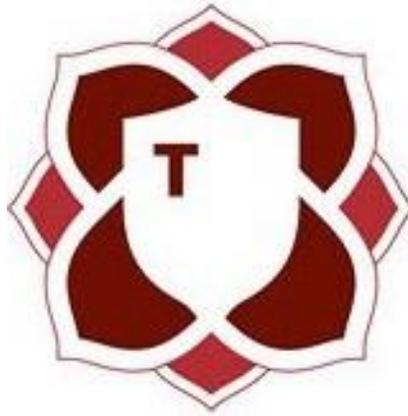


# TETHEROW



## SINGLE FAMILY DESIGN GUIDELINES



# TABLE OF CONTENTS

<b>1</b>	<b>INTRODUCTION .....</b>	<b>1</b>
<b>2</b>	<b>ARCHITECTURAL REVIEW COMMITTEE .....</b>	<b>2</b>
2.1	ARCHITECTURAL REVIEW COMMITTEE MEMBERSHIP .....	2
2.2	ARC ADMINISTRATOR AND STAFF.....	2
2.3	APPOINTMENT AND TERM OF MEMBERS.....	2
2.4	RESIGNATION / REMOVAL OF MEMBERS.....	2
2.5	DUTIES OF THE ARC.....	2
2.6	AMENDMENT OF THE GUIDELINES .....	3
2.7	NON-LIABILITY .....	3
2.8	NON-WAIVER / NO INADVERTENT PRECEDENTS.....	3
2.9	ENFORCEMENT AND FINES.....	3
<b>3</b>	<b>OVERVIEW .....</b>	<b>5</b>
3.1	SETTING .....	5
3.2	DESIGN CONSIDERATIONS .....	5
3.3	GREEN BUILDING .....	7
3.4	STANDARDS AND REGULATIONS .....	7
<b>4</b>	<b>SITE DESIGN GUIDELINES.....</b>	<b>9</b>
4.1	BUILDABLE AREA .....	9
4.2	SETBACKS .....	9
4.3	LOT COVERAGE.....	10
4.4	SITE SURVEY.....	11
4.5	SITE STAKING.....	11
4.6	CONSTRUCTION AREA PLAN .....	11
4.7	TREE PROTECTION.....	12
4.8	TREE REMOVAL AND TOPPING .....	12
4.9	CLEARING AND GRUBBING .....	12
4.10	EXCAVATION AND GRADING.....	13
4.11	DRAINAGE.....	14
4.12	SOIL CONDITIONS.....	14
4.13	ROCKERY WALLS .....	15
4.14	SITE RETAINING WALLS.....	15
4.15	DRIVEWAYS .....	16
4.16	ACCESSORY BUILDINGS .....	16
4.17	FENCING .....	16
4.18	SERVICE YARDS .....	17
4.19	PRIVACY SCREENS.....	18
4.20	ANIMAL RUNS AND ANIMAL RESTRAINT AREAS .....	18
4.21	WATER FEATURES .....	18
4.22	SPAS, HOT TUBS, PLUNGE POOLS AND POOLS .....	18
4.23	OUTDOOR FIREPLACES AND FIRE PITS .....	19
4.24	SITE LIGHTING .....	19

