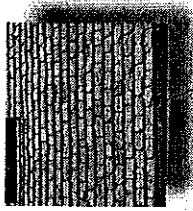
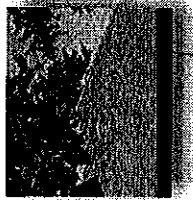


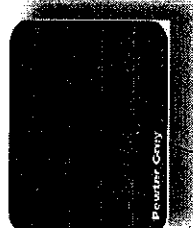
TILE ROOFING



COMPOSITION



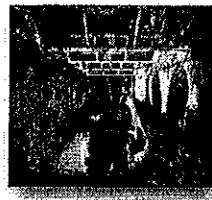
COMPOSITION



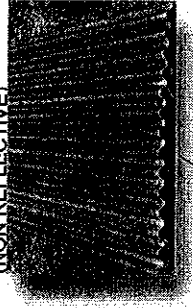
TRELLIS
CONCEPT- WOOD /



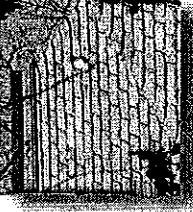
TRELLIS CONCEPT-
METAL



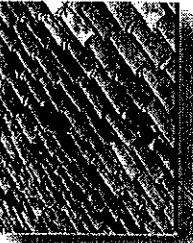
CORRUGATED METAL ROOFING
(NON REFLECTIVE)



