

THE RIDGE AT EAGLE CREST
ARCHITECTURAL REVIEW COMMITTEE

Blanket Waiver for Open House Signs
Revised and Effective on August 6, 2002.

The Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Ridge at Eagle Crest (the “Declaration”) prohibits the placement of any type of signs whatsoever on lots or units with the sole exception of the following:

- a) Designated street number sign
- b) Temporary construction job site sign

The design and placement of these above-described signs are specified by the Architectural Review Committee (ARC) for The Ridge at Eagle Crest. No other signs, including but not limited to signs posted inside the home and displayed through windows, are allowed in any location upon a lot or unit.

Pursuant to Section 7.8 of the Declaration, the ARC has the authority to waive the restriction on “for sale” or “for rent” signs in certain cases. The ARC has determined the temporary placement of signs advising of a staffed “open house” will be allowed to be posted to provide indication of a staffed “open house” for all lots and/or units at The Ridge at Eagle Crest. It is not the intent of this waiver to allow the placement of signs for general solicitation, but to specifically allow temporary notification of a real estate “open house” event. The temporary placement of these allowed signs is subject to the following rules and regulations:

1. “Open house” is defined as the hours during which a home or unit is occupied by a representative of the sale of the home or unit, and the home or unit is open to the public to viewing. If the home or unit is listed for sale with a licensed real estate broker, the person staffing the “open house” must be an employee or licensed agent with an active license under the listing broker or the deeded owner of record. If the home or unit is not listed for sale with a licensed real estate broker, the person staffing the “open house” must be a deeded owner of record. The hours of operation of an “open house” shall be limited to a maximum of ten (10) hours daily held only between the hours of 8:00 AM and 6:00 PM. The home or unit must be continuously staffed by the hosting representative within the approved time period to be considered an “open house”.
2. The allowed signs advertising an “open house” are limited to professionally-made signage conforming to specifications provided in Exhibit A that specifies either “open house” specific language or “model open” specific language, and does not include by way of example only “for sale”, “for sale by owner”, “available”, and other alternative directional signs. In addition, “directional open house” signs with limited text and design as provided in Exhibit A – sign “B” may be placed at certain intersections as provided in Section 3 below. Absolutely no balloons, flags, streamers or other decorative materials or tools may be attached to the sign or be placed anywhere on the lot or unit at any time.
3. During the hours of operation of the “open house” and only during such hours, one “open house” or “model open” sign may be posted on a lot or unit, and only on the side of the home or unit facing the street. No signs whatsoever may be posted on a lot or unit which are visible from the golf course. “Directional open house” signs (text “open house” and an arrow as shown in Exhibit A—sign “B”) may be placed at intersections within The Ridge at Eagle Crest as needed to direct traffic to turn. Multiple “directional open house” signs serving the same purpose (directing traffic in the same direction) will not be allowed. All allowed signs under this blanket waiver must be removed from the intersections and from the lot or stored indoors in such a manner as to not be visible from the street or

neighboring properties after the “open house” has concluded (see Item 1 above). In compliance with the Deschutes County Destination Resort Ordinance, no “open house”, “model open”, “directional open house” or other related signage will be allowed at the entrances of The Ridge at Eagle Crest on Cline Falls Road.

The restrictions in the Declaration and in the ARC Policies will be enforced by the ARC during the construction period. Following completion and final release by the ARC, the Association will enforce the restrictions, including the above-stated policy regarding “open house” and “directional open house” signs. The Association has empowered and directed the management company to enforce the Declaration and all Association Policies and Procedures. Enforcement action will include removal, without notice, of any signs not in compliance with the restrictions in the Declaration and this policy on signs notifying of and directing traffic to an “open house”. In addition, the Association has approved a schedule of fines regarding certain enforcement issues, a copy of which is attached describing the fining procedure specific to the Declaration’s sign restrictions. Fines would be assessed in accordance with the Declaration to the lot or unit owner of record for the offending signs.