

The Ridge at Eagle Crest Owners Association

Single Family Homesites



Architectural Review Committee

Policies and Guidelines

August 2008

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INTRODUCTION

This policy handbook is intended to help you, the owner, and your designer, architect, and builder understand the policies and guidelines adopted by the Architectural Review Committee, as well as the review and approval process. ***We urge you to contact the ARC office prior to filing any application to be sure you have the most current set of policies and guidelines. Only the most recent copy of the Application and Submittal Form will be accepted for review by the ARC. Additionally, all homes are subject to the revised policies regardless of date of purchase of the homesite lot.*** Please direct your questions, comments and ARC submissions to:

The Ridge at Eagle Crest® Owners Association

Architectural Review Committee

ATTN: ARC Coordinator

P. O. Box 1215

Redmond, Oregon 97756

PHONE: (541) 548-9592

FAX: (541) 548-9593

ARC office is located in the Administrative Services building*

*Appointments recommended

GENERAL INFORMATION

The Ridge at Eagle Crest® Owners Association has formed an Architectural Review Committee (“ARC”) as described by the Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Ridge at Eagle Crest®. The ARC may consist of no less than three members appointed by the Declarant, Eagle Crest®, Inc., and it exercises its responsibilities and authority in accordance with the Declaration. At some time in the future, the Declarant may delegate the right to the Association Board of Directors to appoint members, but this will be at the sole determination of the Declarant.

There are a few general points you should keep in mind when reading these guidelines. First, these guidelines have been developed to help you through the process of designing and building your home within the Ridge Homesites. Their intent, and the responsibility of the ARC, is to insure the preservation of the natural beauty of the site and maintenance throughout the community of the level of quality and aesthetic standards which have been established as the standard. These guidelines provide some broad indications of goals and objectives as well as some clear prohibitions and requirements. These guidelines, however, are not the exclusive basis for decisions of the ARC and compliance with the guidelines does not guarantee approval of an application.

Please understand this approach leaves a relatively large area open for ARC’s judgment as it aims to maintain the quality and visual integrity of the community. There may be individual decisions on your home or others with which you do not agree, but we hope there will be very few of those and that you will understand the balances and decisions we must make.

In reviewing each submission, the ARC may consider any factors it deems relevant, including without limitation, harmony of external design and compatibility with surrounding structures and the environment. Decisions may be based on purely aesthetic considerations.

Review and approval of any submission by the ARC is made on the basis of aesthetic considerations only, and the ARC does not bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, nor for ensuring compliance with building codes and other governmental requirements, nor for ensuring that all dwellings are of comparable quality, value or size or of similar design.

Before you start your design process, please read these guidelines thoroughly in order to understand the overall design goals and the process that should be followed for design review. To promote a harmonious residential community, we suggest that you consider the “Good Neighbor” approach discussed in Exhibit D. Select a professional architect or professional builder designer to help you translate your ideas into actual plans, and be sure your professional is acquainted with these guidelines as well. Obtain a good survey of your site to serve as a foundation for your home and landscape plans, and then, begin.

We look forward to working with you!

1.00 Conceptual Approval

The purpose of conceptual review is to view designs at an early stage and to obtain ARC comment on designs which may not be in keeping with the concepts of The Ridge at Eagle Crest® or which could be duplication of others in close proximity to the requested improvement. The conceptual review allows the owner to obtain ARC advice regarding changes that may be requested before additional amounts of time and money have been spent.

The ARC will respond to any pertinent preliminary information submitted. However, submitting any or all of the information required for construction approval will lead to a more detailed and definitive response. The conceptual review will not be deemed to be approval for the construction of the improvement(s).

If you intend to request a conceptual review, please submit your materials with an ARC application form. However, no fees are required at this stage.

2.00 Construction Approval

Before construction can begin on any improvement(s) in the Eagle Ridge Homesite Community, the owner must obtain a construction approval letter from the ARC for the submitted plans. The stamped plans as approved by the ARC and the construction approval letter will remain on file in the ARC office. The submitted plans will be evaluated under the Declaration and the policies and guidelines of the ARC as described herein. After obtaining approval from the ARC, Deschutes County additionally requires that a building permit be obtained prior to beginning construction of any improvements or making any additions or changes to an existing structure.

2.01 Obtaining Approval: To obtain approval, submit one set of the required documents, the fees, and the compliance deposit to the ARC. The ARC will respond with approval or required modifications within 30 working days after receipt of all required documents and fees. ARC meetings are tentatively scheduled to occur within the first week of each month but are subject to change without notice. Plans must be submitted at least one week prior to the scheduled ARC meeting to be reviewed in the meeting. Contact the ARC office for meeting schedules. Only after ARC approval, can any improvements, clearing or tree removal occur on the homesite.

2.02 Allotted Time for Construction: Construction of the exterior of the home, including painting and all exterior finish, decks, privacy screens, shrouds, and all other elements on, or attached to the building must be completed within nine (9) months of written approval from the ARC, so as to present a finished appearance when viewed from any angle. *See section 7.01 for definition of "Exterior Home Completion," and section 9.01.02 for Exterior Completion Inspection information.*

2.03 Allotted Time for Landscaping: Landscaping must be complete within 1 year of completion of the exterior of the home. *See section 9.01.03 for Final Inspection information.*

2.04 Required Fees: A total payment of \$7,850 is required for new home construction in phases 1-23, 33 and 36-41. Fees will only be accepted from the property owner or the general contractor hired by the property owner.

2.04.01 \$600 ARC Application Processing/Design Review Fee/ This includes all review time, and inspections, tracking, processing of rebates and compliance deposits

2.04.02 \$2,500 Refundable ARC Compliance Deposit: The \$2,500 refundable compliance deposit to the Architectural Review Committee is required to guarantee compliance with the ARC approval conditions, policies and guidelines, contractor rules contained herein, and to provide a surety against damage done to The Ridge at Eagle Crest® Owners Association common area and improvements during the course of construction. Such damage items may include, but are not limited to, concrete spills, broken berms, unauthorized removal of trees or shrubs, and damage done to neighboring properties due to trespass. Clean up of job site debris will be required throughout construction and prior to return of any portion of the compliance deposit to the owner or designee of the owner. Contractors and owners must sign an agreement with the ARC to this effect at the time of posting the compliance deposit. This deposit will be held by the ARC and will be released in two phases after the required inspections for the completion of the exterior of the home and completion of the landscaping respectively. The ARC will return compliance deposit monies once it verifies that the completed improvements are satisfactory and in compliance with these guidelines (*see section 9.01 Inspections*). A form to use in requesting the inspections and refunds of the compliance deposit is attached to these guidelines.

2.04.03 \$3,500 Utility Application Fee: This fee is paid to Cline Butte Utility Co. and includes \$3,000 sewer application fee, a \$500 water application fee, utility inspections, and on-site reviews when requested. The water meter is supplied at no additional cost to the owner by Cline Butte Utility Company. However, there are additional installation costs not included in the above mentioned fees. (see CBUC New Service Information Packet).

2.04.04 \$1000 Refundable Utility Compliance Deposit: The \$1000 refundable utility compliance deposit to the Cline Butte Utility Co. is required to guarantee compliance with the Cline Butte Utility installation requirements (see CBUC New Service Information Packet).

2.04.05 \$750 Pavement Damage Assessment: This assessment is deposited into the Association Reserve Fund for roadway wear and tear during periods of construction.

2.05 ARC Site Review: A completed application shall be authorization to the ARC to make an on-site review of the homesite and proposed improvements.

2.06 Fee and Application Form: The application shall be submitted with the required fees as set by the ARC, a completed ARC submittal/application form, and signed Construction Agreements (forms attached). Contact the ARC office for the most current copy. Obsolete copies will not be accepted.

2.07 Expiration Date of Approval: The original construction approval shall be valid for a period of one year after which time it will expire. A new application with additional fees may be required if construction is to begin after this period ends.

3.00 Building Siting/Site Plan

3.01 Building Siting Policies & Guidelines:

3.01.01 Trees & Habitat: A distinct characteristic of the Ridge at Eagle Crest® is the Juniper habitat with its native grasses, rock outcroppings and uniquely twisted trees. Buildings should be sited with respect to preservation of native areas, Juniper trees and rock outcroppings. Minimal disturbance of areas outside of the building/driveway envelope is required. *See section 3.03.01 for requirements to protect native areas during construction.* Additionally, unauthorized removal of trees will be subject to forfeiture of all or a portion of the compliance deposit as well as possible additional fines. *See section 8.02 for procedure information regarding removal of trees after construction.*

3.01.02 Views: Each home should be sited and designed in a fashion which maximizes the existing views while maintaining the privacy and views of neighboring lots. Some homesites will have a maximum building height or building elevation requirement in order to better preserve views from other homesites. *See section 4.01.14 Building Heights.*

3.01.03 Retaining Walls: Cut and fill slopes shall be minimized whenever possible. Retaining walls within the building envelope are encouraged over exterior retaining walls. Retaining walls must be terraced into hillsides whenever possible. Materials used to construct retaining walls are subject to ARC review, as well as the placement and specifications of the wall. In general, retaining walls shall not exceed 25' in length and 4' in height unless otherwise approved by the ARC. *See Exhibit C for guidelines in designing hillside homesites.*

3.01.04 Maximum Lot Coverage: Single family residential buildings and structures footprints shall be no greater than 35% of the total lot area. Driveways, sidewalks and eaves which project beyond the foundation line are not considered in determining lot coverage. Any covered areas (i.e. porches, entries, walks, patios and decks) are included as part of the lot coverage. In phase 37 the guest "house" or "quarters" may not exceed 1,200 square feet.

3.01.05 Minimum Home Size: Homes must be at least 1,800 square feet in size, excluding the garage, unless allowed by The Ridge at Eagle Crest® Declaration. A minimum size of 1,600 square feet, excluding garage, is allowed on certain lots under 12,000 square feet in size. Certain homesites in phases 36-41 will have a greater minimum square footage, specifically lots 48-108 in phase 36. Homesites 48-108 in phase 36 are restricted to 2200 square feet or greater excluding the garage. In phase 37 primary residences must be at least 2,800 square feet in size excluding the garage. In phase 37 the guest "house" or "quarters" may not exceed 1,200 square feet.

3.01.06 Hillside Homesites: Understructures where exposed to external view, shall be aesthetically and architecturally designed and must present a finished appearance complimentary to the design of the home. Understructures include, but are not limited to, soffits, porch and patio ceilings, and deck understructures. Skirting material must extend to within eight inches of finish grade. Skirt walls more than four feet from the finish floor level may require foundation landscaping to reduce the scale of the skirt wall. *See section 4.01.05: Skirting and Skirt Walls. See Exhibit C for design recommendations and guidelines for hillside homesites.*

3.01.07 Setbacks: There are two sources of setbacks to which the Ridge at Eagle Crest® shall conform: (1) County setback rules and regulations, (2) Ridge at Eagle Crest® setback rules. The ARC is bound to adhere to the governing setbacks that are stricter.

3.01.07.01 Front Setback: No building improvements above finished grade level shall encroach within 25 feet of front property lines unless otherwise approved by the ARC. This shall include eaves, privacy screens, steps, bay windows, etc. Only those items at ground level such as walkways and driveways shall be permitted to encroach upon the front setback.

3.01.07.02 Side Yard Setbacks: Side yard setbacks for a structure with a maximum ridge height of 21'-0" (considered a one-story structure) are established at 5'-0". Setback for a structure with more than 21'-0" ridge height (considered a two-story structure) is established at 7'-6". In phase 39 lots 8-9 will be restricted to side yard set back of 15' on both sides of the lot. No building improvements above finished grade level shall encroach within side setback areas unless otherwise approved by the ARC. This includes eaves, privacy screens, steps, trash enclosure, bay windows, chimney, etc. Only grade level improvements such as paths and walkways are allowed in the side setback areas.

3.01.07.03 Rear Setback: Setback on property without a rear common area is set at 5'-0". No building improvement above grade level shall encroach into the setback area, including eaves, decks, privacy screens, bay windows, etc.

3.01.07.04 Corner Lot Setbacks: Side property lines adjacent to main roadways will have a 25' building setback wherever possible but shall not be less than 10' in all cases. The main roadway is considered the road that carries the most vehicular traffic. Sides adjacent to secondary roadways shall be a minimum of 20'. Lot lines common with other lots shall conform to side yard setback rules as stated in *section 3.01.07.02*. Front setbacks on corner lots shall conform to the rules as stated in *section 3.01.07.01*.

3.01.07.05 Solar Setbacks: Deschutes County has stringent solar setbacks and should be consulted on building siting prior to submitting plans to the ARC for review.

3.01.07.06 Deed Restrictions: The applicant shall verify and make known to the ARC all deed restrictions such as non-build able areas on the property, realignment of property lines, non-build able setback areas and height limits of record, etc. Such deed restrictions, when more stringent, shall take precedence over Ridge at Eagle Crest® setback rules.

3.01.08 Drainage: The existing drainage on each homesite shall be carefully considered when siting an improvement. The natural drainage pattern should be preserved if at all possible, through the use of culverts, and landscaping. In some cases culverts may be required where significant drainage crosses a homesite lot. Each homeowner is responsible for managing drainage through their homesite.

3.01.09 Grading: To the maximum extent feasible, all grading shall conform to the natural contours. Berms or landscape mounds are subject to review and approval by the ARC. All graded surfaces shall be planted or seeded with native grasses, shrubs and/or trees and shown as such on the Landscape Plan.

3.01.10 No Build Zones & Building Envelope: In order to protect views and some specific features on the property, certain homesites have areas designated as “no build zones” or have a specified “building envelope”. No build zones identify areas on the property where structures and certain landscaping are prohibited; a building envelope defines the area on the property within which structures *must* occur.

3.01.11 Utilities:

3.01.11.1 Electricity: Electrical facilities have been or will be extended to the existing electrical distribution facilities located in the road or public utility easements near your lot corner. To obtain service, Central Electric Cooperative assesses a connection fee and a line extension fee to extend the line from the electrical distribution facilities near your lot corner to the dwelling, which is determined on a case by case basis by the electric company at the time of line extension. Electrical meters must be flush mounted or framed in and sided, rather than surface mounted.

3.01.11.2 Utility Trenching: Contractors must keep the ground wet during any trenching or backfilling operations to reduce dust problems. All areas of excavation for site utility work must be restored.

3.01.11.3 Utility Service Providers:

At The Ridge at Eagle Crest®, electric power is available from Central Electric Cooperative, Inc. in Redmond, Oregon. Telephone is available from Qwest, TV cable from Bend Cable, and propane gas is available from local suppliers. Natural gas is not available to the site. Water service and sewage disposal is provided by Cline Butte Utility Company (CBUC). Sewage lines and water lines are extended to the property boundaries of each homesite. Specific instructions for proper connection to the water and sewer system are provided in the CBUC New Service Information packet which is available from CBUC.