4.25	OUTDOOR FURNITURE AND DECORATIONS.....	20
4.26	OUTDOOR PLAY EQUIPMENT AND SPORTS COURTS .....	20
4.27	MAILBOXES AND NEWSPAPER RECEPTACLES .....	21
4.28	SIGNS.....	21
4.29	FIREWOOD .....	21
4.30	UTILITIES .....	21
<b>5</b>	<b>ARCHITECTURAL DESIGN GUIDELINES .....</b>	<b>22</b>
5.1	BUILDING HEIGHT .....	22
5.2	BUILDING FORM, MASSING, AND SCALE.....	22
5.3	HILLSIDE HOMESITES .....	23
5.4	EXTERIOR WALL TREATMENTS .....	23
5.5	EXTERIOR WALL MATERIALS.....	24
5.6	EXTERIOR COLORS.....	25
5.7	WINDOWS AND DOORS.....	25
5.8	ROOFS .....	26
5.9	GARAGES.....	26
5.10	GREENHOUSES .....	26
5.11	COURTYARDS.....	27
5.12	DECKS, PORCHES, AND SKIRTING .....	27
5.13	CHIMNEYS .....	27
5.14	SHUTTERS .....	28
5.15	AWNINGS .....	28
5.16	DRAPERIES AND WINDOW COVERINGS.....	28
5.17	EXTERIOR LIGHTING .....	28
5.18	GUTTERS AND DOWNSPOUTS.....	29
5.19	MECHANICAL EQUIPMENT .....	29
5.20	VENTS, FLASHING, AND DECORATIVE FEATURES .....	29
5.21	SATELLITE DISHES AND ANTENNAS.....	29
5.22	SKYLIGHTS AND SOLAR COLLECTION SYSTEMS .....	30
5.23	TARPS AND OTHER WEATHER PROTECTIVE MATERIALS.....	30
5.24	UTILITY METERS AND EXTERIOR CONTROLS.....	30
<b>6</b>	<b>LANDSCAPE DESIGN GUIDELINES .....</b>	<b>31</b>
6.1	PLANTING MATERIALS .....	31
6.2	PLANTING DESIGN GUIDELINES.....	31
6.3	PLANTING ZONES .....	32
6.4	SITE SLOPES AND LANDSCAPED AREAS.....	33
6.5	VIEW PRESERVATION.....	33
6.6	GOLF COURSE SETBACKS AND FRONTAGE.....	33
6.7	LAKE FRONTAGE.....	33
6.8	LANDSCAPE BORDERS .....	34
6.9	WALKWAYS .....	34
6.10	WILDLAND FIRE PROTECTION STANDARDS.....	34
6.11	IRRIGATION SYSTEMS .....	35
6.12	MAINTENANCE.....	35

6.13	MULCH.....	35
6.14	LANDSCAPE COMPLETION .....	36
<b>7</b>	<b>NEIGHBORHOOD SPECIFIC DESIGN GUIDELINES .....</b>	<b>37</b>
7.1	GLEN NEIGHBORHOOD SPECIFIC DESIGN GUIDELINES .....	37
7.2	HEATH NEIGHBORHOOD .....	37
7.3	CRESCENT NEIGHBORHOOD.....	37
7.4	TARTAN DRUM NEIGHBORHOOD.....	38
<b>8</b>	<b>DESIGN REVIEW PROCESS .....</b>	<b>40</b>
8.1	PREPARATION .....	40
8.2	DESIGN REVIEW SUMMARY .....	41
8.3	DESIGN REVIEW APPLICATIONS AND SUBMITTAL REQUIREMENTS.....	42
8.4	ARC MEETINGS .....	42
8.5	PRE-DESIGN MEETING .....	42
8.6	PRELIMINARY DESIGN REVIEW .....	43
8.7	FINAL DESIGN REVIEW.....	43
8.8	ADDITIONS AND ALTERATIONS DESIGN REVIEW .....	43
8.9	LANDSCAPE ALTERATIONS DESIGN REVIEW .....	44
8.10	ARC REVIEW DECISIONS.....	44
8.11	PROJECT COMPLETION .....	44
8.12	REVIEW DEFERRALS .....	45
8.13	APPEALS.....	45
8.14	FINAL INSPECTION AND COMPLIANCE DEPOSIT REFUND .....	45
<b>9</b>	<b>DESIGN REVIEW APPLICATION FEES AND DEPOSITS.....</b>	<b>47</b>
9.1	DESIGN REVIEW APPLICATION FEES .....	47
9.2	COMPLIANCE DEPOSIT.....	47
9.3	ADDITIONS AND ALTERATIONS.....	48
9.4	LANDSCAPE ALTERATIONS.....	48
9.5	RESUBMITTALS.....	48
9.6	VIOLATIONS.....	48
<b>10</b>	<b>CONSTRUCTION RULES.....</b>	<b>49</b>
10.1	CONSTRUCTION HOURS.....	49
10.2	CONSTRUCTION AREA PLAN .....	49
10.3	TREE PROTECTION.....	50
10.4	EXCAVATION AND GRADING.....	51
10.5	CONSTRUCTION ACCESS.....	51
10.6	SECURITY GATE CODE .....	52
10.7	VEHICLES USE AND PARKING AREAS.....	52
10.8	STORAGE OF MATERIALS, EQUIPMENT, AND MACHINERY .....	52
10.9	CONSTRUCTION TRAILERS AND TEMPORARY STRUCTURES.....	53
10.10	CONSTRUCTION SIGN .....	53
10.11	SANITARY FACILITIES .....	53
10.12	FIRE AND SAFETY PRECAUTIONS.....	53