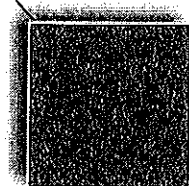
SLATE ROOFING



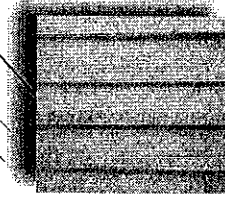
TERRA COTTA TILE



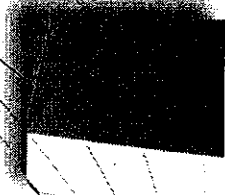
STONE
LANDSCAPING
WALL



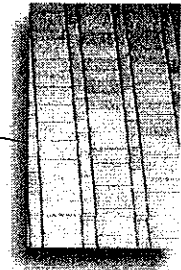
COLOR
STUCCO



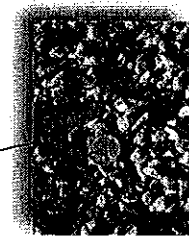
BOARD & BATT. SIDING
PAINTED/ STAINED/ OR
NATURAL



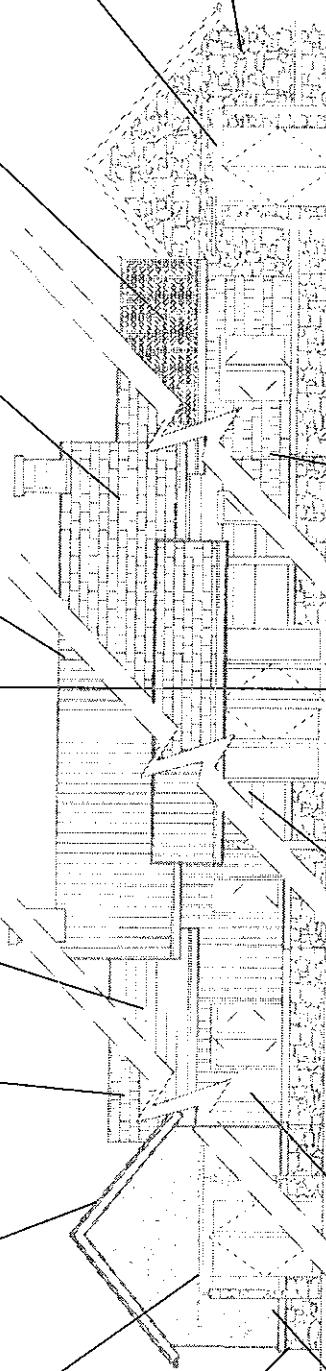
WOOD LAP SIDING
PAINTED/ STAINED/ OR
NATURAL



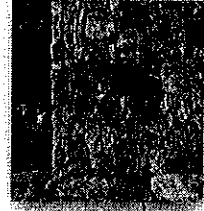
SHINGLE SIDING
STAINED OR NATURAL



EXTERIOR PATHWAYS
CRUSHED/ DECOMPOSED
GRANITE



STONE WALLS

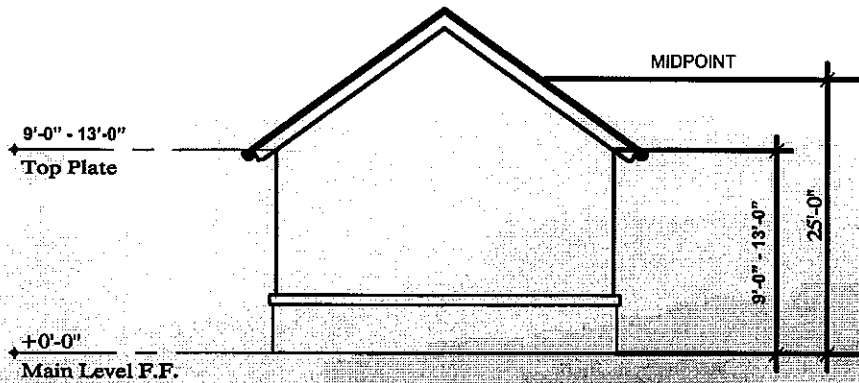
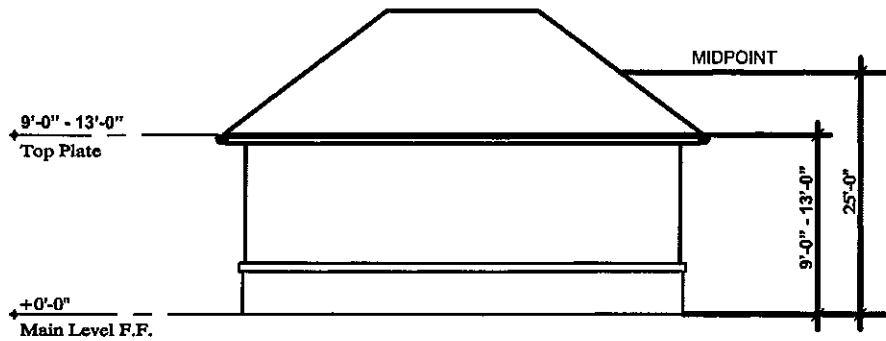


PRIVATE DRIVEWAYS
STAMPED CONCRETE

Building Heights

Objectives:

- To minimize the visual impact of all buildings and to ensure that they are subordinate to and blend with the surrounding landscape.
- To ensure that the view potential from each lot is preserved, all lots will be required to have single story residences.
- To create a subdivision that has uniform Heights and therefore an overall symmetry between Lots.



Design Review Process

This section provides a guide for the Design Review Process for Vineyard Oaks. The process involves a series of meetings between the Owner, their design team and the DRC. The process begins with an Informal Introductory meeting and concludes with the completion of construction. Along the way are a series of meetings designed to ensure a smooth and efficient review of the building and site design. The DRC is committed to assisting Owners through the Design Review Process and shall be thought of as a member of the Owner's design team as opposed to a regulatory review agency.

• Improvement plans will be carefully reviewed by the DRC to ensure that the proposed design is compatible with the design intent at Vineyard Oaks. This Design Review Process must be followed for any of the following Improvements:

- Construction of all new buildings;
- Renovation, expansion or refinishing of the exterior of an existing building;
- Major site and/or landscape Improvements (including pools, driveways and/ culverts); and
- Construction of, or additions to, fences or enclosure structures.

The DRC evaluates all development proposals on the basis of these Design Guidelines. Some of the Guidelines are written as broad standard and the interpretation of these standards is left up to the discretion of the DRC. Other

Guidelines, such as Building Height or setbacks, are more definitive, or absolute, design parameters and in many cases parallel building code requirements or project approval documents. It is the intention of this Design Review Process that all Improvements comply with these absolute standards. In the event of a conflict between these Guidelines and any local, state or federal building or zoning code, the local, state, or federal building or zoning code shall govern.

1. Pre-Design Conference & Concept Design
2. Preliminary Design Review
3. Final Design Review
4. Construction Observation

The Owner shall retain competent assistance from a licensed Architect, Civil Engineer, Soils Engineer, and a licensed and bonded Contractor (Consultants) as appropriate. The Owner and Consultants shall carefully review these Design Guidelines prior to commencing with the Design Review Process. Having secured Final Design approval from the DRC, the Owner is also required to meet all the submittal and approval requirements set forth by the City of Callstoga. The Owner is to commence construction within one year of the Final Design approval. If construction does not commence within this time frame, the design approval will expire, and permits and project approval documents must be resubmitted.

Review final Parcel Map for details on Lot and property information

The Design Review Committee reserves the right to make all judgments according to the character of each lot in compliance with the City of Callstoga.