You may also contact any of these utility companies during regular business hours for additional information:

Central Electric Cooperative, Inc.	541-548-2144
Qwest	800-244-1111
Bend Cable	541-923-2263
Cline Butte Utility Company	541-504-2305
Northern Energy-propane	541-548-7449
CO Energy LLC-propane	541-504-9444

3.01.12 Driveways and Parking Areas: Driveway widths shall be kept to a maximum of 12' where the driveway meets the street unless otherwise approved by the ARC. A width appropriate for the number of garages and, in general, the amount of paved areas exposed to view from adjacent roadways or homesites shall be kept to a minimum. Each residence must have an enclosed garage for at least two cars and an additional area for at least two guest parking spaces. All areas utilized as a driveway shall be surfaced with asphalt from the connection of the driveway and the street to 10' from the street toward the garage. The driveway apron, may consist of a combination of asphalt, concrete or masonry from the garage to 10' from the street. Parking area materials close to the home may vary as they relate to site design, but should always maintain a finished appearance and quality. All proposed driveway and parking area surface materials and location are subject to approval by the ARC. All drainage where existing across or under driveways, must be integrated into the design of the driveway or apron. Additionally, a two foot shoulder consisting of ¾" **gray** crushed rock or gravel must be installed and maintained along the edge of street pavement for the entire length of the lot. The ARC may require the use of a larger size rock or gravel in certain areas to control water runoff or erosion. The two foot shoulder shall not be utilized as a parking area. Parking of trailers, boats, motor homes, or other recreational vehicles on any homesite for longer than 48 hours is prohibited, unless parked inside and completely concealed from view from roadways, neighboring homesites, or common areas.

3.02 Site Plan Requirements- ARC recommends having the site plan professionally prepared.

- 3.02.01 Title Block:** The title block must include the following information: Owner Name and Phone Number, Plat (phase) Number, Lot Number, Street Address, Builder Name and Phone Number, Scale, and any other pertinent information.
- 3.02.02 Scale:** 1" = 10' minimum scale required on site plans.
- 3.02.03 Property Lines:** All corner pins and property lines must be accurately located and dimensioned on the Site Plan. All areas adjacent to the subject property must be accurately labeled. Note the street name along the front property line, label all common area and include lot numbers of adjacent homesites. If there are existing homes on adjacent homesites, the location of those homes must also be shown on the site plan with respect to the property lines.
- 3.02.04 Setbacks and Easements:** All setbacks subject to the building and all existing easements must be shown on the site plan as a dashed line and designated as such. *See section 3.01.07: Setbacks.*
- 3.02.05 No Build Zones/Building Envelope:** All "no build" zones or "building envelope" must be located on the site plan and noted as such. *See section 3.01.10 for a definition.*
- 3.02.06 Building Locations:** All proposed structures shall be accurately located and the perimeter dimensions shown on the Site Plan. All building jogs must be shown and dimensioned, as well as decks, walkways, parking areas, and fences. Structure must be dimensioned on the plan with respect to the property lines.
- 3.02.07 Utilities:** Septic tank locations must be approved by Cline Butte Utility Co. under the requirements listed in *the Cline Butte Utility Co. New Service Information packet*. All utility service locations must be shown on the Site Plan including, propane tank, electrical meter, septic tank (dimensioned to nearest paved surface), and water lines. *Required inspections are listed in the CBUC New Service Information packet.*
- 3.02.08 Trees, Shrubs and Natural Features:** Significant trees greater than 6" trunk diameter measured 12" above grade and shrubs with a height exceeding 3', site features including rock outcroppings, changes in elevation and view corridors must be located on the Site Plan. Trunk diameter and approximate canopy size (dripline) of the tree at its largest point must also be noted. Trees proposed for removal must be clearly defined as such on the Site Plan.
- 3.02.09 Lot Coverage:** Area calculations noting the percentage of site covered by built improvements must be noted in the bottom right corner of the Site Plan. *See Section 3.01.04 for definition of Maximum Lot Coverage.*

3.02.10 Topography: The Site Plan for any homesite lot with changes in the grade across the lot in excess of 12" must include contours at 5' intervals for slopes up to 5%, and contours at 2' intervals for slopes in excess of 5%.

3.02.11 Driveways & Walkways: Accurately locate all driveways, walking and parking areas. Note materials to be used for construction of these items. Show the width of the driveway at the street and at its widest point and all walkways, paths and parking areas. *See section 3.01.12 Driveways & Parking Areas.*

3.02.12 Privacy Screens & Fences: Locate, dimension and describe all privacy screens and shrouds for hot tubs, wood storage, trash receptacles, heating and cooling equipment, propane tanks, service yards, etc. *See sections 4.01.16, 4.01.17, 4.01.18, 4.01.19, and 4.01.20 for information regarding Fencing and Screening.*

3.02.13 Staging & Temporary Structures: Note all areas to be used as materials staging areas, and construction parking. Locate all temporary construction trailers and temporary toilet facilities. Recreational vehicles and camping trailers may not be used as construction trailers.

3.03 String Layout on Site: The owner shall be responsible for providing a string layout on the homesite. Layout must include the property lines, no build zones (if any), the proposed improvements, including decks, driveway, and any other on-site parking. In doing so, all pins must be located or a survey conducted to confirm property lines. In addition, any and all trees with a trunk diameter greater than 6" measured 12" above grade and shrubs measuring over 3' in height that are proposed for removal must be flagged with surveyors tape, for subsequent approval by the ARC. The use of paint in site layout is prohibited.

3.03.01 Native Area Preservation: All native areas, specifically around existing trees that are not proposed for removal must be perimeter staked and strung prior to ARC site review and throughout construction, for the purpose of preservation and protection of native vegetation during the construction period.

3.03.02 Adjacent Property: Adjacent properties must be protected from trespass during construction of a residence by staking and roping off common property lines with the project as well as front property lines of vacant properties. The stakes, either wood or metal, must be at least three feet tall with either yellow ¼" nylon rope or orange trap fencing attached to the stakes to protect adjacent properties. In some cases orange trap fencing may be required. For example, when a home under construction is next to a finished home or is adjacent to a golf course. The trap fence helps to control trash from blowing around onto other lots of a golf course. *See section 6.01.06: Adjacent Property, for policies regarding adjacent properties and trespass.*

4.00 Structure Design/Elevations:

4.01 Structure Design Policies and Guidelines

4.01.01 Exterior Lighting: No floodlighting will be permitted, and illumination necessary for evening activities must be directed downward and be only bright enough to provide for the safe traverse of steps and paths. No “Mason Jar” lights will be permitted unless shielded from all views. These are lights with a single bulb and a glass surround that looks much like a jar. Hoods over lighting elements must be fixed in place to direct light downward, and materials for the hoods and posts must be compatible with the house and be approved by the ARC. Caution should be exercised when enclosing exterior lights with wood to prevent a possible fire hazard. Lighting fixtures located along driveways will be permitted only if the design and placement is approved by the ARC. All exterior lighting also falls under the requirements of the Deschutes County Lighting Ordinance adopted in 1994. It is the responsibility of the owner to determine compliance with the County Ordinance. During the holiday season, a variance is granted for the use of exterior decorative lights. All holiday lighting should be removed by the second weekend in January.

4.01.02 Exterior Colors: Exterior colors shall blend, not create a high contrast to, and harmonize with predominate year-around colors of the immediate surrounding natural environment. All exterior color schemes shall be subdued and not create a contrast between the natural and built environment and shall be of medium to dark tones. All colors shall be reviewed and are subject to the approval process by the ARC. Colors will be judged on their individual merit, regardless of prior approval on other homesites. Exterior color treatments shall be continuous on all sides of the home. Care should be taken to avoid duplicating colors of nearby homes and duplication of exterior colors will be carefully scrutinized by the ARC. Matte, non-gloss and non-glare finish is required for all exterior building materials, and the only areas which may receive a clear finish or sealer are the flat deck, bench surface or stair treads. Trim color shall match the body color or be a complimentary color approved by the ARC. Overhead garage doors and garage ‘man’ doors shall be painted the same color as the body of the house, unless otherwise approved by the ARC. Accent colors, other than white, which are used judiciously and with restraint may be permitted. White paint is not permitted for use as a trim, body or accent color on the exterior of any home because of the contrast it creates with the native habitat. The exterior paint color selections along with the masonry selection are required to be submitted together at least 30 days prior to the installation.

4.01.02.01 Exterior Color Palate: An exterior color palate is available for use by owners and can be checked out from the ARC office. Photos in the color palate reflect colors that are found in the environment at the Ridge at

Eagle Crest[®], and matching or complimentary paint colors have been associated to each photo.

- 4.01.03 Exterior Walls and Trims:** Exterior surface materials shall appear to be natural in character as well as blend and be compatible with the native Juniper habitat and the high desert. Long term maintainability and material quality shall be considered when selecting exterior surface materials. Plywood siding, T-11, vinyl siding and pressed board siding are prohibited unless the applicant can demonstrate to the ARC that the specific proposed application would result in a finished appearance indistinguishable from an individual board siding application. Siding materials and direction of application shall be consistent on all sides of the home unless the applicant can demonstrate that a unidirectional system or multiple siding applications is of sound architecturally compositional practice. All windows and doors are required to be trimmed to give each house a more finished look.
- 4.01.04 Exterior Masonry, Stone, and Brick:** All exterior masonry, stone and brick are subject to ARC approval. Natural looking masonry and stone is encouraged rather than the use of brick, however, earth-tone colored brick will be allowed on a case by case basis at the discretion of the ARC. The masonry selection along with the exterior paint colors are required to be submitted together at least 30 days prior to installation.
- 4.01.05 Skirting & Skirt Walls:** Exterior skirting on walls, decks, shrouds, etc., must be constructed of the siding material that is primarily used on the body of the house unless otherwise approved by the ARC. Where cedar lattice is permitted and approved for use, it must be fully trimmed and architecturally integrated into the design of the home, not installed solely for functional purposes. In general, open screen skirting shall not exceed 30" in height, and a minimum of 3/8" thick materials will be allowed unless otherwise approved by the ARC. Vinyl lattice is prohibited in all cases.
- 4.01.06 Gutters & Downspouts:** All gutters and downspouts shall be designed as a continuous architectural design feature. Exposed gutters and downspouts shall be colored to blend as closely as possible with the surface to which they are attached. Example, if a down spout is attached to the body of the house it should blend with the body color, if it is attached to the trim of the house it should blend with the trim.
- 4.01.07 Decks:** Exposed understructures of decks will require certain shrouding in most cases. Deck blocks shall not be visible to neighboring properties including common areas and streets. Additional landscaping may be required to mitigate the visual impacts of elevated decks.
- 4.01.08 Exterior Building Projections:** All projections from a residence or other structure including, but not limited to, chimney flues, vents, flashing, gutters, downspouts, utility boxes, porches, railings and exterior stairways shall blend with the surface from

which they project, or must be painted or stained an approved color to blend with adjacent materials.

- 4.01.09 Chimneys & Vents/Roof Metals:** All exterior chimneys and vent stacks from gas warming stoves and fireplaces must be of wood, stone, brick or metal. An approved spark arrestor, as per code, shall be required on all chimneys and vent stacks. All chimneys and vent stacks require flue shrouds that shall be framed in and sided with siding material, or approved masonry, unless otherwise approved by the ARC due to the architectural character of the home. Flue shrouds shall have a minimum height of 12” and shall be constructed in such a manner that conceals the spark arrestor from view. All visible metals (including metal chimneys within the wood flues and air vents) must be painted to blend with roof colors.
- 4.01.10 Skylights and Solar Devices:** All glass, plastic, or other transparent skylight or solar device shall be treated to eliminate reflective glare. Clear, bronze or gray glazing is preferred over white translucent. Flat skylights are preferable to domes. Solar heating systems will be reviewed on an individual basis and require the approval of the ARC.
- 4.01.11 Garages:** In general, an enclosed garage with a minimum size of 24’ wide by 24’ deep and appropriate for a minimum of two cars, shall be connected to the main house by a roof, screen or other architectural element, or be part of the house structure, unless otherwise approved by the ARC. Consideration should be given to relating the design of the garage to that of the residence. Garages must have installed and functioning overhead doors with automatic openers. Carports are not permitted. Wherever possible, the ARC encourages that garages are positioned so that the garage doors do not face the street. Additionally, when the garage stalls do face the street or are within uninhibited view of neighboring properties, and there are more than two stalls, the additional stalls must be recessed back at least two feet. *See Section 4.01.02 Exterior Colors, for specific painting requirements with respect to garage doors.*
- 4.01.12 Roofs:** Wood shakes and shingles, slate and concrete tiles, concrete and wood simulated shakes, and layered fiberglass or composition roofing are considered as acceptable roofing applications for the Eagle Ridge Homesite community, provided the roofing materials are rated “Class A” by Underwriters Laboratory (UL). The ARC will consider special requests to use treated shake roof materials with a UL “Class B” rating. Composition roofing must be an “Arch 80” type equivalent or better and rated at 30 years or better. Bright, non-earth tone selections are prohibited. The roofing selection is required to be submitted at the same time you are submitting the home for ARC approval.
- 4.01.12.01 Roof Pitch:** On homes with one consistent pitch throughout the structure, and specifically on gable style roofs, the pitch shall be no less than 6/12, although 8/12 or greater is recommended.

4.01.13 Windows, Door Frames, and Skylights: All windows, door frames, and skylights must be vinyl clad or bronze anodized, unless other treatments are specifically authorized by the ARC.

4.01.14 Building Heights: So that the Ridge Homesites can be enjoyed by all, building height limitations may be imposed by the ARC in order to preserve views from neighboring homes and to minimize the impact of structures on sensitive natural areas of the property. Specifically, lots 4-12, 48-57, 60, 62-64 and 83 within Phase 36 and lots 36-62 and 73-80 within Phase 38 and lots 9-19 and 61-71 within Phase 39 will be restricted to construction of a single story home. "Single story" as defined by the ARC is a structure with a maximum ridge height of 21'-0" from grade (ground level). Ridge height means the vertical distance from average grade (ground level) to the highest point of the roof. For purposes of height determination, grade shall be the average of natural ground elevations prior to construction. "Ridge height" is determined by calculating the average of the highest point of the ridge measured vertically to the lowest point of the grade and the highest point of the ridge to the highest point of the grade along all sides of the structure. For all homesites, ridge heights shall not exceed 30' in height from grade, but also may be restricted to a height of less than 30 feet as determined solely by the ARC. County residential height limitations and solar setbacks, if applicable may also impact the building design and height.

In addition to the aspect of view preservation as it pertains to building height, the design of a home should also consider the negative visual impact of tall, imposing facades upon neighboring homesites. It is of particular concern where a tall, flat face of a building may be exposed to roads or adjacent downhill sites.

There are several design considerations that address this condition. Adequate excavation for the lowest floor can better connect the building and homesite. Sensitively selecting roof pitches and roof massing can lessen the perception of height. Stepping the building profile from the point of low grade back toward the higher grade reduces the building mass, particularly as seen from lower viewpoints. Reducing story heights at the ends of the building adjacent to neighboring properties can substantially soften such end conditions. *See Exhibit C.*

4.01.15 Animal Runs and Animal Restraint Areas: All animal runs and animal restraint areas shall be situated on a homesite so as to be completely concealed or screened from view from roadways, common areas and neighboring homesites. Dog houses which are separated from the home will generally not be allowed but in all cases will need specific ARC approval. ARC approval is required when adding an animal restraint area to an existing structure or modifying existing service yards into animal restraint areas. Additions and alterations of this type shall not produce negative impacts to existing neighboring properties.

