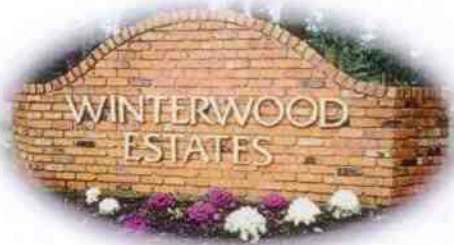


EXHIBIT "D"



DESIGN GUIDELINES and APPROVED EXTERIOR BUILDING MATERIALS

The purpose of this document is to clarify the intent of Article 10.3 of the Declaration of Covenants, Conditions and Restrictions.

The reason for these Guidelines is not to limit personal freedom of choice, but to maintain a consistent and high standard of appearance within Winterwood Estates.

The Design Guidelines are as follows:

Guidelines for Buildings and Structures

- 1) All plans for buildings/structures must be submitted to the Architectural Control Committee (ACC) for review, and approval must be granted by the ACC before beginning construction.
- 2) All building materials (roofing and siding materials) must be the same as those used in the construction of the house located on the lot where the building/structure is sited as to keep harmony of the external design with the existing structures.
- 3) Metal clad sheds or buildings are not considered compatible and shall not be allowed.
- 4) Roof pitch for outbuildings should match the main dwelling pitch as closely as possible to maintain a uniform architectural appearance. Where there is more than one dwelling roof pitch, the outbuilding roof should match the pitch that will be most visible next to that of the outbuilding. Small structures of 200 sq. ft. or less may depart from this requirement but shall have a roof pitch between 4 inch 12 and 7 inch 12.
- 5) Color schemes for buildings should be the same as the color scheme of the house location on the lot where the building/structure is sited.
- 6) General appearance and style should be of similar design and construction as that of the house located on the lot where the building/structure is sited. This includes, but is not limited to roof pitch, window and door style, and trim treatments.
- 7) Setbacks for locating the building must conform to Article 9.3 requirements.
- 8) External lighting should be installed as not to infringe upon other lots. (i.e.: high intensity lamps).
- 9) Any utility service (water, gas, electric, etc) to building must be underground.

Guidelines for Fences

- 1) All fence plans, designs and finishes must be submitted to the ACC for review. Approval must be granted by the ACC prior to beginning construction.
- 2) All fencing which is constructed prior to adoption of these covenants shall remain in compliance until such time as replacement of fencing is required. At such time, replacement fencing must comply with the current Covenants.
- 3) No fence, wall or hedge shall be erected, placed or altered on any lot nearer to the street than the actual front building setback line, except that nothing shall prevent the erection of a necessary retaining wall, the top of which does not extend more than two feet above the finished grade at the back of said wall.
- 4) Three types of fences are currently accepted as standard:
 - a. Natural cedar
 - b. Redwood
 - c. Decorative Black Iron
- 5) Fence height shall be limited to six (6) feet as measured from ground level.
- 6) Gates shall match in design, color and height.
- 7) Horse lots may use the post and rail fence, painted white (with wire for animal containment) design with approval from the ACC.
- 8) No barbed wire fences shall be erected on any lot, nor shall horses be enclosed only by electric fences. Electrified wood (painted white) or woven fences are encouraged, provided they are approved by the ACC prior to installation and construction.
- 9) Chain link and vinyl fencing will not be approved.
- 10) Invisible fencing for animal control is acceptable and does not require ACC approval.
- 11) Intersection of the fence to the "living" end of the house must be set back at least to the middle of the outside wall. The set back on the garage side should be at least 2 feet.
- 12) Front yards may not be enclosed with solid fencing.
- 13) Always check with your neighbors with your fence plan to achieve agreement on fence design, location, or any access requirements.

