

**SNOQUALMIE RIDGE II DESIGN GUIDELINES
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)

That document entitled "Declaration of Covenants, Conditions and Restrictions for Snoqualmie Ridge Residential Property," recorded under King County Recording Number 9704250998, setting forth mutually beneficial restrictions under a general plan of improvement for all owners of residential properties, and including all additions to and extensions of such CC&Rs previously recorded or to be recorded in the future, as provided in said document.

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.

DECLARANT

Declarant means the Declarant as defined in and established pursuant to the Covenants, Conditions and Restrictions as defined herein.

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 the 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 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

The parcels identified in the Mixed Use Final Plan for Snoqualmie Ridge II.

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.