10.13	DEBRIS AND WASTE REMOVAL.....	54
10.14	AIR QUALITY CONTROL.....	54
10.15	DAMAGE REPAIR AND RESTORATION.....	54
10.16	ATTIRE AND LANGUAGE.....	55
10.17	ALCOHOL AND CONTROLLED SUBSTANCES.....	55
10.18	PETS.....	55
10.19	NOISE CONTROL.....	55
10.20	SECURITY.....	55
10.21	ENFORCEMENT AND FINES.....	55
<b>11</b>	<b>APPENDICES.....</b>	<b>56</b>
11.1	APPLICATIONS AND SUBMITTAL REQUIREMENTS.....	56
11.2	SCHEDULE OF EXHIBITS.....	56

# 1 INTRODUCTION

Tetherow was envisioned and master planned as a year-round resort Community carefully nestled within a beautiful high desert environment. In order to preserve the beauty of this environment, promote thoughtfully designed and aesthetically pleasing improvements, and protect the value of all properties, all site design, architectural design, and landscape design related to the development of single-family homes shall be subject to design review. The Tetherow Single Family Design Guidelines (Guidelines) direct the Community in its effort to realize those early visions and ensure all improvements embrace an appropriate and unified design aesthetic. In addition to the Single-Family Design Guidelines, Tetherow has also established design guidelines for townhouses and commercial development within the Community and may, in the future, create guidelines for other types of development. Together, these guidelines establish and promote harmonious Community design.

These Tetherow Single Family Design Guidelines represent a set of considerations, requirements, and procedures that are to be used by all persons and entities that are involved in the design, construction, alteration, or renovation of any improvement within Tetherow, which includes the site, buildings, and landscape associated with a single family home. These Guidelines may be amended from time to time by the appropriate body, and it is the Owner's responsibility to ensure they have a current edition of these Guidelines.

The Guidelines will be administered and enforced by the Tetherow Owners Association Architectural Review Committee (ARC) in accordance with procedures set forth in the Declaration of Covenants, Conditions, Restrictions, and Easements for Tetherow (Declaration). Owners should also carefully review all applicable sections of the Declaration, sometimes referred to as the CC&R's. In the event of any conflict between the Guidelines and the Declaration, the Declaration shall control.

The Guidelines have currently undergone eleven revisions, and in some cases the latest edition of the Guidelines prohibits certain approaches to design and construction or the use of building materials or plant materials that were previously allowed. As long as the approaches or materials were allowed and approved at the time of construction, they will be grandfathered for that particular single family homesite. Any proposed renovations or modifications of grandfathered elements will be reviewed on a case-by-case basis by the ARC.

If any section, subsection, paragraph, sentence, clause, or phrase of these 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 portions of these Guidelines.

## **2 ARCHITECTURAL REVIEW COMMITTEE**

The following describes the makeup, duties, and power of the Architectural Review Committee (ARC), protections afforded the ARC, and precedents associated with any ruling. For a complete description of the powers and limitations of the ARC, Owners should refer to the Declaration.

### **2.1 ARCHITECTURAL REVIEW COMMITTEE MEMBERSHIP**

The ARC will consist of three to five members appointed by the Declarant. The Declarant shall endeavor to select individuals whose occupations or education will provide technical knowledge and expertise relevant to matters within the ARC's jurisdiction. After the Declarant no longer owns any property within Tetherow, the Association Board will appoint members to the ARC.