- 4.01.16 Hot Tubs:** Plans shall include screening for all hot tubs. The hot tub should be screened so that it can not be seen from roads, common areas, golf courses or neighbors in the home sites. Screening shall consist of flush mounting or recessing the hot tub into the deck, or constructing a privacy screen to meet the standards in *section 4.01.17*.
- 4.01.17 Fencing and Screening:** Fences, if needed, should be designed to appear as an extension of the architecture and architectural materials and used only where necessary. Fences utilized as sight screens must be conceived as an integral part of the overall design of the building and be constructed utilizing the same quality of material and detail as the building, not simply an added element dictated solely by function. Any permanent fencing solely for the protection of landscaping from local wildlife is strictly prohibited. No perimeter fencing will be allowed, although it is understood that fences may define pet runs or small yards, courtyards or terraces in close proximity to the residence for the purpose of privacy. Privacy or screen walls shall not exceed 6 feet in height, measured from finish grade, unless otherwise approved by the ARC. Chain link or wire fencing is prohibited. All fence materials, design and placement are subject to specific approval of the ARC.
- 4.01.18 Firewood, Trash Bins and Propane Tank Screening:** Firewood, garbage cans and propane tanks must be screened from view. In some instances, the addition of gates may be required to screen these items adequately. As part of the design review process, applicant shall submit an elevation drawing showing the location and screening of these items. All firewood covers or screens must be approved by the ARC.
- 4.01.19 Service Yards/Screening:** When not provided by other structures, each residence shall have a screened service yard, enclosing garbage and trash containers, firewood, clothes drying apparatus, bicycles, outdoor maintenance equipment, and so on. None of these items shall be stored where they can be seen from roads, common areas or neighboring homesites. Service yards and yard enclosures should be attached and architecturally integrated to the home and/or gated to screen the area from view.
- 4.01.20 Heating and Cooling Systems/Screening:** All exterior elements of heating and/or cooling systems must be screened from view. See the manufacturer's required clear space around equipment to avoid rendering the warranty, if any, invalid, or consult your HVAC technician for acceptable screening setbacks. Such elements must be located and insulated to reduce noise transmission to acceptable levels at adjoining properties. All screens must be constructed with materials consistent with those on the body of the home at the location of the HVAC units. Each unit must be screened on all sides and access may require a gated entry.

- 4.01.21 Group Design:** Any production or merchant builders owning contiguous property or property within the same block shall submit the complete group design to the ARC before construction of the first house. Repetitive home design is discouraged, however, where considered, homes with the same or very similar floor plans may be required to have differing roof forms, window design, surface materials, entryway treatments, bay treatments, and other exterior features. Additional changes may be required by the ARC on a repetitive home design with respect to the shape of the home when viewed from the exterior.
- 4.01.22 Outdoor Play Equipment** Swing sets, basketball backboards and other play equipment require ARC approval. Submit the make, model and color specifications of any play equipment along with the landscape plans. The play equipment may be required to be screened from view. Screening material must be identified on the submitted landscape plans. All proposed screening material must be non-deciduous.
- 4.01.23 Prefabricated Housing:** No building that is constructed off-site and requires transportation to any lot, whole or in partial assembly will be permitted. This prohibition includes mobile homes, stock modular buildings, or any other structures requiring transportation and set up.
- 4.01.24 Satellite Dishes and Antennas:** No exterior satellite dishes exceeding 18" in diameter, television antennas, radio antennas, or other receiving device shall be placed on any lot without the prior written consent of the ARC. The location and placement of the allowable satellite dishes must be submitted for ARC approval by means of a site plan or sketch indicating the proposed location. Allow 30 days for review time.
- 4.01.25 Exterior Materials:** Any accent or trim material, including but not limited to, stucco, brick, glass block, unit masonry, rock and stone, must be submitted for specific review regarding color, placement and pattern. The aesthetic merits of any combination of exterior materials are subject to review and approval by the ARC in order to maintain the architectural integrity and consistency of the visual experience at The Ridge at Eagle Crest®. A physical sample of all proposed materials may be requested by the ARC, including samples of all roofing, siding and trim materials.
- 4.01.26 Awnings & Patio Covers:** Awnings and patio covers require ARC approval. Submit samples, drawings and for patio covers a site plan. All materials must blend with the colors and style of the home.

4.02 Structure Design Application/Submissions & Elevations/Plan Requirements

- 4.02.01 Building Elevations:** Four elevations at a scale of 1/4" = 1' shall be provided showing the elevations of the proposed improvement(s) as situated on the owner's homesite. The elevations shall include finished floor elevations and dimensioned ridge heights above finished grade. In addition, the location, style and type of doors

and windows shall be shown as well as the siding type, decks, railings, shrouds, chimneys, enclosures for trash, propane, and heat/cooling system, etc., as well as all other structures seen in elevation. Elevation notes shall include all exterior finishes to be used on the home; i.e., paint, stone, siding type (note reveal for lap siding, or spacing for batts), railing type, decking type, window type, and all other exterior elements. Other notes include, but are not limited to, roof pitch, and ridge heights dimensioned from finish grade.

4.02.02 Floor Plans: Floor plans for construction shall be submitted at a scale of 1/4" = 1', and must be noted as such on the plan. All rooms in the home must be labeled with the appropriate room name. The square footage of each floor shall be designated as well as the total square footage of the proposed plan. Include the dimensions of all interior and exterior walls and building jogs and the perimeter dimensions of all decks and privacy screens. Floor plans must also include all door and window openings with sizes noted. Reverse floor plans will not be accepted.

4.02.03 Perspective Drawings: Perspective drawings showing three dimensions of the home may be requested for review by the ARC. If perspective drawings have been done without being requested by the ARC, please submit them with plans and elevations as supplemental information.

4.02.04 Exterior Lighting Plan: A plan locating all exterior light fixtures shall be incorporated into the exterior elevations. Once selected, legible, 8½" x 11" photocopies or catalogue pictures of all proposed exterior light fixtures shall be submitted to the ARC for approval. The submittal must include the following information: picture of all proposed fixtures with location noted on picture (i.e. (2) at front entry, (2) at garage door, etc.), model number, color or finish on the fixture, size of the fixture, and wattage of the bulb, as well as owner name and phone #, phase # and lot #. The ARC reserves the right to request actual fixtures to be submitted for review and approval. Decorative and landscape lighting must also be approved in advance using the same criteria for submittal described in this paragraph and may have further limitations placed upon it by the ARC. Colored light sources may be prohibited at the discretion of the ARC.

4.02.05 Exterior Paint Colors: Paint colors must be submitted on an 8 1/2" x 11" piece of heavy paper or cardboard. Color samples of all proposed exterior colors including, but not limited to, siding, trim, doors, windows, garage doors, decks and deck rails must be submitted for review. Each sample must have the following information written on the back side: Owner Name and Phone Number, Phase # and Lot #, Brand of Paint, Color Name, Color #, and Finish. Painted siding samples (unless requested by the ARC), paint chips or painted stir sticks will not be accepted. *See section 4.02.05.01 Exterior Paint Schedule.*

4.02.05.01 Exterior Paint Schedule: A copy of the elevations shall indicate the location at which every color is to be applied to the exterior of the structure including but not limited to, trim, fascia, doors, body, knee braces, exposed structural elements, railings, etc. This paint schedule must be submitted with paint color samples (*see section 4.02.05*) for ARC review.

4.02.06 Samples: All samples submitted must not exceed 11” in length. Paint samples will not be accepted in a size smaller than 8 1/2” x 11,” and on a material other than heavy paper or lightweight cardboard. All samples submitted must indicate (on the backside of the sample), owner name, phone #, phase number, lot number, color number and name, and brand name of product, finish on product (satin, clear, brushed nickel, brass, etc.), and the location where the product will be installed on the home. Samples submitted to the ARC will not be returned unless prior arrangements have been made to do so.

5.0 Landscaping/Landscape Restoration

5.01 Landscaping Policies and Guidelines:

- 5.01.01 Extent of Landscaping:** Extensive landscaping is not required and the ARC encourages natural landscaping in keeping with area water conservation efforts. However, all homesites shall be maintained to present an attractive appearance to all off-property vantage points and to moderate the problem of weeds and wind-blown dust. Steps must be taken to restore all damaged areas due to construction and all other activities. Landscaping is required at the front, back and sides of the house. Restoration of all damaged areas must be done at the time of landscaping and requires native grasses and sage brush planted at a minimum average of 3'-0" on center, randomly spaced. Native plant material will likely require regular irrigation for the first season. It is the responsibility of the property owner to promptly replace dead or dying native plants that have been installed in a restoration area and to keep noxious weeds such as Cheat Grass, Knapweed and Russian Thistle to a minimum at all times.
- 5.01.02 Irrigation Systems:** An in-ground irrigation system with an electronic controller is required on all homesites unless otherwise approved by the ARC.
- 5.01.03 Turf Limitations:** Lawn areas should be kept to a minimum and will be reviewed on an individual basis. As a rule of thumb, the allowable lawn area shall not exceed 17% of the square footage of the lot, and shall not extend beyond the "interior zone" (*see section 5.01.08: Landscaping Design by Zones*). The front lawn areas are limited to 50% of the allowable 17% of turf grass.
- 5.01.04 Bark:** Bark toppings are approved for the Interior and Transitions Zones. Finer mulched bark works well in both areas. Vast expanses of bark will not be permitted where sparse plantings occur. Bark must be kept weed free and contained. Where approved for use, bark shall be installed at a minimum of 4" in depth and shall not be installed in drainage ways. Dark-brown to blackish colored bark mulch is preferred over reddish colored bark for its ability to naturally blend well with the native Juniper trunks and native habitat.
- 5.01.05 Grass:** Lawn areas, when installed by seeding and hydro seeding may require the ARC to withhold the compliance deposit until the turf has "grown in" and the committee is assured of a quality finished product. "Grown in" will be defined as some time after the first mowing and after weeds in the seeded areas have been eradicated.
- 5.01.06 Rocks:** Large rocks and boulders in excess of 18" are encouraged for use in landscaping. They must however, be incorporated into the landscaping so as to appear as if they naturally occur on the site. This can be accomplished by burying a portion

of the rocks and boulders used in landscaping so that only the top half or less of the rock is visible and the grade makes a gradual transition away from the rock. On site examples can be viewed upon request. *See Exhibit B-4 for diagrams and guidelines for integrating rocks into the landscaping.*

5.01.07 Field Collection of Native Plants: Field collection of native plant material, rocks, or any other natural feature of the land is strictly prohibited from any property other than the homesite under construction as approved by the ARC. Be aware that neighboring and nearby BLM lands, as well as privately owned lands, are NOT OPEN areas for field collection of any kind of plant material or rocks for use in homesite or other landscaping. These property owners consider any activity of this kind to be trespass resulting in property damage or theft, and may be reported to the proper authorities.

5.01.08 Landscape Design by Zones: All landscape designs regardless of the shape and location of the homesite must utilize *planting zones* to make the transition from the “heavily landscaped” areas to the “wild” areas appear more natural. The first zone, known as the “Interior Zone,” identifying the area directly adjacent to the home, is reserved for the most intense and formal design elements. The Interior Zone may contain the greatest variety of plant materials, including non-native varieties, and will most likely incorporate the use of mow-type grasses or sod.

The next zone, referred to as the “Transition Zone,” serves to blend native and non-native plant material and will most likely contain fewer plants and varieties than the Interior Zone.

Zone 3, the “Natural Zone,” is a sensitive zone, bordering roadways and property lines. This zone contains original, natural and/or truly native plant materials. The depth of this zone is a function of site conditions. Clearing of this zone should be limited to approved fire prevention efforts and elimination of weeds. Irrigation of this zone is discouraged other than to re-establish native plant materials during the first few years after planting. Homeowners may choose to develop their entire site as a combined Natural and Transition Zone, carrying the informal blend of native and non-native materials to the perimeter of the home. On-site examples of zone planting can be identified upon owner request. *See Exhibits B1- B3 for a zone diagram, sample plan and plant list.*

5.01.09 Roadway Shoulder Treatment: A two foot shoulder consisting of ¾” **gray** crushed rock or gravel must be installed and maintained along the edge of street pavement for the entire length of the lot. The ARC may require larger rock or gravel in some areas to control excessive water runoff or erosion. The two foot shoulder shall not be utilized as a parking area. Landscaping is prohibited within two feet of street pavement. The purpose of the two foot shoulder is to allow drainage of water away from the edge of the paved surface and to help extend the life of the paved surface.

5.01.10 Fluidity: Areas of the site exposed to the neighborhood should be treated in a casual, fluid manner so as to integrate comfortably with the natural settings of The Ridge at

Eagle Crest®. Consequently, certain materials, such as red lava rock, pinkish colored boulders and other colored decorative rock materials, are not permitted for use in landscaping within the Ridge. Additionally, property lines shall not be defined by formal or interior zone landscaping. For example, grass and bark shall not extend to property lines. A native zone is generally required around the perimeter of each lot so as to maintain the fluidity of the homesite areas.

5.01.11 Landscape Screening: In some situations, the ARC may require an owner to plant trees and/or add contouring to a site to screen on-site elements from off-site vantage points. Any landscaping that dies must promptly be removed and may be required to be replaced.

5.01.12 Solar Encroachment: Any planting that interferes with the existing use of solar energy on an adjacent property is prohibited.

5.01.13 Allotted Time For Landscaping: All landscaping should be completed as soon as possible and must be completed within one year of completion of construction of the exterior of the residence. *See section 9.01.03 Final Inspection.*

5.02 Landscape/Restoration Plan & Application Requirements- *See Exhibit B for a sample plan.*

5.02.01 Title Block and Scale: The title block must include the following information: Owner Name, Plat (phase) Number, Lot Number, Street Address, Builder Name, Builder Phone Number, Scale (minimum of 1" = 10'), and any other pertinent information.

5.02.02 Trees: Plan must show the location of existing trees with greater than 6" trunk diameter measured 12" above grade and shrubs measuring over 3' in height. Trunk diameter of trees and approximate canopy (drip line) diameter at the largest point of the tree must be noted for each tree on the homesite, and must be drawn to scale. Plan must indicate which trees are proposed for removal.

5.02.03 Grade Changes: Illustrated changes in contour related to the landscaping work must also be shown with heights and depths noted, including added berms, rock features, and drainage swales or dry creeks.

5.02.04 Walkways & Bed Materials: Note walk and other outdoor "floor" surface and planting bed materials, including color and type of mulch, bark dust, bark chips, rock, gravel, etc. The extents to which each material is to be placed or spread must be shown on the plan. Colored gravel or crushed rock is only permitted for use if it is gray in color but is not permitted for use in landscaping beds or on landscape berms.

5.02.05 Plant Materials: List names, quantities and sizes of plant materials and show locations on the plan. A list of plant species suitable for use at The Ridge at Eagle Crest® is available for use in landscape design and is shown in Exhibit B-3.

5.02.06 Scarred Areas: Plan must indicate landscaping methods for restoration of all areas disturbed during construction or scarred from other activities.