Guidelines for Screening

- 1) All plans for screening must be submitted to the ACC for review, and approval must be granted by the ACC before beginning construction.
- 2) Two types of screens are currently accepted as standards:
 - a. Natural cedar or redwood fencing of the currently approved design used for lot boundaries. (See Guidelines for New Fences).
 - b. Natural trees or shrubbery. Type and quantity of shrubbery will be considered on a case-by-case basis but should effectively provide a natural appearance to the street adjacent property.
- 3) Screens are not to be painted, however the use of natural hue wood stains or clear wood preservative is acceptable and encouraged.
- 4) The use of tarps as screening is not acceptable. Tarps used in conjunction with approved screening is allowed. Approved tarp colors are black, brown or dark green. Blue tarps shall not be allowed for any purpose.
- 5) Always check with your neighbors on your screen plan to achieve an agreement on your screen design and location.

Guidelines for Mailbox Shelter Modifications

Background: Mailbox shelters were originally designed to accommodate a standard mailbox for all Winterwood Estates residents. Since that time, several issues regarding mailboxes have arisen, including: availability of the common box, mail security/theft, and the desire by residents for a different size or more secure mailboxes. Mailbox shelters have limited space for mailboxes and larger boxes cannot generally be accommodated within the shelters as they are currently configured.

Alternatives: The wholesale replacement or modification of mailbox shelters would be expensive and not necessary as not all residents wish to change their current mailboxes. Alternative mail delivery options have been reviewed and discussed with the USPS. These have also proved extremely expensive and of limited value for mail security and ease of access for residents.

Action: A one-time modification can be made to accommodate larger mailboxes within each mailbox shelter. The underside of the mailbox shelter frames are currently secured to the outside of two vertical 4x6 wooden posts, such that the posts are between the frames. There is sufficient room and structure posts, yet still under the cover of the shelter roof. This procedure would add approximately 10 inches of space, allowing for larger mailboxes within a shelter.

This is accomplished by removing the mailboxes and newspaper boxes from the shelter, removing the supporting frame below the mailboxes and newspaper boxes, and then removing the entire shelter from the vertical mounting posts. (Mailbox and shelters are constructed using screws). One post would then be removed from the ground (or if necessary, cut off at ground level and a replacement post acquired) and moved outward the width of two posts (7 inches). (Care should be taken to measure the width between the frames of the shelter. This is the actual final distance between the vertical posts). The vertical post must NOT be placed in concrete, but packed only with soil and aggregate. (Proper construction methods, tools, measurements, and leveling are assumed). The mailbox shelter must then be re-attached between the posts. New supporting shelf and frames for the mailboxes and newspaper boxes must be cut and attached to allow for replacement of the mailboxes and newspaper boxes. This new frame and shelf should have the same general appearance and design as the original. The new supporting frame pieces must be attached at the same height above ground as the original frame components to conform to USPS mailbox height specifications.

Additional Considerations:

1. All wood materials must be of 2x4, 2x6, and 4x6 treated lumber. Fasteners must be outdoor screws of at least 2-1/2 inches in length.
2. Homeowners will pay the cost of replacement materials, fasteners, replacement mailboxes, and replacement newspaper boxes (if necessary). The cost of modifying the shelter may be shared by the homeowners with a box in the shelter, or born by the individual wishing to make the change. Individual mailboxes are the responsibility of the appropriate homeowner.
3. Prior to changing the configuration of a mailbox shelter, all homeowners with a mailbox in the shelter must be contacted and provide at least a verbal approval of the change, and the WEHOA Common Area Maintenance (CAM) Chairman must be contacted to ensure understanding of the change, validate that the shelter specifications will be met, and assign responsibility for the modification to the shelter. Modification of a shelter requires basic woodworking skills and appropriate tools.
4. If the final configuration of the shelter is not in keeping with the required appearance, structural safety and durability, and postal regulations, the homeowner(s) responsible for the modifications to the shelter will be charged for any repairs that must be made to bring the shelter into conformance.
5. All mailboxes must be black and not exceed 11.5 inches in width, per the current WEHOA policy.