### **2.2 ARC ADMINISTRATOR AND STAFF**

An ARC Administrator and/or support staff may assist the ARC in administering, scheduling, and reviewing all submittals for design review. The Administrator shall not be a voting member of the ARC but may make recommendations to the ARC regarding design review submittals.

### **2.3 APPOINTMENT AND TERM OF MEMBERS**

The Declarant may at its discretion appoint new or additional members to the ARC at any time.

### **2.4 RESIGNATION / REMOVAL OF MEMBERS**

Any member of the ARC may, at any time, resign upon written notice to the Declarant stating the effective date of the member's resignation. Any member may be removed at any time by the body that appointed them, with or without cause.

### **2.5 DUTIES OF THE ARC**

It is the duty of the ARC to consider and act upon such proposals or plans that are submitted to the ARC in accordance with the design review procedures established by these Guidelines and the Declaration. The ARC will also perform any other duties assigned to it by the Declarant, as set forth in this document and the Declaration.

The ARC will meet from time to time, as needed to perform its duties. The majority of the ARC members have the power to act on behalf of the entire ARC without the necessity of holding a meeting or consulting with the remaining members of the ARC. Decisions will be rendered in writing and will be final.

The ARC is willing to meet individually and informally with anyone who wants to discuss Tetherow related design issues. You can contact the ARC by phone at 541.647.6284 or via email at [ARC@tetherowowners.com](mailto:ARC@tetherowowners.com) to schedule an appointment with an ARC member or if you have any questions or comments regarding the Tetherow Single Family Design Guidelines.

## **2.6 AMENDMENT OF THE GUIDELINES**

The Declarant shall have the sole and full authority to amend the Guidelines during the Development Period (as defined in the Declaration) unless the Declarant delegates such power to the ARC. Upon termination or delegation of the Declarant's right to amend, the ARC shall have the authority to amend the Guidelines with the consent of the Association Board.

## **2.7 NON-LIABILITY**

Provided that ARC members act in good faith, neither the ARC nor any member will be liable to the Declarant, any Owner, or any other person for any damage, loss, or prejudice suffered or claimed on account of actions taken by the ARC or Declarant. These actions include, but are not limited to, the following:

- Approving or disapproving any plans, specifications, and other materials, whether or not they are deemed defective.
- Constructing or performing any work, whether or not pursuant to approved plans, specifications, and other materials.
- The development or manner of development of any land within Tetherow.
- Executing and recording a form of approval or disapproval, whether or not the facts stated therein are correct.
- Performing any other function pursuant to the provisions of the Guidelines.
- Revising the Guidelines from time to time, as deemed necessary by the Declarant or the ARC.

## **2.8 NON-WAIVER / NO INADVERTENT PRECEDENTS**

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 Guidelines, 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 Guidelines. For example, the ARC may disapprove an item shown in the Final Design Review submittal, though it may have been evident and could have been, but was not, disapproved at the Preliminary Design Review. An oversight by the ARC of non-compliance at any time during the review process, construction process, or during its Final Inspection does not relieve the Owner from compliance with these Guidelines and all other applicable codes, ordinances, and laws.

Any error, omission, or misjudgment by the ARC in any one instance shall not constitute the creation of a precedent governing future approvals and decisions. The ARC reserves the right to learn from any such errors or misjudgments and shall not be required to approve repetitions of them.

## **2.9 ENFORCEMENT AND FINES**

As provided by the Declaration, the ARC may at any time inspect a homesite or improvement, and upon discovering a violation of these Guidelines, provide written notice of noncompliance to the Owner, which may include a reasonable timeframe to correct the violation. In the event that an Owner or his agent(s) fails to comply within this timeframe, the ARC and/or its authorized representatives may proceed with enforcement as provided for in the Declaration.

In accordance with Article 12 of the Tetherow CC&R's titled Enforcement, the Tetherow Owners Association Board of Directors has adopted a Resolution for Enforcement of Governing Documents, Exhibit 1- Compliance Process and Schedule, and a Board Resolution adopting the polices. Please review these documents as they relate to design and construction at Tetherow. If you have questions about Enforcement and Fines, contact the Association Manager at [toa@tetherowowners.com](mailto:toa@tetherowowners.com).