5.02.07 Landscape Lighting: Locate all exterior light fixtures to be incorporated into the landscaping. Up-lighting is not permitted. The landscape plan shall include a lighting legend that calls out the proposed fixture type, fixture manufacturer, finish on fixture, lamp type, lamp wattage and total quantity of fixtures proposed. Legible 8½" x 11" photocopies of all proposed landscape lighting fixtures shall be submitted with the landscape plan. The ARC reserves the right to request actual fixtures to be submitted for review and approval. *See section 4.02.06: Samples, for information required on every sample.*

5.02.08 Weed Abatement: The ARC requires the use of a weed pre-emergent product in conjunction with new landscaping construction and installation. As part of maintaining the community-wide standards for neat and attractive, landscaped homesites, the Association monitors weed abatement problems through its policies and procedures.

5.02.09 Turf: Percentage of turf coverage on the lot, as well as square footage of turf must be noted in the bottom right corner on the Landscape Plan. *See section 5.01.03 for Turf Limitations.*

5.02.10 Planting Zones: Boundaries of the planting zones as described in section 5.01.08 must be identified on the landscape plan with a dashed or colored line and labeled with the zone name (Interior, Transition, and Natural). *See Exhibit B-1 for a zone diagram.*

5.03 Irrigation System Plan: An Irrigation System Plan at a minimum scale of 1"=10' shall be submitted on a separate sheet of paper from the Landscape Plan and shall locate all watering/irrigation zones as well as identify the type of system being installed and the location of all sprinkler heads.

5.04 Irrigation Hardware: Sprinkler heads are allowed **only** in turf areas, all other landscape watering must be on a drip or bubbler system. Many drip or bubbler systems have different ways of delivering water to plantings, such as micro sprayers, and they are allowed as long as they water the immediate bed area only.

6.0 Construction

6.01 Construction Policies and Guidelines

6.01.01 Accessory Buildings: Only buildings to be used as temporary construction shelter (not residence) may be placed on a homesite prior to construction of the main residence. Structures such as tool sheds, wood storage, dog houses, etc., that are not integrated with the main structure will generally not be allowed, but in all cases would need specific ARC approval.

6.01.02 Contractor Conduct: The following policies will be strictly enforced and anyone found in violation of these policies will be fined and/or restricted from performing work on the Resort.

6.01.02.1 Work Hours: No construction work will be allowed before 7:30 am or after 6:30 pm Monday- Friday, and 8 am – 5pm on Saturday. No construction work involving the use of heavy equipment, hammers, saws or pneumatic gun nailers will be allowed on Sunday or on major holidays, specifically including New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas Day.

6.01.02.2 Drugs & Alcohol: The use of alcohol or drugs is not permitted.

6.01.02.3 Music: The use of radio or tape cassette or compact disk players will be allowed only inside a structure and only if the noise level is such that neighboring property owners can not detect the use of same.

6.01.02.4 Pets/Animals: Contractors are not allowed to bring any animals with them to the homesite or anywhere within The Ridge at Eagle Crest at any time. This includes but is not limited to pets in vehicles, tied to trees, inside a residence under construction, or anywhere on the property. Failure to comply with this policy may result in fine assessment or a deduction from the property owner's compliance deposit.

6.01.02.5 Speed Limit: The posted speed limit for all of The Ridge at Eagle Crest is maximum 15mph. The only exceptions to be for emergency vehicles; ambulance, fire, police and rescue.

6.01.02.6 Property Access: All construction traffic entering and exiting Highland Ridge Homesites (phases 36-41), Creekside, Desert Sky, Highland Parks, Scenic Ridge and The Rim must use Eagle Crest Blvd. entrance at Hwy 126. Construction traffic includes all vehicles of contractors, sub-contractors, workers, vendors, delivery, excavation and support.

6.01.03 Burning: The uncontrolled open outside burning of construction and demolition waste is strictly prohibited within The Ridge at Eagle Crest. Construction waste is defined as wood, lumber, paper, boxes, roofing material, paint cans, insulation, caulking tubes, etc. Demolition waste is defined as material cleared from any site for land improvement, such as trees and brush. Even if you have a burn permit, these rules which are stricter, must be followed.

Warming fires may be allowed under the following conditions;

- Burn only clean untreated wood in a burn barrel, not allowing such material to be higher than the rim of the barrel.
- The burn barrel must be steel with a wire or metal screen cover.
- Burn barrels can not be left burning unattended and the fire in a burn barrel must be extinguished when work ends for the day.
- Treat a burn barrel as if it were a camp fire.

6.01.04 Construction Debris: Contractors must maintain a neat and orderly construction site at all times, with debris removed at frequent intervals. Every job site requires an on-site dumpster with lid and professional trash removal service from the time framing commences through completion of the exterior of the home (*see section 7.01 Exterior Home Completion*). The required dumpster may be removed from the site at such time that operational garage doors can and will conceal trash inside the garage. Contractors are responsible for controlling litter at the homesite and neighboring properties resulting from their work and presence. Burial of construction debris on any property within The Ridge is strictly prohibited. Fines may be assessed or a deduction taken from the property owner's compliance deposit for failing to maintain an orderly job site and/or failing to provide an on-site dumpster.

6.01.05 Construction Disturbance: Landscaping plans for any portion of a homesite to be disrupted must be submitted as part of the application for construction approval and must be shown on the site plan. Areas not designated on the plan as areas to be disturbed, specifically around trees, must have perimeter stakes and rope concealing the area to protect and preserve the native vegetation. *See section 3.03.01: Native Area Preservation.*

6.01.06 Adjacent Property: Adjacent property may not be used for access to any construction site under any circumstances. Adjacent property also may not be used for parking by any contractor or subcontractor working on the homesite. Common property lines to a homesite with a residence under construction must be staked and fenced off in order to prevent trespass by contractors, subcontractors and others on-site during the construction of a residence. If the neighboring properties are vacant, it is necessary to also prohibit access at the front of the neighboring lots by staking and roping off the area with colored tape or rope along the front property lines. In some cases, vacant lots across the street may additionally require restraints to prevent

trespass. In the event of damage to adjacent or neighboring properties, the homesite owner and general contractor will be held responsible and may be reported to the proper authorities. If the only access to a lot is by crossing an adjoining lot, then the Adjoining Lot Access form (attached) must be filled out and submitted to the ARC for review and approval by both the ARC and the adjoining lot owner before access will be granted. If approval for access is not sought and received and any adjoining property is trespassed upon, your compliance deposit will be immediately forfeited.

- 6.01.07 Excavation:** Each homesite shall be developed with minimal modification of the existing topography. All dirt and debris resulting from excavation must be removed from the site. Contractors must keep the ground wet during any excavation operations to reduce dust problems. Please be especially diligent of dust control on lots with several homes in the immediate area. All areas disturbed during construction must be restored to their original appearance or landscaped. Parking of excavation equipment in native areas or on neighboring property is strictly prohibited.
- 6.01.08 Staging Area:** Each construction approval application must designate all staging areas for a homesite, subject to the approval of the ARC. Each staging and construction area must be kept clear of trash and debris. Areas are subject to periodic inspection by the ARC.

7.00 Miscellaneous Policies and Guidelines

7.01 Exterior Home Completion: The exterior of the home must be completed within nine months of the start of construction. Start of construction is designated by the ARC as the date of written ARC approval or Deschutes County building permit date, whichever is later. Exterior home completion requires that all exterior work on the structure has been completed so as to present a finished appearance when viewed from any angle. This includes but is not limited to, painting and all exterior finishes, completion of all decks, privacy screens, shrouds, driveways and parking areas and all other elements on, or attached to the building (building projections). Upon completion of the exterior of the home, the homeowner must provide notification to the ARC that the exterior is completed by using the form attached to these guidelines. At this time, the ARC will perform an on-site inspection to verify the following: that the home was constructed according to the approved plans and conditions of approval, compliance with ARC Policies and Guidelines, and that the home was completed within the nine month time period. Upon satisfactory final inspection, up to \$1,500 of the compliance deposit will be refunded or any eligible portion thereof. *See section 9.01.02 Exterior9.01.02 Exterior Completion Inspection.*

7.02 Draperies and Window Coverings: All draperies and window coverings should be of materials and colors which harmonize with the surroundings and the exterior of the home and should be chosen in consideration of neighbors and neighboring views, especially along roadways. Window coverings such as blinds are required in garages and other areas where items may be stored against a window and would be visible from the street, neighboring properties or common areas.

7.03 Duplication: No repetition or near repetition of a house design will be allowed without ARC consent. A duplicate plan must be noted as such in the application upon submittal.

7.04 Mailboxes, Newspaper Receptacles: Due to service restrictions of the U.S. Postal Service, mail delivery to individual mailboxes at each home is not currently available. Mail delivery will be made possible through substation post office boxes at a central location within the resort. Newspapers will be made available by delivery to owners who subscribe provided that a newspaper carrier delivers door to door within the development. **To obtain a mailbox designation and mailbox key, contact Guest Services at the Hotel at 541-923-2453.**

7.05 Maintenance: Each property owner is required to keep his land, landscaping and all improvements in good repair and attractive condition.

7.06 Signs:

7.06.01 Construction Job Site Sign: The sign may have a maximum size of 18" x 24," must be almond background with black lettering, and may contain and is limited to the

owner name, general contractor name and license number, phone number, the lot/block number, and street address. No logos are allowed. The construction job site sign may be placed on the lot upon approval of the construction application by the ARC and commencement of construction, and the sign shall be removed immediately upon completion of the exterior of the home or by final inspection by the Deschutes County Building Department, whichever is sooner. No portion of the compliance deposit will be returned while a construction jobsite sign is posted. Fines may be assessed by the Association if the builder's sign is reinstalled after any portion of the compliance deposit has been returned. *See Exhibit A for design specifications.*

7.06.02 Street Number Sign: In order to create continuity within the community, design and location standards for all address signs have been developed by the ARC. Each owner upon completion of the home and prior to return of the compliance deposit shall have a professionally made, approved street number sign installed on the property at the owner's cost. Owners must order signs directly from Dana Signs in Redmond, OR by calling (541) 548-7226. The sign must be located within 4' of either side of the driveway and must run parallel to the street and be installed within 10' of the street. Power must be supplied by the owner to the location of the street number sign in order to illuminate the pre-wired sign; this is only for residences in Phases 36-41. The home site owner is responsible for maintenance of the sign after installation. The color or design of the sign must not be altered and may only be ordered through Dana Signs.

7.06.03 Prohibited Signage: No signs of any kind are allowed in any location on a homesite (including, but not limited to, signs in the windows of a home) with the exception of the designated street number sign previously described (*Exhibit A*) and one construction job site, previously described (*Exhibit A*). There shall be no sub-contractor or lender signs, or "for sale" or "for rent" signs. Painting and design of signs shall be professionally done. Temporary address signs are not permitted. If it is necessary to have the address on site for the purpose of delivery of materials, the address may be indicated on the construction job site sign as previously described (*Exhibit A*).

7.07 Tarps and Other Weather Protection Materials: Tarps used for covering firewood or other uses which are visible from roadways and other homesites are not permitted.

7.08 Exterior Decorations: Including but without limitation, sculptures, lawn ornamentation, flags, fountains and similar items are subject to review and approval by the ARC.

8.0 Exterior Alterations

Any exterior alteration of existing improvement, or any site excavation, fill, alteration of existing drainage, planting or removal of landscaping including and without limitation of trees, shrubs, or placement of other vegetation or landscaping materials, or cutting or removal of existing trees, must be approved by the ARC. Modifications to convert garages into living space or working space shall be subject to approval. Any request to convert a garage must include plans for a replacement garage on the site. If approval of a garage interior conversion is granted, the approval may be conditional on the construction of a replacement garage, and changes to the exterior of the original garage.

8.00.01 Obtaining Approval: To obtain such approval, one set of required documents, accompanied by the required fees, must be submitted to the ARC. The ARC will respond with approval or required modifications within 30 working days of the date all required documents and fees have been received.

8.00.02 Required Fees: A payment of \$400 is required for additions and/or remodeling, of which \$200 represents a remodeling compliance deposit. Up to \$200 of this deposit will be refunded upon satisfactory completion of the remodel work as approved. Applications for approval of exterior paint color changes, for tree/shrub removal requests, or placement of landscaping or planting bed materials do not require the payment of fees.

8.01 View Preservation: Construction of improvements and growth of vegetation on a homesite shall not materially impair the view of other homesite owners. The ARC shall be the sole judge of such impairment. If vegetation needs to be removed, the benefited party shall be responsible for any costs associated with the removal and/or trimming of such vegetation. Existing vegetation is exempt.

8.02 Tree and Shrub Removal: After Construction: At any time after initial ARC approval, it is the responsibility of the owner to obtain written permission to remove any trees greater than 6" measured 12" above grade, or shrubs measuring more than 3' in height. Violation of this rule may result in a fine. A "Tree and Shrub Removal Permit" is attached to these guidelines for use in requesting removal subsequent to initial home construction approval.

8.03 Exterior Alteration Application and Plan Requirements

8.03.01 Site Plan: A site plan for the proposed alteration(s) shall be submitted at a minimum scale of 1" = 10'.

8.03.02 Landscape Plan: Plans must be submitted at a minimum scale of 1"=10', are similar to those required for construction approval. Plans must indicate all additions and/or modifications to be made. Application for approval of landscaping plans alone does

not require additional fees. *See section 8.02 information regarding the removal of trees and shrubs only.*

8.03.03 Building Elevations: Pertinent elevations at a scale of 1/4" = 1' shall be provided showing the elevations of the proposed improvement(s) as situated on the owner's homesite.

8.03.04 Floor Plans: If applicable, floor plans similar to those required for construction approval, at a scale of 1/4" = 1', shall be submitted showing the square footage.

8.03.05 Repainting/Restaining: Repainting or Restaining applications are required when colors are being changed and must be accompanied by an 8 1/2" x 11" sample of both the requested body and trim colors of paint or stain. Application for approval of color changes alone does not require additional fees.

8.03.06 Exterior Lighting: If applicable, submit per construction requirements. *See section 4.02.04.*

8.03.07 ARC Inspection: A completed application shall be authorization to the ARC to make a physical on-site inspection of the homesite where the proposed alteration is to be completed. In addition, the owner is responsible for notifying the ARC upon completion of the proposed alteration. *See section 9.01.03: Final Inspection.*

8.03.08 Fee and Application Form: The application shall be submitted with a completed ARC application form, the required fee set by the ARC, and the signed Construction Agreements (forms attached).

8.03.09 Expiration Date of Alteration Approval: The alteration approval shall be valid for a period of six months, at which time it shall expire. A new application, plus additional fees, may be required after the six month period.

