

Karma Kanyon

Introduction

Karma Kanyon is a 17 parcel residential cluster development located on 70 acres. The development overlooks beautiful Lake Chelan and has breathtaking views of the lake and surrounding mountains. Historically, this site was homesteaded by a German immigrant in 1902. During most of the 20th century about 20% of the grounds were planted in apples. In the late 90's the apples made way for grapes. Karma vineyard is the second oldest vineyard in the Chelan area. Chelan has experienced a rapid growth in the wine industry and Karma Vineyard's goal is to maintain the best viticultural practices, thus creating the best wines possible for the area.

Karma Kanyon Vineyard Estates have lots ranging from 1/2 to 1 acre that feature walking trails, surrounding vineyards and a pool. Kar-Ma came from Karle and Matthew the children of the owners of Karma Vineyards. As the owner of Karma Vineyards and a resident of Karma Kanyon we hope that you are as excited and inspired by what you see in this development.

Karma (Sanskrit: कर्म from the root कृ, "to do", [meaning *deed*] meaning *action, effect, destiny*) means "(the result of) action"

Karma is simply the golden rule: what you give out is what you receive - either in the same or in similar form. You reap what you sow - your actions create that which you do live out now, whether this relates to a past/future life situation or to the present date.

Site

The project is located 5 miles Southwest of Chelan, Washington and about 160 miles East of Seattle. The entrance to the development is on South Lakeshore Road approximately 1.3 miles West of the intersection between 97A and 971. The development has been carefully designed to incorporate the natural beauty of the area with minimal changes to the contours of the land. All lots have frontage access on the existing private roadway serving the property and in some cases easements will be provided to access the lot's most ideal building site.

The Vineyards

The home sites in Karma Canyon will have surrounding vineyards for the privacy and enjoyment of the home owners. The vineyards or agricultural tracts are held in separate ownership, but are protected in perpetuity by recorded covenants. The owners have no responsibility for the care and maintenance of these tracts. Karma Vineyards will utilize the grapes for wine and juice. The property owners will have the opportunity to acquire wines from Karma Vineyards and experience the whole wine making process. Private lot wine labels will be available to each owner as Karma Vineyards opens the winery in 2008.

Open Space

The location of Karma Canyon is conducive to many outdoor recreations. Karma Canyon will have nearly 2 miles of walking trails that will be accessible from every lot. These trails will be primarily compressed gravel paths. This trail system will enhance the 'wine country' living experience while still being within a resort community. The 'cluster development' concept is new to Chelan County. The idea of open space and vineyard tract truly create a unique living environment. The pool will be considered part of the development 'open space' and be the responsibility of the Home Owners Association. The pool is restricted to lot owners and guests and will be maintained by the lot owners.

Architectural Style

The homes of Karma Canyon will be classic designs that are reminiscent of European or Napa Valley wine country. The desire is to maintain home designs that exhibit a wine country aesthetic. These influences can originate from many different areas(Napa Valley, Tuscany, Provence, Burgundy). The intent of these guidelines is to give the property owners and their architects a community design framework and standards for design of all homes and ancillary structures that may be built on the building pad and landscape areas.

The main objective of site development and landscape design for homes is to blend into and enhance the beautiful natural environment of the surrounding foothills, mountains, and vineyards.

Utilities

Water for domestic use is provided by Lakeview Utilities, Inc., which owns and operates a class A water system that provides state of the art filtration for domestic use and fire flow. Karma Ventures LLC will provide a separate irrigation system for lawn and landscape.

The interior streets are private and will be maintained by the Home Owners Association.