## **3 OVERVIEW**

### **3.1 SETTING**

Tetherow occupies a unique site and provides a transitional zone between Bend, with its urban characteristics and features, and the Deschutes National Forest, with its wild and untamed beauty. Tetherow offers panoramic views of the Cascade Range within a setting of meadows populated by native grasses, shrubs, and scattered pine trees. The development of Tetherow represents an opportunity to embrace this landscape and create a residential Community that is in harmony with its natural surroundings.

Tetherow sits within an ecotone positioned between the Great Basin Desert and the Cascade Mountain Range. An ecotone is a transition zone between two different plant communities, and, in this case, the ecotone is semi-arid and supports ponderosa and lodge pole pines and an understory of drought tolerant shrubs, grasses, and wildflowers. The area's climate is significantly impacted by the Cascades, creating this High Desert environment. The average high temperature in July is 82 degrees and the average low temperature in December is 23 degrees. The average annual precipitation is 11.4 inches and the average annual snowfall is 23 inches. Most precipitation occurs between November and March and summers are characterized by limited rainfall, warm days, and cool nights. It should be noted the area experiences weather events throughout the year that do not fall within the "average" climate statistics.

This site, with its many environmental features and varied climate, presents a number of opportunities and constraints that must be addressed by Owners, designers, and contractors in order to build homes that are one with their surroundings.

### **3.2 DESIGN CONSIDERATIONS**

There is no particular architectural style that is required for the Community. However, certain styles are so closely associated with other times and places that their presence would create a distraction within the overall Community design aesthetic and will not be approved. These styles include, but are not limited, to the following:

- Santa Fe Adobe
- Victorian
- Colonial
- Cape Cod
- Southern Plantation
- Experimental, Radical or Ultra Contemporary

Within Tetherow, architectural harmony will be accomplished through the use of a controlled range of complimentary forms, materials, and colors that are appropriate for the climate, reflect the character, and incorporate the resources of Central Oregon. These Guidelines, along with guidance from the ARC, are intended to result in a variety of design solutions for residential development while maintaining a harmonious and coherent design aesthetic. General design considerations include:

## **Site Integration**

Each residence and its associated outdoor spaces and proposed landscaping should be fully integrated into its site. Floor plans and building massing should adapt to the existing grades and site features, including rock formations. Every effort should be made to minimize the disturbance of existing trees and vegetation.

## **Site Modifications**

Unnecessary site modifications to accommodate inappropriate designs will be prohibited. This includes the use of retaining walls on sloping sites to accommodate a residence designed for a level site.

## **Regional Styles**

The character of the residences should take their cue from the established traditions of Oregon and the Northwest. Styles such as Cascadian, Lodge, Ranch, Northwest Contemporary, and Craftsman have strong associations with Central Oregon and these styles are encouraged for use within the Community.

## **Custom Designs**

All residences, including builder specs, must appear to be a custom design that responds to the unique opportunities, constraints, and features of an individual site. In order to address this principle, plan book designs may require modifications to accommodate the unique characteristics of their individual sites.

## **Continuity of Building Elevations**

Attention should be given to the design of all four elevations of a house to ensure there is continuity in the use of architectural elements, materials, fenestration, and colors. Although special consideration may be given to the front and rear elevations, all elevations must appear as if they were assembled with the same kit-of-parts.

## **Massing**

The overall form and massing of a home should create a composition that is interesting, responds to the topography, and maintains an aesthetically pleasing human scale. Building projections and offsets, large eaves, covered porches, and architectural elements such as dormers and chimneys add visual interest, create shadow lines, and effectively reduce the perceived mass of a building and, as a consequence, their use is encouraged. A house design that appears to be overly complex or oversized for its site will not be approved.

## **Materials**

The use of natural building materials such as heavy timber, wood siding, and native stone and rock is strongly encouraged. Roofing materials, which include shake-style concrete tiles, clay tiles, slate, and metal roofing, in muted to dark earth tones are approved for use on roofs. The patterns, color, and texture of exterior materials should be considered when evaluating the overall composition of the house.