8.04 String Layout: The same requirements apply as for construction approval. *See section 3.03.*

9.00 Miscellaneous Provisions

9.01 Inspections:

- 9.01.01 Work-in-Progress Inspections:** The ARC may inspect all work-in-progress and give notice of noncompliance. Absence of such inspection or notification during the construction period does not constitute an approval by the ARC of work-in-progress or compliance with the Guidelines.
- 9.01.02 Exterior Completion Inspection:** Upon completion of the exterior of the home, the ARC will perform an on-site inspection to verify completion of the exterior of the home as defined in section 7.01. Failure to request an inspection upon completion of the exterior of the home and within 9 months of the start of construction, as defined in section 7.01, may result in forfeiture of the compliance deposit or a portion thereof.
- 9.01.03 Final Inspection:** Upon completion of all landscaping work or exterior alterations, the ARC will perform an on-site Final Inspection to verify the following: completion of all exterior work on the homesite according to the approved plans and conditions of approval, compliance with all ARC policies, installation of landscaping according to the approved Landscape Plan and conditions of approval, and completion of landscaping within the required timeframe.
- 9.01.04 Inspection Request Form:** The inspection request form to use in requesting any of the above inspections is Attachment 11 in these guidelines. The ARC will conduct the requested inspection within 30 days of receipt of the Inspection Request Form.
- 9.01.05 Inspection Report:** After performing any of the inspections required in Section 9.01, the ARC will provide a written Inspection Report listing items in noncompliance with the approved plans or these Policies and Guidelines on the inspection date. *See section 9.02 for requirements to remedy noncompliance.*
- 9.01.06 Final Release:** Once all improvements are determined to comply with the approved plans and these Policies and Guidelines, the ARC will issue a written approval to the owner constituting a final release of the improvements by the ARC, and a notice of intent to release the compliance deposit balance, if any.
- 9.01.07 Re-Inspections/Fees:** One re-inspection will be performed by the ARC at no charge. Each subsequent re-inspection will be at a charge of \$100 per re-inspection, which will be deducted from the compliance deposit, or invoiced if the re-inspection fees exceed the refundable portion of the compliance deposit.

- 9.02 Non-Compliance:** If it is found that the work was not done in strict compliance with the approved plans or any portion of these Guidelines, the ARC may issue a written notice of

noncompliance to the owner, specifying the particulars of noncompliance, said notice to be issued within 30 days of the final inspection. The owner shall have 30 days from the date of notice of noncompliance within which to remedy the non-complying portions of the improvement and request a re-inspection. If, by the end of this time period, the owner has failed to remedy the noncompliance and request the re-inspection, the ARC may take action to remove or remedy the non-complying improvements as provided for in these Guidelines and the Declaration, including without limitation, injunctive relief or the imposition of a fine.

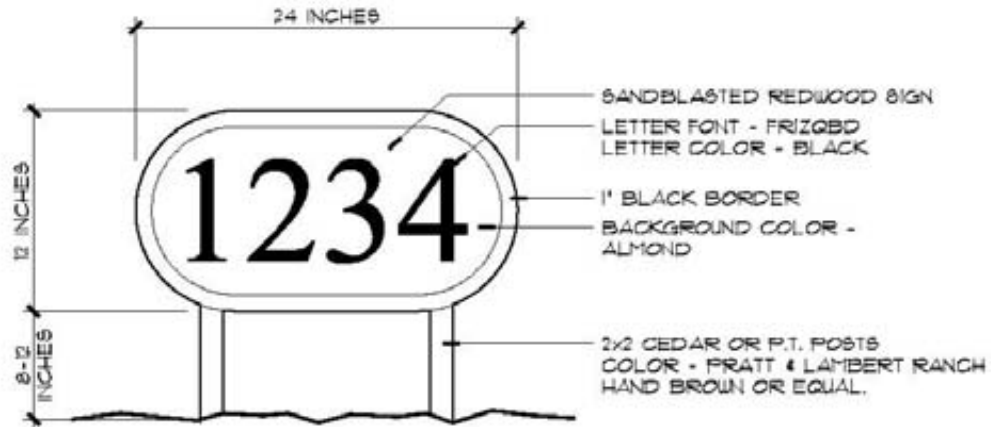
- 9.03 Nonwaiver:** Consent by the ARC to any matter proposed to it or within its jurisdiction, or failure by the ARC to enforce any violation of the Policies, shall not be deemed to constitute a precedent or waiver impairing the ARC's right to withhold approval as to any similar matter thereafter proposed or submitted to it for consent or to enforce any subsequent or similar violation of these Policies.
- 9.04 Right of Waiver:** The ARC reserves the right to waive or vary any of the procedures set forth herein at its discretion on a case by case basis or as an amendment to these Policies.
- 9.05 Severability:** If any section, subsection, paragraph, sentence, clause, or phrase of these Policies and Guidelines is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portion of these Policies.
- 9.06 Amendment of Guidelines:** The ARC may, from time to time and at its sole discretion, amend or revise any portion of these Guidelines, including fees and compliance deposit amounts. All such amendments or revisions shall be appended to and made a part of the Guidelines. Each owner is responsible for obtaining from the ARC a copy of the most recently revised Guidelines.
- 9.07 Enforcement:** Upon discovering a violation of these Guidelines, the ARC will provide a written notice of noncompliance to the Owner, including a reasonable time limit within which to correct the violation. If the Owner is unable, unwilling or fails to comply with the specific directives for remedy within the specified time period, the Association shall have the right to enter the offending homesite and remove the cause of the violation or alter, repair or change the item in violation, and/or bring suit or action against the Owner to enforce the Guidelines. The expense related to such action shall be the sole responsibility of the Owner and shall be secured by a lien upon the homesite enforceable in accordance with the Declaration. In addition, if the ARC is holding compliance deposit from the Owner, such funds may be used to satisfy, in whole or in part, the obligation of the owner to pay such expense.

In the event of any violation or noncompliance, the ARC may, at its sole discretion and in addition to restoration expenses, impose without limitation a punitive fine, commensurate with the severity of the violation. Such fine shall be paid and secured as provided above for other expenses for which the Owner is liable.

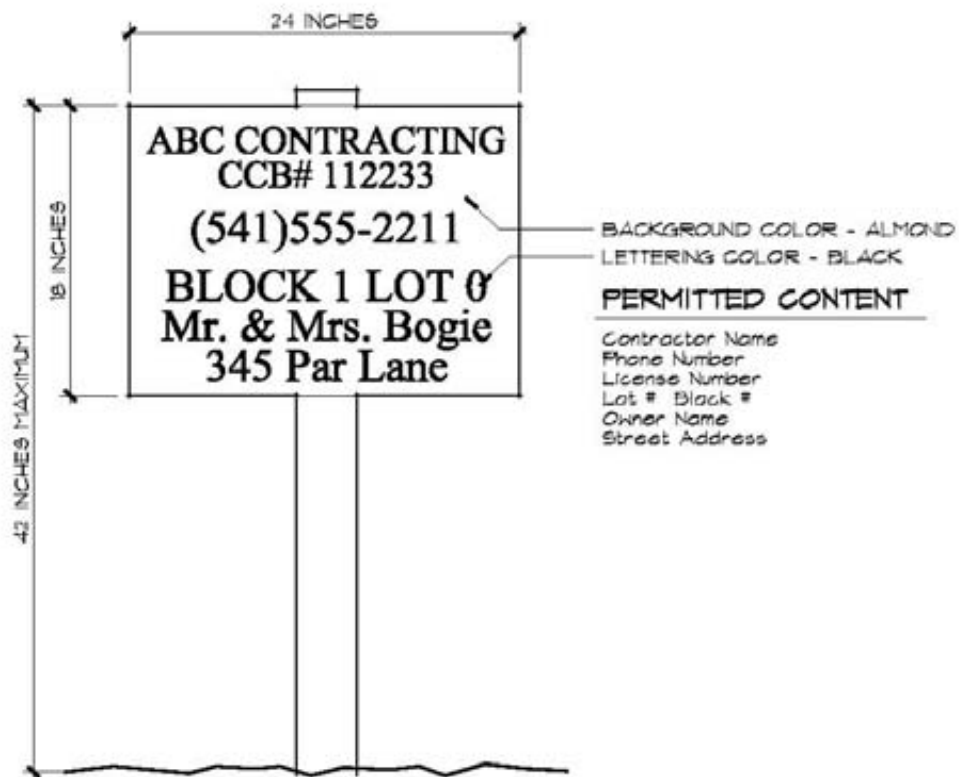
ATTACHMENTS

- 1) EXHIBIT A: Construction Jobsite Sign
- 2) EXHIBIT A: Address Sign for Phases 1, 4-6, 17-23, 26, 33
- 3) EXHIBIT A2: Address Sign for Phases 36-41
- 4) EXHIBIT B: Landscaping Information
 - B1 Planting Zone Diagram
 - B2 Sample Landscape Plan
 - B3 Plant List/Reference Books
 - B4 Using Rocks in Landscaping Diagram
 - B5 Sample irrigation plan
- 5) EXHIBIT C: Hillside Homesite Design Techniques
- 6) EXHIBIT D: Good Neighbor Policies
- 7) CONSTRUCTION AGREEMENT – New Construction and Additions/Remodels
- 8) BUILDER CONSTRUCTION AGREEMENT
- 9) APPLICATION FORM
- 10) INSPECTION AND COMPLIANCE DEPOSIT REFUND REQUEST FORM
- 11) ADDRESS SIGN ORDER FORM
- 11) TREE AND SHRUB REMOVAL PERMIT
- 12) ADJOINING LOT ACCESS PERMIT

EXHIBIT A



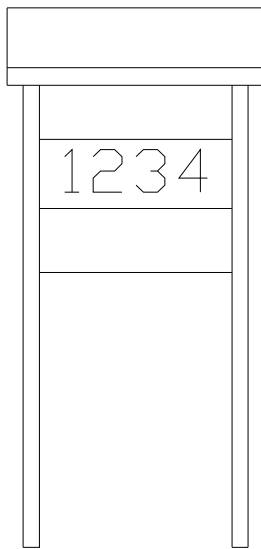
Street Number Sign



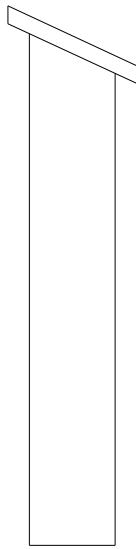
Contractor Sign

EXHIBIT A-2

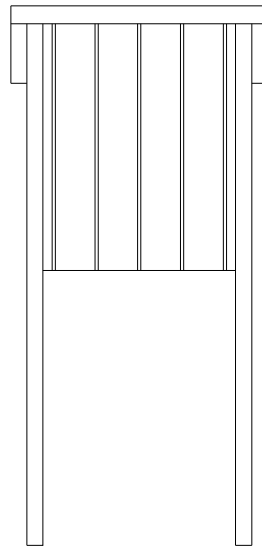
Ridge Phases 36-41 Homesites ADDRESS SIGN



Front



Side

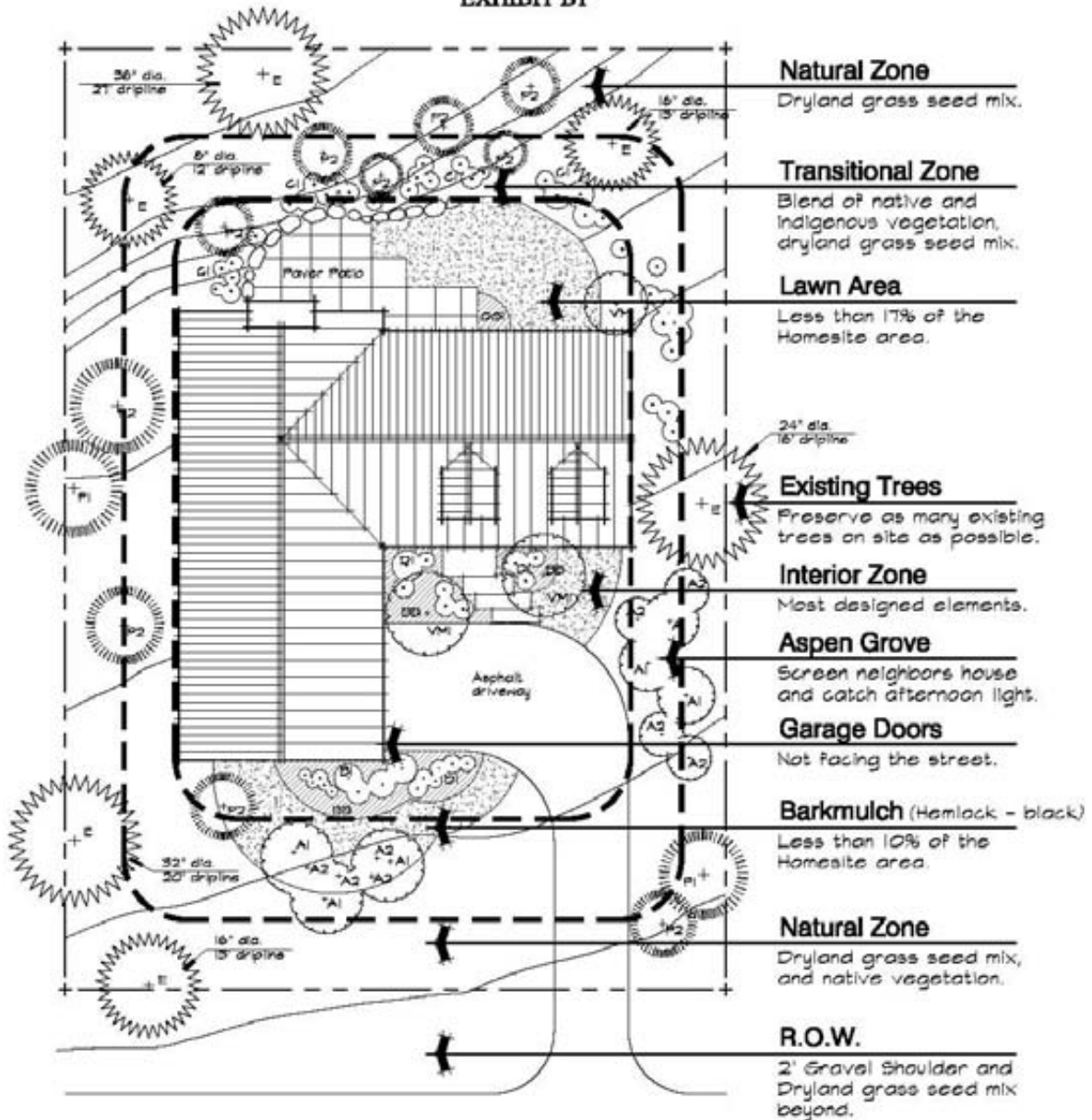


Back

Sign Specifications:

- Homesite Address Signs must be ordered directly from Dana Signs in Redmond, OR by calling (541) 548-7226.
- Power must be supplied and connected to the sign by the owner and at the owner's expense. The pre-wired sign is operated by a photocell built into the sign so that it illuminates only during non-daylight hours.
- The sign must be located within 5' of either side of the driveway, must run parallel to the street and be installed within 10' of the street.
- The homesite owner is responsible for maintenance of the sign after installation.
- The color and design of the sign must not be altered unless implemented by the ARC.

EXHIBIT B1



Trees:				
Acer circinatum	Vine maple	VM1	8 - 10'	1
Pinus ponderosa	Ponderosa Pine	P1	8 - 10'	5
		P2	8 - 8'	8
Pinus ponderosa	Ponderosa Pine	A1	4' Cal.	8
		A2	3' Cal.	8
Shrubs:				
Amelanchier alnifolia	Service Berry	B1	4'	4
Mahonia aquifolium	Oregon Grape	G1	2 gal.	12
Ribes cereum	Golden Currant	C1	5 gal.	15
Redosier dogwood	Redtwig	D1	5 gal.	10

Groundcovers:			
Arctostaphylos	Bearberry	BB	1 gal.
Mahonia repens	Oregon Grape	OG1	2 gal.