APPROVED EXTERIOR BUILDING MATERIALS

ROOFING

The use of new materials on all exterior surfaces is required. All buildings shall be roofed with the materials as defined below:

The approved list of roofing materials standards consist of the following products:

- Treated Cedar Shakes
- Natural Clay/Concrete Tiles
- Stone-Coated Steel Shakes/Tiles
- Laminated Fiberglass Shingles:
 - a. PABCO Premier 50, Advantage, Cascade or Paramount
 - b. GAF Ultra Premium & Collection Designer Shingles
 - c. GAF TruSlate
 - d. GAF Timberline Ultra HD or Prestique 40
 - e. Certaineed Luxury or Premium Designer
 - f. Owens Corning Woodcrest Collection

Roofing material patterns, dimensions, styles and colors vary based on the manufacturer. With the exception of cedar shakes, all other roofing products must have a written manufacturer's warranty of forty (40) years or more for ACC approval.

Laminated Fiberglass Shingle Minimum Specifications:

- Asphalt Glass Fiber Mat Shingles and Laminated Shingles
- Fire Resistance: UL Class A
- Wind Resistance: 110 mph
- UL Certified to meet ASTM D3462, Fiberglass Shingle Standard
- UL 2218 Class 3 Impact Resistance
- Minimum weight of 320 lbs. per square

Exposed rolled roofing and v-crimp or corrugated metal roofs may not be used on any structure.

Requested variances to the above list of material standards will require the homeowner to bring proof of manufacturer's specifications and a sample of the roofing materials to the ACC at the time of request. Only those materials that meet or exceed the specifications of the above roofing material standards will be considered for approval.

The homeowner shall inform the ACC of the date the roofing materials are to be installed.

It is the responsibility of the homeowner that only the roofing materials which were approved in the ACC request is installed to the dwelling.

The ACC reserves the right to inspect the new roof within three (3) weeks of installation to assure that only approved materials were installed.

Type and color choices for all materials shall be submitted and approved by the ACC prior to being installed on any residence, addition, or accessory structure. Partial re-roofing or roof repairs shall match the existing materials in type and color.

All roofing materials which have been installed prior to the adoption of these covenants shall remain in compliance until such time as replacement of the roof is required. Three-tab asphalt/fiberglass shingles shall not, at any time, be considered for approval on any structure.

Failure to comply with these Roofing Guidelines shall require the structure to be re-roofed with approved materials, within thirty (30) days of written notice from the ACC.

SIDING

The use of new materials on all exterior surfaces is required; used brick is permissible. It is desired that the majority of homes have their exteriors made from materials indigenous to the Northwest using materials designed for low maintenance and weather resistant.

All buildings shall be sided with materials from the following list of siding materials:

- Natural Wood (Cedar Lap Siding)
- Brick
- Fiber Cement, or approved equal.

Fiber Cement Approved Manufacturers:

1. HardiPlank Lap Siding (James R. Hardie) - Cedarmill
2. CertainTeed - Weatherboards
3. GAF – Weatherside (Straight)

Requested variances to the above list of material standards will require the homeowner to bring proof of manufacturer's specifications and a sample of the vinyl siding materials to the ACC at the time of the request. Only those materials that meet or exceed the specifications of the above siding materials will be considered for approval by the ACC.

The homeowner shall inform the ACC of the date the siding materials are to be installed.

It is the responsibility of the homeowner that only the siding materials which were approved in the ACC request is installed to the dwelling.

The ACC reserves the right to inspect the new siding within three (3) weeks of installation to assure that only approved materials were installed.

Type and color choices for all materials shall be submitted and approved by the ACC prior to being installed on any residence, addition, or accessory structure. Partial siding or siding repairs shall match the existing materials in type and color.

Failure to comply with these Siding Guidelines shall require the structure to be re-sided with approved materials, within thirty (30) days of written notice from the ACC.