

1 **WHISPERING RIDGE SLOPE DEVELOPMENT ALLOWANCES**  
2 **WRHOA Board Approval 8-10-05**  
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5 The following summarizes the agreements made between City representatives and the  
6 Whispering Ridge Homeowner’s Association (HOA) regarding exterior improvements  
7 that both entities will find acceptable relating to permissible development on cut and fill  
8 slopes included within PRD 147:  
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10 Downhill Slopes: The City and the Whispering Ridge Homeowner’s Association agree to  
11 allow the following improvements to be installed on fill slopes in the  
12 project area identified by PRD 147:  
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- 14 1. Decks - Decks may cantilever over the fill slope or may step down a fill slope.  
15 For cantilevered decks, they may not project over the fill slope more than 12  
16 feet or beyond the toe of the fill slope, whichever is less. In the case of the  
17 “step down” option, the height of the deck, exclusive of safety rails, may not  
18 project more than three feet above the existing grade of the present fill slope  
19 (defined as the elevation of the slope on October 1, 2003). In no circumstance  
20 will any portion of the deck extend beyond the toe of the fill slope.  
21
- 22 2. Pools - Disappearing edge pools, not to exceed more than three feet above the  
23 existing grade of the present slope (defined as the elevation of the slope on  
24 October 1, 2003) may be placed on fill slope areas. In no circumstance will  
25 any portion of the pool or associated equipment extend beyond the toe of the  
26 fill slope.  
27
- 28 3. Retaining Wall - A single retaining wall, not to exceed more than three feet  
29 above the existing grade of the present slope (defined as the elevation of the  
30 slope on October 1, 2003), may be placed on the fill slope, In no circumstance  
31 will any portion of the retaining wall, including footings, extend beyond the  
32 toe of the fill slope.  
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34 Homeowners will be required to paint/stucco/stain these improvements in earth tone  
35 colors and to install plants materials to soften the appearance of these improvements from  
36 off-site locations. The intention is for the planted vegetation to blend with and into the  
37 natural vegetation. Review will be conducted by the Whispering Ridge HOA  
38 Architectural Committee and City representatives in cooperation with each other.  
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40 Uphill Slopes: It is agreed that retaining walls, not to exceed a maximum height of four  
41 feet above the level of the building pad (defined as the elevation of the pad on October 1,  
42 2003) may be installed so long as these walls do not encroach into any off-site properties  
43 owned by the Homeowners Association or others; or identified as being a “non-building  
44 area” or open space. Requests for a deviation up to a maximum of five feet above the  
45 level of the building pad defined previously in this paragraph will be considered on a  
46 case-by-case basis by the Whispering Ridge HOA Architectural Committee and the City.  
47 Deviations to the four foot height limit are not encouraged.  
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49 Homeowners will be required to paint/stucco/stain retaining walls in earth tone colors.