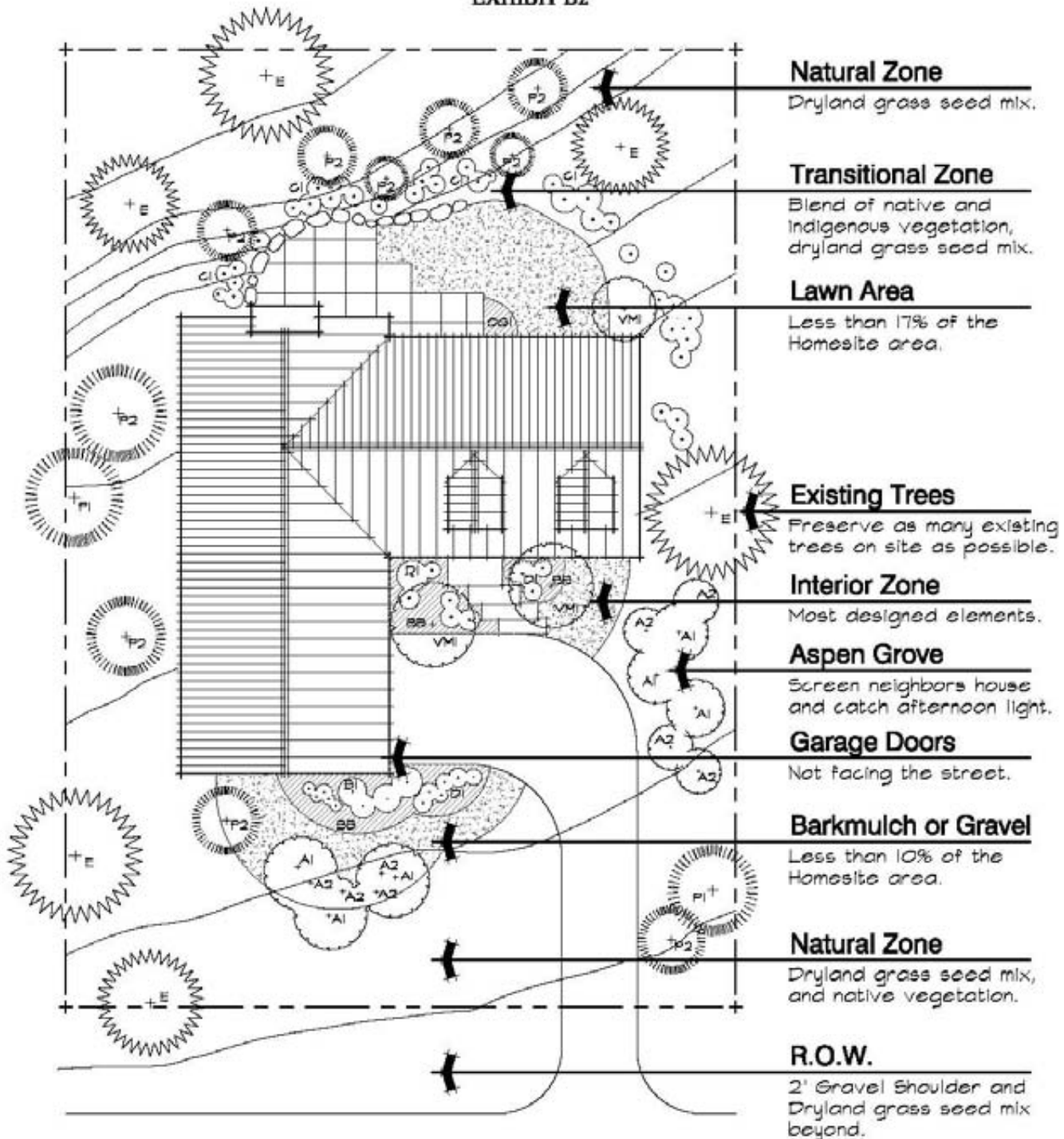
Wildflowers and Native Grasses:			
Lupine	L	1 gal.	20
Penstemon davidsonii	Pd	1 gal.	15
Wild Iris	WI	1 gal.	40
Canbar canbil			35%
Soder stream bank wheat grass			30%
Idaho Fescue			15%

Turf Grass = 9% (785 s.t.)

Phase 1 Lot 0
Landscape Planting /
Zone Plan

Scale: 1" = 10'-0"
Mr. & Mrs. Bogie
ABC Landscaping
FAX
Date: 5/10/2000
(541) 555-3344
(541) 555-1122
(541) 555-1121

EXHIBIT B2



Trees:

Acer circinatum	Vine maple	VM1	8 - 10'	1
Pinus ponderosa	Ponderosa Pine	P1	8 - 10'	5
		P2	6 - 8'	6
Pinus ponderosa	Ponderosa Pine	A1	4" Cal.	6
		A2	3" Cal.	6

Shrubs:

Amelanchier alnifolia	Service Berry	B1	4'	4
Mahonia aquifolium	Oregon Grape	G1	2 gal.	12
Ribes aureum	Golden Currant	C1	5 gal.	15
Redosier dogwood	Redtwig	D1	5 gal.	10

Groundcovers:

Arctostaphylos	Bearberry	BB	1 gal.	40
Mahonia repens	Oregon Grape	OG1	2 gal.	20

Wildflowers and Native Grasses:

Lupine	L	1 gal.	20
Penstemon davidsonii	Pd	1 gal.	15
Wild Iris	WI	1 gal.	40
Canber canbii		35%	
Sodar stream bank wheat grass		30%	
Idaho Fescue		15%	

EXHIBIT B-3

Plant List

Native Zone: Native plants which are currently found on site or in the immediate area.

Trees:

Western Juniper	<i>Juniperus occidentalis</i>
Lodge Pole Pine	<i>Pinus contorta latifolia</i>

Shrubs:

Antelope Bitterbrush	<i>Purshis tridentate</i>
Big Sagebrush	<i>Artemesia tridentate</i>
Prairie Sage	<i>Artemesia ludoviciana</i>
Gray Rabbitbrush	<i>Chrysothamnus nauseosus</i>
Green Rabbitbrush	<i>Chrysothamnus viscidiflorus</i>

Perennials & Grasses:

Idaho Fescue	<i>Festuca idahoensis</i>
Lowly Penstemon	<i>Penstemon humilus</i>
Oregon Sunshine	<i>Eriophyllum lanatum</i>
Selfware Buckwheat	<i>Eriogonum umbellatum</i>

Transition Zone: Indigenous plants that thrive in the general area or occur naturally in the vicinity.

Trees:

Quaking Aspen	<i>Populous tremuloides</i>
Murryanna Pine	<i>Pinus contorta murryanna</i>
Ponderosa Pine	<i>Pinus ponderosa</i>
Service Berry	<i>Amelanchier alnifolia</i>
Vine Maple	<i>Acer circinatum</i>
White Maple	<i>Pinus monticola</i>

Shrubs:

Alpine Currant	<i>Ribes alpinum</i>
Hardback Spirea	<i>Spirea douglasii</i>

EXHIBIT B-3 CONTINUED

(Transition Zone cont.)

Oregon Grape	Mahonia aqua folium
Juniper	Juniper asst.
Manzinita	Arctostaphylos McMinn
Silver Buffalo Berry	Shepherdia argenta
Wax Currant	Ribes cerium
Wild Rose	Rosa nutkana
Wild Rose	Rosa rugosa

Ground Cover:

Creeping Oregon Grape	Berberis repens
Kinnikinnick	Arctostaphylos uva ursi
Phlox	Phlox subulatum

Perennials & Grasses:

Arrow Leafed Balsamroot	Balsamorhiza sagittata
Common Yarrow*	Achillea millefolium
Dwarf Mountain Daisy	Ergeron compositus
Indian Rice Grass	Oryzopsis hymenides
Lupine	Luminus lepidus
Penstemon	Penstemon sp.
Purple Sage	Salvia dorii
Blue Wind Rye	Elymus glaucous
Red Fescue	Festuca rubra
Sheep Fescue	Festuca ovina
Showy Phlox	Phlox speciosa
Sickle Keeled Lupine	Lupinus albicaulis

*Excellent lawn substitute

Interior Zone: Plant material that has been introduced to the area and become naturalized, plants that maintain a character conducive to a natural setting.

Trees:

Amur Maple	Acer Ginnala
Austrian Pine	Pinus nigra

EXHIBIT B-3 CONTINUED

(Interior Zone cont.)

European Mountain Ash	Sorbus aucuparia
Washington Hawthorn	Crataegus phaenopyrum
White Pine	Pinus parviflora
Western Larch	Larix occidentalis

Shrubs:

Alaska Blue Willow	Salix purpurea 'nana'
Flowering Quince	Chaenomeles cultiuras
Golden Current	Ribes aureum
Hardy Rhododendron	Rhododendron Asst.
Mockorange	Philadelphus lewisii
Mhugo Pine	Pinus mhugo mugus
Oceanspray	Holodiscus discolor
Red Twig Dogwood	Cornus stolonifera
Fragrant Sumac	Rhus aromatic
Yellow Twig Dogwood	Cornus flaviramea

Ground Cover:

Creeping Juniper	Juniperus sp.
Shrubby Cinquefoil	Potentilla fruticosa

Perennials & Grasses:

Blood Grass	Impeata
Blue Oat Grass	Helictotrichon
Blue Flag Iris	Iris missouriensis
Dwarf Fountain Grass	Penniseturn 'Hameln'
Purple Cone Flower	Echinacea purpurea
Siberian Iris	Iris siberica
Western Columbine	Aquilegia Formosa

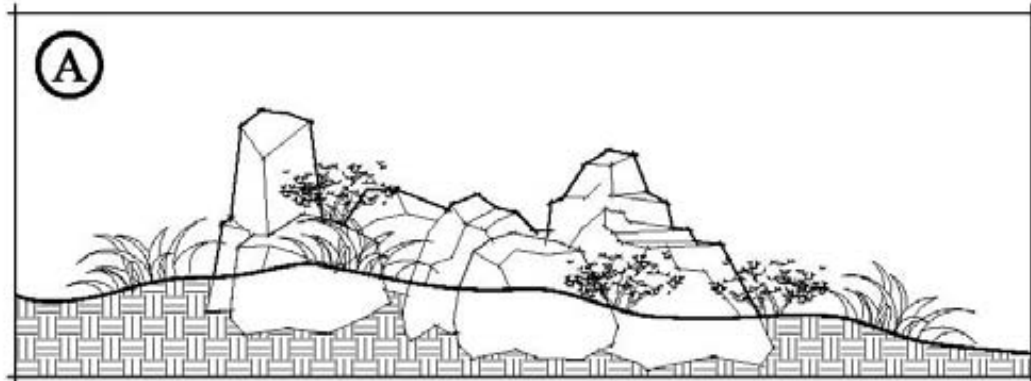
Reference Books:

For photographs and background information on the above plants please refer to the following books.

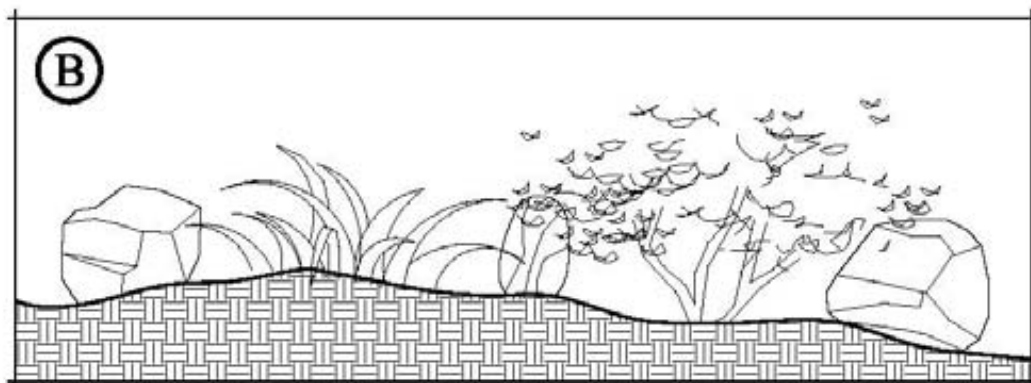
Eastman, D.C., **Rare and Endangered Plants of Oregon**, Wilsonville, OR, Beautiful America Publishing Co., 1990.

EXHIBIT B4

Using Rocks in Landscaping



Rocks used in landscaping should be grouped with other rocks of varying sizes and should be partially buried as seen above so they appear as if naturally occurring on the site. Rocks used in landscaping should be native looking when compared to other rocks on the site. Landscaping rocks should not consist of those salvaged from excavation or scarred and broken. Rocks should always appear as a natural feature of the site.



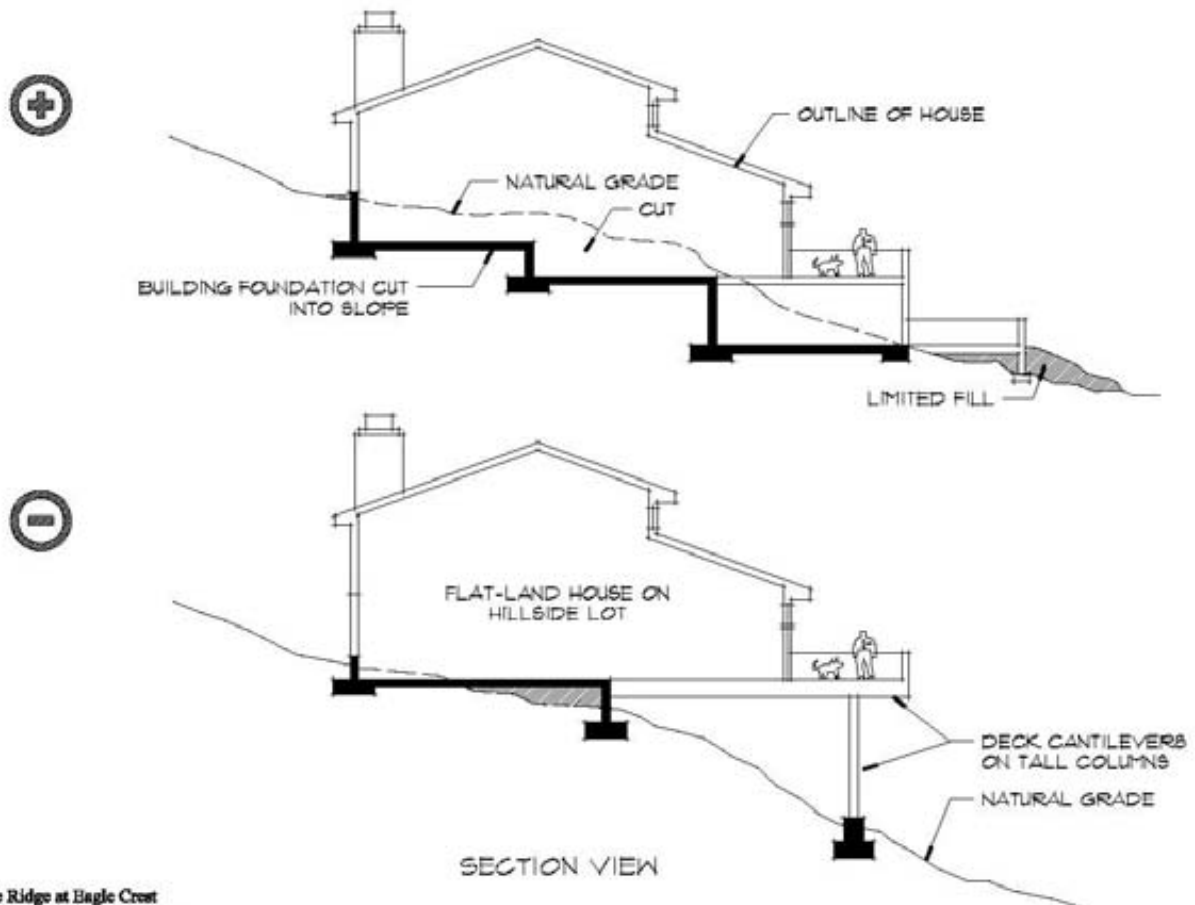
Small rocks (less than 12" in diameter) should not be scattered throughout the landscaping as seen above in example B, but rather carefully placed with larger rocks and partially buried as seen in example A.

