i>
Edelweiss	<i>Leontopodium</i>
Columbia Lily	<i>Lilium columbianum</i>
Cardinal Flower	<i>Lobelia</i>
Lupine	<i>Lupinus</i>
Feverfew	<i>Marticaria</i>
Forget-me-not	<i>Myosotis</i>
Catmint	<i>Nepeta faassenii</i>
Poppy	<i>Papaver</i>
Chinese Lantern	<i>Physalis alkekengi</i>
Jacob's Ladder	<i>Polemonium</i>
Cinquefoil	<i>Potentilla</i>
Painted Daisy	<i>Pyrethrum</i>
Black-eyed Susan	<i>Rudbeckia</i>
Flowering Sage	<i>Salvia</i>
Purple Robe	<i>Saxifraga</i>
Pincushion Flower	<i>Scabiosa</i>
Sedum	<i>Sedum</i>
Lambs Ear	<i>Stachys lanata</i>
Sea Lavender	<i>Limonium</i>
Stokes Aster	<i>Stokesia</i>
Germander	<i>Teucrium</i>
Red Hot Poker	<i>Kniphofia</i>
Tulip	<i>Tulipa</i>
Speedwell	<i>Veronica</i>

Recommended Lawn Mix

% by Weight	Ingredient
45	Omega II Perennial Ryegrass
20	Cascade Chewings Fescue
15	Illahee Red Fescue
20	Red Creeping Fescue

Approved: 11/6/96



APPENDIX B

DEFINITIONS

ACTIVITY CENTER

A destination for many people as opposed to an individual

ALLEYS

Alleys provide very low speed vehicle access between land uses and local access streets or collectors, as well as providing a place where the servicing needs of a home or business may be met.

ARCHITECT

A person licensed to practice architecture in the State of Washington

AREA OF COMMON RESPONSIBILITY

The residential common area and other areas, if any, which become the responsibility of the Residential Owners Association (ROA).

BERM

A raised linear earthform. As used in these guidelines, a physical berm is intended to serve as a buffer or visual attenuation.

BOARD (BOARD OF DIRECTORS)

The body responsible for administering the Snoqualmie Ridge Residential Owners Association (ROA), selected as provided in the By-Laws of the CC&Rs and serving as the board of directors under Washington corporate law.

BUFFER

An area of land which visually separates two adjoining land uses. A buffer may be composed of a berm and/or vegetation.

BUILDER

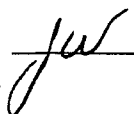
A person or corporation or partnership who purchases one or more lots on which to construct improvements for resale or rent to consumers.

BUILDING

A structure to support, shelter or enclose people or property.

CALIPER

The thickness (*diameter*) of a tree's trunk, measured 4 feet above ground.



COVENANTS, CONDITIONS AND RESTRICTIONS (CC&Rs)

Mutually beneficial restrictions under a general plan of improvement for all owners of residential properties.

COMMUNITY-WIDE STANDARDS

Standards of conduct, maintenance, or other activity generally prevailing throughout the residential properties. Such standards may be more specifically determined by the Board or the New Construction or Modification Committees.

DEDICATED

Property which has been transferred from private to public ownership for a public purpose (e.g., dedicated roadways, dedicated open space).

DEVELOPER

A person or corporation who purchases real property on which to construct infrastructure for resale to builders.

DEVELOPMENT

The construction or reconstruction of a structure or infrastructure on a particular site.

EASEMENT

An owner's authorization for another to use property for a specified purpose.

ELEVATION

The architectural plans or drawings indicating the front of a house or building that faces the street.

FLOOR PLAN

The architectural plans or drawings indicating the outline of wall placements as viewed from above the house looking down.

LANDSCAPE ARCHITECT


A person licensed as a landscape architect in the State of Washington.

LOCAL ACCESS STREET

Provides access to individual lots within a neighborhood and connections to the larger roadway systems.

LOT

A parcel of land unoccupied, occupied or to be occupied by a use or building and accessory buildings. Lots shall have direct legal access to a street or access to a street over an easement approved by the City.



LOT COVERAGE

That portion of a lot occupied by the principal and accessory buildings, including all structures greater than 3 feet in height, excluding fences and walls.

MAJOR ARTERIAL

The Snoqualmie Ridge Parkway

MASONRY

Stonework or brickwork

MINOR ARTERIALS

Minor arterials provide intracommunity connections. (Generally, these connect the Snoqualmie Ridge Parkway to activity centers).

MODIFICATIONS COMMITTEE (MC)

A committee with jurisdiction over all exterior modifications, additions or alterations to existing structures and any related open space.

NEW CONSTRUCTION COMMITTEE (NCC)

A committee with jurisdiction over all original exterior construction of any home.

NEIGHBORHOOD

Generally a parcel, bounded by streets classified above the local access level, open space, park or golf course frontage.

OFF-STREET PARKING

Parking outside of improved road rights-of-way in designated garages, parking areas, residential driveways, garages or parking lots.

ON-STREET PARKING

Parking within improved road rights-of-way--usually parallel or angle parking adjacent to the curb.

OPEN SPACE, COMMON

Open space permanently owned in common or held for use by more than one individual property owner or resident for lot access (alleys or private joint use driveways), recreational use, landscaping, preservation of sensitive areas or other use allowed by they Mixed Use Final Plan and the Snoqualmie Ridge Residential Owners Association.

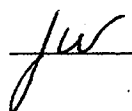
OPEN SPACE, DEDICATED

Open space permanently dedicated and held for public use or interest as part of the City's Comprehensive Open Space System.

OWNER

One or more persons who hold the record title to any lot or parcel, except persons who hold an interest merely as security for the performance of an obligation in which case the equitable

Approved: 11/6/96



owner will be considered the owner. Unless a recorded contract of sale specifically provides otherwise, the purchase (rather than the fee owner) will be considered the owner.

PARCEL

One of the several divisions of Snoqualmie Ridge as shown on the Mixed Use Final Plan map. A parcel is typically an unplatted division of land capable of subdivision into several separate lots.

PERMANENT STRUCTURE

Any structure which reasonably may be expected to stay in one place for more than three years.

PLAT

The map or representation of a subdivision.

RESIDENTIAL OWNERS' ASSOCIATION (ROA)

Snoqualmie Ridge Residential Owners Association, its successors or assigns, as defined in the By-Laws of the Residential CC&Rs.

SETBACKS

The distance that buildings or uses (e.g. fences, hedges) must be removed from their lot lines or from other buildings or land use designations.

SNOQUALMIE RIDGE

The master-planned development defined by the Snoqualmie Ridge Mixed Use Final Plan which comprises all property subjected (now or later) to the approved Mixed Use Final Plan and both the Residential and Commercial CC&Rs.

STRUCTURE

Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground, but not including fences and walls less than six feet in height.

SUBDIVISION

The division of land into two or more lots, or sites for the purpose of sale or lease.

TEMPORARY STRUCTURE

Any structure which reasonably can be expected to be removed in less than a three-year period, usually associated with construction-related structures.

TEMPORARY SIGN

Signs intended for a limited duration associated with construction phase or sales period.

TRACT

A non-buildable lot created by subdivision.

WAINSCOT

The lower part of a wall when finished in a material different from that of the upper part.

Approved: 11/6/96