EXHIBIT C

Hillside Housing Design & Construction Techniques

Blend the house into its surroundings

- Step Building into Hillside
- Minimize the visual impact of grading by doing most of the cut under the building.
- Minimize exposed foundations and understructures.
- Minimize the height of the building as seen from below.
- Use materials and color to reduce apparent bulk.
- Avoid excessive soil removal and fill.
- Avoid large downhill cantilevers.
- Avoid tall support columns for overhanging areas.
- Select colors that are compatible with the neighborhood.
- Fit in with hillside topography and background.
- Avoid interrupting the natural ridgelines.
- Avoid using fill to hide downhill foundations.
- Avoid exposed underfloor areas.



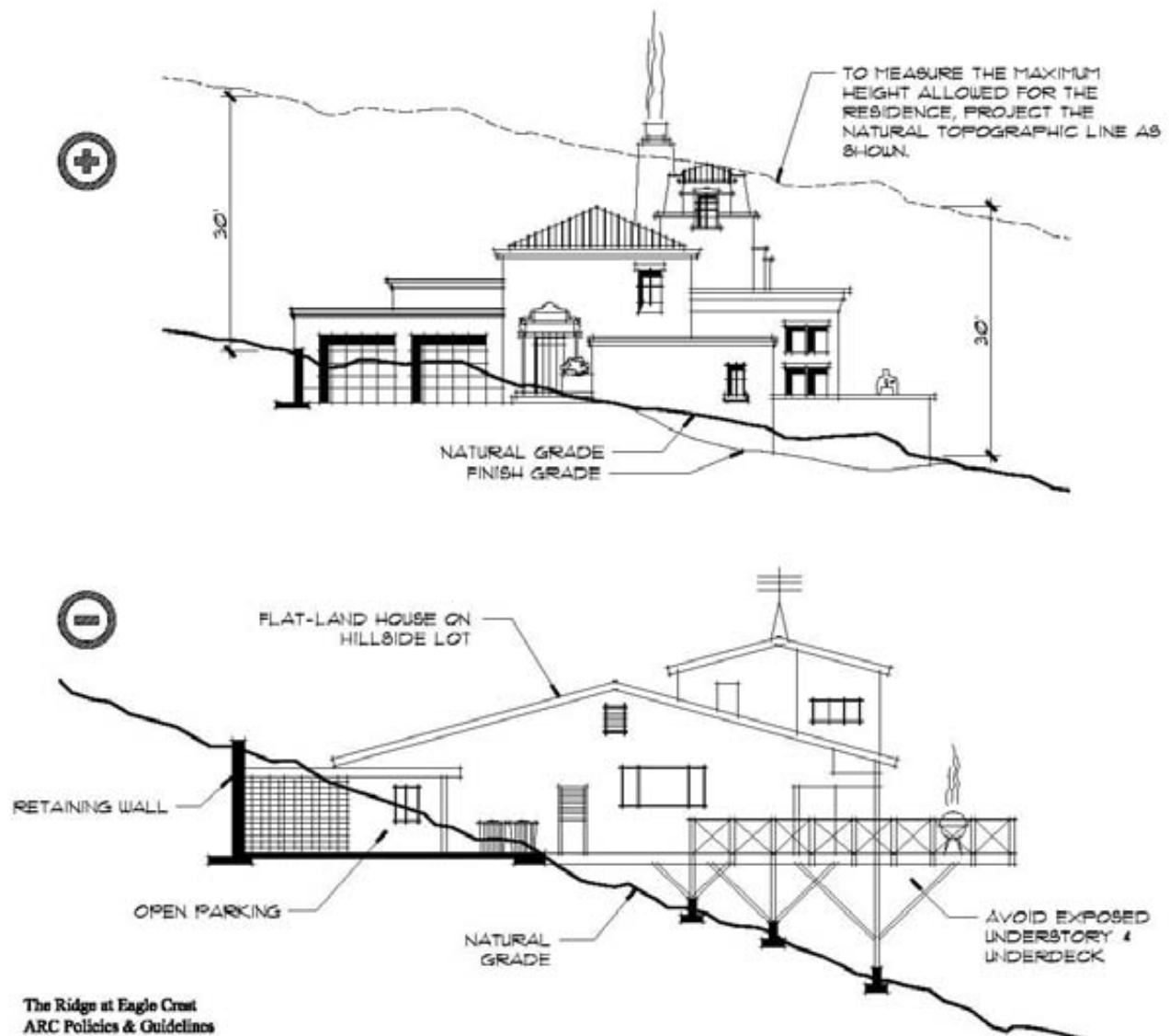
The Ridge at Eagle Crest
ARC Policies & Guidelines

Building height should be in proportion to the style and size of the house and to the lot area.

- Set back higher portions of the structure to reduce the appearance of height.
- Vary height of building elements.
- Minimize areas of maximum height.
- Manmade contouring should mimic natural contours.
- Attempt to balance cut and fill on site without disrupting the natural topography of the site.
- Set buildings into hillside by cutting into slope.

Limit the amount of grading to avoid erosion, visual, and other impacts.

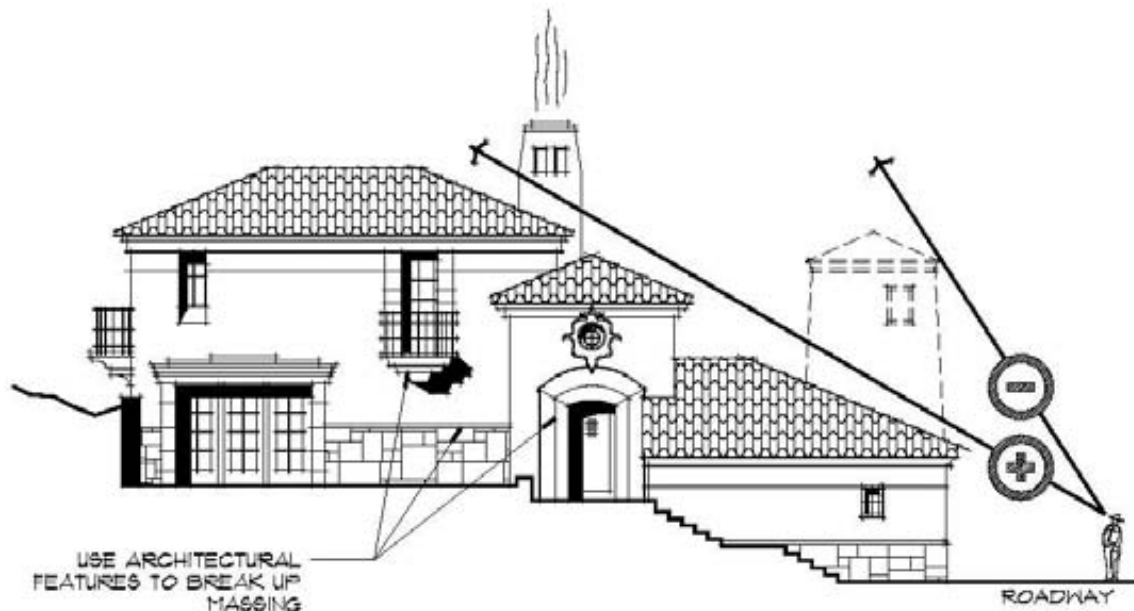
- Avoid using designs intended for flat lots on sites where construction of the home will take place on a hillside.
- Avoid exposing the undersides of buildings or decks.
- Preserve natural vegetation and mature trees. Avoid visual scarring.
- Limit the amount of grading outside of the building footprint.



The Ridge at Eagle Crest
ARC Policies & Guidelines

Use architectural features to break up unacceptable massing.

- Vary rooflines.
- Use a combination of vertical and horizontal elements.
- Use design elements that are consistent with the chosen style.
- Use doors and windows to create patterns.
- Use stepbacks and projections in the design to create interest.
- Tall elements should be placed toward the center or uphill portion of the building.



➤ Step building up or down the hill.



EXHIBIT D

Good Neighbor Policies

- While only some of the following techniques are required: these policies are designed to maintain good neighbor relationships during periods of construction of new homes, and additions and remodels. These “Good Neighbor” policies are based on the “Golden Rule:” “Do unto others as you have them do unto you.”
- Think about what concerns you might have with respect to your project if you lived at the neighboring home(s). Incorporate these concerns into your design.
- Design your home or addition on your home as if you were going to live next door to it.

□ Privacy:

- Site structures and additions to increase visual distance between your neighbors’ structures wherever possible.
- Orient your upper floor decks toward your yard area and away from neighboring decks or yard areas wherever possible.
- Orient your second story windows to protect your neighbor’s privacy. You may not want to see them any more than they want to be seen by you.
- Use translucent windows or transom (high) windows to allow for illumination while protecting privacy of yours and your neighbor’s homes.
- Areas in you home that require more privacy should be located away from your neighbors wherever possible
- Orient exterior activity areas away from neighbors.
- Keep existing vegetation that currently provides privacy to you or your neighbor.
- Use landscaping to screen living areas.
- Use evergreen trees and shrubs for year round screening.

Visual Impacts:

- Orient outdoor storage areas, mechanical equipment, and dog areas in areas of no visual and noise impacts to neighboring homes.
- Landscape the sides of your home in addition to the front and rear in order to create a visual buffer from house to house.
- Screen solar devices, satellite dishes, radio antennae and other equipment form neighbors’ views to the maximum amount possible.

□ Lighting:

- Provide adequate lighting for safe traverse of paths of limited outdoor activities without spilling light onto your neighbor’s property.
- Screen light sources from neighboring properties.
- Use landscape lighting and walkway light to illuminate pathways rather than directing light to a path with a fixture mounted on the house.
- Limit light intensity by using lower wattage bulbs in your fixtures.
- Design your driveway and parking areas so that headlights do not shine onto neighboring windows.

□ Views:

- Be sensitive to your neighbors’ views in the placement and architectural style of your house or addition.
- Reduce height of the structure to minimize negative impacts on your neighbors’ views.
- Higher proportions of a structure should be placed to minimize obstruction of views.
- Consider how landscape additions could eventually grow to obstruct your neighbors’ views when planning for installation of additional landscaping.

**THE RIDGE AT EAGLE CREST OWNERS ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE**

OWNER CONSTRUCTION AGREEMENT
(For New Construction)

As a property owner at the Ridge at Eagle Crest, I/we have read and will conform to the current Policies and Guidelines established by the Ridge at Eagle Crest Owners Association Architectural Review Committee ("ARC"), including but not limited to section 6.0; Construction, subsection 6.01.02; Contractors Conduct, and the submittal form and application. I/we fully understand the requirements of this submittal.

Any change in the exterior from an approved submittal must be resubmitted to the ARC for approval.

I/We assume full responsibility for the location of the property lines of my/our lot and will locate all pins or conduct a survey to confirm the correct property lines. In addition, I/we are aware of the building contractor regulations set by The Ridge at Eagle Crest Owners Association and the sign policies set forth in the ARC Policies and Guidelines and agree to inform the contractor of these regulations and policies and to abide by these policies. I/We assume full responsibility for any and all damage by the contractor to adjacent lots, common area, or my/our property during the construction of my home, including unauthorized or accidental tree/shrub removal or damage.

DATE: _____

Lot No. _____ Phase No. _____

Address _____

OWNER SIGNATURES: (Signatures of all owners required)

Print Owner Name

Owner Signature

Print Owner Name

Owner Signature

-----For Office Use Only-----

Date Received: _____ Submitted by: _____ Received by: _____

**THE RIDGE AT EAGLE CREST® OWNERS ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE**

OWNER CONSTRUCTION AGREEMENT (for additions/remodels)

As a homeowner at The Ridge at Eagle Crest requesting an addition/remodel to the home on Lot No. _____, I/we have read and will conform to the current Policies and Guidelines established by the Ridge at Eagle Crest Owners Association Architectural Review Committee ("ARC") including section 6.0; Construction, subsection 6.01.02; Contractors Conduct, and the submittal form and application. I/we fully understand the requirements of this submittal.

Enclosed is the construction/remodel fee of \$400.00, of which \$200.00 may be refunded upon a final inspection by a representative of the Architectural Review Committee.

Any change in the exterior design and/or construction from the original submittal will be resubmitted to the Committee for approval.

DATE: _____

Lot No. _____ Phase No. _____

Address _____

OWNERS SIGNATURES: (Signatures of all owners required)

Print Owner Name

Owner Signature

Print Owner Name

Owner Signature

-----For Office Use Only-----

Date Received: _____ Submitted by: _____ Received by: _____

**THE RIDGE AT EAGLE CREST OWNERS ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE**

BUILDERS AGREEMENT

I have read, fully understand and will conform to the current Policies and Guidelines established by the Ridge at Eagle Crest Owners Association Architectural Review Committee ("ARC"), in connection with all construction work performed by me and my subcontractors on Phase No. _____, Lot No. _____

I am aware of the building contractor regulations set by The Ridge at Eagle Crest Owners Association, (see section 6.0; Construction, subsection 6.01.02; Contractors Conduct, and the sign policy set forth in the ARC Policies and Guidelines) and agree to abide by these policies. I understand fines may be assessed against me and/or the lot owner for violation of these Policies and Guidelines by the Association or ARC.

DATE: _____

Mailing Address _____

Phone# _____ Fax# _____

BUILDER SIGNATURE:

Print Builder Name

Builder Signature

-----For Office Use Only-----

Date Received: _____ Submitted by: _____ Received by: _____

**ARCHITECTURAL REVIEW COMMITTEE
SUBMITTAL FORM AND APPLICATION**

Property Owner _____
Mailing Address _____
Telephone _____ Fax: _____ Email: _____
Contractor _____ Telephone _____ Fax: _____
Contractor Mailing Address _____
Type of Submittal: New Construction _____ Alteration _____
Phase # _____ Lot # _____ Property Address _____
Square footage of home/or Alteration _____

The Architectural Review Committee, as provided for in The Ridge at Eagle Crest® Owners Association Declaration of Protective Covenants, Conditions, Restrictions and Easements, exists at The Ridge at Eagle Crest® to maintain high standards for design development and appropriate use of homes and property. When an owner wishes to construct a home or remodel an existing home, application is to be made to the Committee by using this form. Completion of the following pages will provide the Committee with the information necessary to review the proposed construction for compliance with the Policies and Guidelines. The Architectural Review Committee representative can be contacted for information and assistance.

PROCEDURE FOR OBTAINING ARCHITECTURAL REVIEW COMMITTEE APPROVAL:

1. Complete and submit this application. Notice of action taken by the Committee will be mailed to applicants as soon as possible. Applicants must respond to the Committee in writing following receipt of the concerns of the Committee.
2. Submittal of one set of construction documents as outlined on the following pages (this set will be kept in the ARC office). Plans must include site plan, elevations, topographical maps, and survey if necessary (see page 4 of the Policies).
3. A total payment of **\$3,850** to the Architectural Review Committee is required for new homes in phases 1-23, 33 and 36-41. Please make checks payable as described in paragraph 4. The payment to the ARC includes an application processing fee (**\$600**), a pavement assessment (**\$750**), and a (**\$2,500**) ARC compliance deposit. The **\$4,500** payment to **CBUC** includes a sewer hookup fee (**\$3,000**), and water hookup fee (**\$500**), and a utility compliance deposit (**\$1000**). The compliance deposit may be refunded upon satisfactory completion of construction and landscaping as approved. A payment of **\$400** is required for additions and/or remodeling, of which **\$200** represents a remodel deposit. Up to **\$200** of this deposit will be refunded upon satisfactory completion of the remodel work as approved.

4. PLEASE MAKE CHECKS PAYABLE AS FOLLOWS:

NEW CONSTRUCTION:	\$750 payable to The Ridge at Eagle Crest® Owners Association Phase's 1-23, 33, 36-41 \$3,100 payable to Eagle Crest® Inc. (ARC management) \$4,500 payable to Cline Butte Utility Company (CBUC). Please send check with Application for Utility Service to CBUC office.
ADDITIONS/REMODEL:	\$400 payable to Eagle Crest® Inc.

ARC SUBMITTAL FORM AND APPLICATION

Page Two

ITEMS TO REMEMBER:

1. Architectural Review Committee approval is valid for one year for new homes and six months for remodeling. If construction has not begun in that time, a new application must be made with an additional deposit required.
2. All proposed exterior construction on your lot must be completed within nine (9) months from the date construction is begun.
3. All landscaping must be completed within one year of completion of the exterior of the home.
4. The Architectural Review Committee assumes no liability for encroachments into platted setbacks, solar setbacks or onto easements or neighboring property. Be sure to check the plat of your lot and property lines to avoid encroachments and trespass. If pins can not be located, a survey must be conducted to locate property lines.

All applicants are required to submit one set of building plans and one detailed site plan. Due to the detailed information required for the site plan and the on-site building stakeout/string line requirements, the ARC advises the applicant to have a professional surveyor prepare the site plan and place the stakes and string lines.

Following is a list of items which must be included in Architectural Review Committee submittals and will be considered by the Architectural Review Committee prior to approval of proposed construction. Please check off each item included.

CHECKLIST

A. SITE PLAN *Section 3.02*

- Check ☐ 1. Title Block: *Section 3.02.01*
- ☐ 2. Scale: 1" = 10' *Section 3.02.02*
- ☐ 3. Property Lines dimensioned from pin to pin *Section 3.02.03*
- ☐ 4. Setbacks and Easements shown as dashed lines and labeled *Section 3.02.04*
- ☐ 5. Building Envelope, or "No Build" zone (if any) *Section 3.02.05*
- ☐ 6. Building Locations and Building Projection Locations *Section 3.02.06*
- ☐ 7. Utilities *Section 3.02.07*
- ☐ 8. Trees, Shrubs and Natural Features *Section 3.02.08*
- ☐ 9. Area Tabulation (in lower right corner of Site Plan) *Section 3.02.09*
- ☐ 10. Topography (existing and proposed changes) *Section 3.02.10*
- ☐ 11. Driveways, Pathways, Parking Areas *Section 3.02.11*
- ☐ 12. Privacy Screens and Fences *Section 3.02.12*
- ☐ 13. Construction Staging and Temporary Structures *Section 3.02.13*
- ☐ 14. North Arrow

ARC SUBMITTAL FORM AND APPLICATION

Page Three

B. SITE LAYOUT: *Section 3.03*

- Check: _____ 1. Property Lines: pins located, lines strung with surveyor's tape
_____ 2. String Layout of Building Perimeter; including garage, decks, driveway and other parking
_____ 3. Trees and Shrubs proposed for removal *Section 3.03*
_____ 4. No Build Zones (if any), must be strung
_____ 5. Adjacent Property Protection *Section 3.03.02*

C. ELEVATIONS: To be drawn with actual grade reflected in elevation. *Section 4.02.01*

- Check: _____ 1. Scale: All sides of the home shown at a minimum Scale: $\frac{1}{4}" = 1'$
_____ 2. Door and window openings- show grids if applicable
_____ 3. Exterior building features (roofing, siding, fireplace chimneys and vents, railings, trim, foundation, masonry, heat pump and propane shrouds, etc.)
_____ 4. Location of all exterior light fixtures
_____ 5. Note the types of all exterior materials and finishes to be used (note lap exposure for lap siding)
_____ 6. IMPORTANT - show the proposed structure's plate heights and ridge heights from finish grade
_____ 7. Elevations drawn with respect to the finish grade
_____ 8. No reverse plans will be accepted

D. FLOOR PLANS *Section 4.02.02*

- _____ 1. Scale: $\frac{1}{4}" = 1'$ - note on plan
_____ 2. Square footage of each floor and total square footage of the home
_____ 3. Dimensions of all interior and exterior walls
_____ 4. Location and sizes of all windows, doors and openings
_____ 5. Locations of decks, patios, porches and privacy screens
_____ 6. Label all rooms (Dining, Bedroom, Kitchen, etc.)

E. PERSPECTIVE DRAWINGS *Section 4.02.03*

- _____ 1. Check if included in submittal

ARC SUBMITTAL FORM AND APPLICATION

Page Four

F. EXTERIOR PAINT SCHEDULE *Section 4.02.05.1*

- _____1. Minimum Scale: 1" = 20'
- _____2. Title Block- same as Site Plan Title Block
- _____3. Location of all exterior colors.
- _____4. Submitted with paint samples.

G. SAMPLES *Section 4.02.06*

- _____1. Owner Name
- _____2. Owner Phone Number
- _____3. Phase and Lot Numbers
- _____4. Color Number, Style Number, Model Number, or Fixture Number (where applicable)
- _____5. Type of finish (Brushed Nickel, Copper, Satin, Clear, etc.)
- _____6. Where product will be used or installed on the home

H. LANDSCAPING PLAN *Section 5.02*

- _____1. Title Block and Scale *Section 5.02.01*
- _____2. Existing Trees *Section 5.02.02*
- _____3. Grade Changes *Section 5.02.03*
- _____4. Walkway and Bed Materials *Section 5.02.04*
- _____5. Plant Materials *Section 5.02.05*
- _____6. Scarred Areas *Section 5.02.06*
- _____7. Landscape Lighting *Section 5.02.07*
- _____8. Turf *Section 5.02.09*
- _____9. Planting Zones *Section 5.02.10*
- _____10. Irrigation System Plan- on a separate sheet *Section 5.03*
- _____11. Drainage Plan *Section 3.01.08*

ARC SUBMITTAL FORM AND APPLICATION

Page Five

E. OUTLINE OF SPECIFICATIONS & PROCEDURES TO BE USED IN CONSTRUCTION:

1. Provisions for construction period:
 - a. Temporary structures (what and where):

 - b. Location of staging and material storage areas:

 - d. Measures to be taken to protect topography, native areas and neighboring property from damage:

2. Site work:
 - a. Walkways and driveway (material):

3. Foundation:
 - a. Type and material:

4. Exterior masonry: (samples to be submitted if used)
 - a. Type and location:

5. Exterior metals: (must be painted)
 - a. Type and location:

6. Exterior wood: (samples may be requested)
 - a. Siding description; note exposure width at laps if a lap siding is used, etc.:

 - b. Trim description:

 - c. Exposed framing description and location:

7. Roof Construction:
 - a. Roofing materials: (colors and samples to be submitted)
Pitch _____ Brand/Color/Style _____
 - b. Flashing/Roof Metals (materials and type - must be colored or painted to blend with roof)
Locations: _____
 - c. Skylights (type and color of glazing to be used)

ARC SUBMITTAL FORM AND APPLICATION

Page Six

8. Exterior openings:
- a. Doors (materials and finish)
- Type_____ Color_____
- b. Windows (materials and finish)
- Type_____ Color_____
9. Exterior painting and staining (submit color samples on 8 ½" x 11" paper or cardboard)
- a. Siding: Paint
- Type_____ Color_____
- b. Siding: Paint
- Type_____ Color_____
- c. Trim Paint
- Type_____ Color_____
- d. Accent Colors (such as front door, shutters, etc.)
- Location_____ Paint Color_____
- d. Metals:
- Type_____ Color_____
10. Heating/Cooling System (includes type, location and if specifying the use of solar or other exterior equipment, including heat pumps, please indicate):
- _____
- Screening Material: Type_____ Color_____
11. Garage overhead door- design to be shown on plan or submit catalogue cut:
- Type_____ Color_____

Cline Butte Utility Company

1230 Golden Pheasant Dr., Redmond, OR 97756

Phone: 541-504-2305 Fax: 541-504-2307

APPLICATION FOR UTILITY SERVICE

LOT:___ PHASE: ___ PROPERTY ADDRESS:_____

Homeowner: _____

Phone #s:_____

Mailing Address: _____ City:_____ State: _____ Zip:_____

Email Address: _____

Builder: _____ Phone: _____ Cell: _____ Fax: _____

Builder Mailing Address: _____ City:_____ State: _____ Zip: _____

.....

The above referenced property owner hereby applies for residential water and sewer service to the above referenced property.

In making this application, I/We do hereby agree to fully comply with and be bound by the rules, regulations, standards and specifications, policies and procedures set forth in the Cline Butte Utility Company ("CBUC") Policy Manual. The manual is on file at the CBUC office, and copies are available upon request.

The required sewer connection fee of **\$3,000** and an **initial deposit** for water connection fee of **\$500**, as well as the utility service compliance deposit of **\$1,000**, for a total of **\$4,500** made payable to CBUC, is attached and made a part of this application. The compliance deposit is fully refundable, subject to the conditions set forth in the Policy Manual. (See below for estimate of total water connection fee.)

The tariff on file with the Oregon Public Utility Commission, effective July 1, 2008, set the water service connection charge "at cost". CBUC has established the following **estimates** for water service connection charges based on meter size: 5/8 – 3/4 inch - \$1,469.25; 1 inch - \$1,537.07; 1 ½ inch - \$1,692.56. As these charges may vary depending on cost of time and materials, CBUC will provide updated cost estimates as needed. The balance of the water service connection charge is due and payable upon approved connection to the water system.

Further, the property owner shall be responsible for payment of monthly utility rates designated in the attached rate schedule upon approved connection to CBUC's water and sewer system.

.....

I/We have read and understand the CBUC standards and specifications and agree to comply with all conditions of service required by CBUC, DHS, DEQ, UPC and PUC. I/We further understand and agree that CBUC shall reserve the right to assess and withhold charges against the compliance deposit in the event of failure to comply with the standards and specifications, including required inspections, which result in additional service calls made by CBUC.

Owner:**Date:****Builder:****Date:**

DHS: Oregon Department of Human Resources
DEQ: Oregon Department of Environmental Quality
UPC: Uniform Plumbing Code
PUC: Oregon Public Utility Commission

**THE RIDGE AT EAGLE CREST® OWNERS ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE
INSPECTION REQUEST AND
COMPLIANCE DEPOSIT REQUEST FORM**

Homeowner: _____ Date: _____
 Property Address: _____ Phone: _____ Fax: _____
 Phase #: _____ Lot #: _____
 Date of ARC Approval: _____ Date of Certificate of Occupancy: _____

Check the appropriate box for the deposit you are requesting:

- ☐ Exterior Completion Inspection/\$1500 Deposit
- ☐ Final Inspection/ \$1000 Deposit
- ☐ Exterior Alteration/Remodel Inspection/ \$____ Deposit
- ☐ Adjoining Lot Access/\$700

Make Check Payable to: _____

Mailing Address: _____

Homesite Owner Signature: _____

Attach a copy of the Certificate of Occupancy.

Please return to Eagle Crest®, Inc. (ARC), P.O. Box 1215, Redmond, OR 97756.

Lot Price: _____ For Office Use Only ARC verification & approval:

	REFUND AMOUNT
Compliance Deposit	
\$1500	\$ _____
\$1000	\$ _____
\$____	\$ _____
\$700	\$ _____
Total	\$ _____

Signature Date

Refund verification & Accounting Dept.
approval

Date

Accounting Codes: \$_____ to (950) 3860 00 000 000 \$_____ to _____

**THE RIDGE AT EAGLE CREST® OWNERS ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE**

TREE AND SHRUB REMOVAL PERMIT

To establish and preserve a harmonious relationship between the existing natural landscape and proposed improvements, a tree and shrub removal permit is required for trees with a trunk diameter greater than 6" measured at 12" above grade or shrubs over 3' in height.

Property Owner: _____

Mailing Address: _____

Telephone: _____

Lot #: _____

Phase: _____

Number of trees to be removed: _____

Number of shrubs to be removed: _____

Owner's signature: _____ Date: _____

1. Provide a site plan, 1"=20', that shows the existing trees with a trunk diameter greater than 6" measured at 12" above grade and shrubs over 3' in height denoting which ones are proposed for removal.

2. Flag all items proposed to be removed with colored tape - No paint.

Conditions of approval: _____

Approved by: _____ Date: _____

THE RIDGE AT EAGLE CREST® OWNERS ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE

Address Sign Order Form

Homeowner: _____ Date: _____

Property Address (*Please, print clearly!*): _____

Phase #: _____ Lot #: _____

Person to contact when the sign is ready: _____

Phone: _____ Fax: _____

Owner or builders signature: _____

Please fax or mail this form to Dana Signs :

Fax: 541-548-5312

Mail: 2436 SE 1st St., Redmond, OR 97756

**Allow 10 working days for the
completion of the address sign.**

**THE RIDGE AT EAGLE CREST® OWNERS ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE**

ADJACENT LOT ACCESS PERMIT/BUILDERS AGREEMENT
(For New & Remodel Construction)

As a builder at The Ridge at Eagle Crest® I am requesting permission to cross onto an adjacent lot, Lot No. _____, for access to the construction site at Lot _____. I/We have read and will conform to the current Architectural Review Committee Policies and Guidelines and fully understand the requirements of this submittal.

Enclosed is the deposit of \$750.00, which \$700.00 may be refunded when all damaged areas have been reclaimed and an inspection by a representative of the Architectural Review Committee approves the reclamation. Failure to complete the reclaimed areas before calling for a 2nd inspection will be charged \$50.00 per each re-inspection or deducted from the deposit monies.

DATE: _____

Lot No. _____ Phase No. _____
Of Construction Site Of Construction Site

Address _____
Of Construction Site

OWNER SIGNATURES: (Signatures of the builder, adjacent owner and ARC are required)

Print Builder Name & Company Name

Builder Signature & Date

Print Adjacent Owner Name

Adjacent Owner Signature & Date

Print ARC Name

ARC Signature & Date

-----For Office Use Only-----

Date Received: _____ Submitted by: _____ Received by: _____