## **Structural Integrity**

Homes should be designed with an honest expression of the building structure, where structural systems are visibly expressed and appropriately scaled. Building foundations should merge with the topography and appear to carry the weight of the building. This visual connection and support can be enhanced with the use of stone or stucco walls at the building base. Columns, beams, trusses, and rafters also present other opportunities to express the building structure. To be effective, all of these elements must be expressed in a realistic fashion with respect to their scale, proportion, and spacing. In addition, the design must be perceived to be providing a continuous transfer of building loads from the roof to the foundation.

## **Trim and Details**

Fascias, rafters, and other exterior details should be well articulated using multiple layers of boards to create shadows and interest. Unique details that add interest while embracing the overall design of a home are encouraged.

## **Colors**

Deep, muted colors consistent with those found in the Central Oregon landscape should be used on primary walls and roofs. Richer tones of these natural colors may be used as accents colors on such elements as trim, windows, and doors. Accents colors may also be based on the body color with subtle changes in tone, hue and/or intensity.

### **3.3 GREEN BUILDING**

The preservation and protection of the natural environment are core principles guiding Tetherow in development. Residences constructed in Tetherow are encouraged to participate in a reputable green building program such as LEED or the Earth Advantage® New Homes certification program.

The Earth Advantage® New Homes certification program is a third-party certification program for homeowners and builders that helps them create energy efficient, healthy, and resource-wise homes while adding value to the home itself. The Earth Advantage New Homes certification program requires projects to undergo two verification visits during which minimum standards of achievement must be met in five categories: energy efficiency, healthy indoor air quality, resource efficiency, environmental responsibility and water conservation. Depending on the level of achievement earned, a project may qualify for Earth Advantage Silver, Gold, or Platinum Certification.

For more information about the Earth Advantage ® New Homes Certification, click this [link](#) or contact your local representative at: Earth Advantage Institute | (503) 968-7160 or click [Earth Advantage](#) for Central Oregon Contact Information.

### **3.4 STANDARDS AND REGULATIONS**

The ARC exists for the purpose of maintaining high standards for design and construction within the Community. The ARC's review of submittals and subsequent rulings may supersede the quality of construction and architectural standards of Deschutes County and, where applicable, the construction and architectural standards of the City of Bend and other authorities having jurisdiction over the proposed construction. In no case shall the ARC's rulings be construed as permission to violate any code, law, or regulation of Deschutes County or any other governmental authority.

Deschutes County has adopted the 2017 Oregon Residential Specialty Code (ORSC). The County requires that a building permit be obtained prior to beginning construction of any improvement or making additions or renovations to an existing structure. Applications submitted with the intent to circumvent Deschutes County code restrictions or the Guidelines will not be approved. Please verify all Deschutes County regulations with the Deschutes County Building and Planning Departments.

Given Tetherow is located adjacent to the National Forest, special consideration for the protection of the Community from wildland fire hazards is required and will be implemented in the form of certain design and maintenance standards. Ongoing compliance with the maintenance requirements will be an obligation for each Owner and will be enforced by the Tetherow Owners Association (Association) and/or any applicable governmental authority.

Tetherow enjoys a beautiful night sky and efforts are being made to ensure the night sky is protected from light pollution. Night lighting can create a safe and secure environment, extend the times of use of facilities and amenities, and highlight specific built and natural features. However, excessive lighting can be harmful to wildlife and humans, is not a proven deterrent to crime, wastes energy and money, and robs us of our ability to experience the night sky and the wonders of the stars. In order to protect the night sky, all outdoor lighting must be Dark Sky Friendly and meet guidelines established by the International Dark-Sky Association and complies with section 5.17 of the Design Guidelines. Further information on Dark Sky Friendly fixtures and guidelines can be found at: <http://darksky.org/>.

## **4 SITE DESIGN GUIDELINES**

The Site Design Guidelines apply to the siting of structures and associated outdoor spaces, walkways, driveways, and landscape on single family lots. One of Tetherow's guiding principles is the integration of all improvements into the existing site. Floor plans and building massing should adapt to the existing grades and site features, including rock formations and trees. Outdoor spaces and landscape improvements should reinforce the connection between structures and the terrain. Every effort should be made to ensure improvements appear to rise from the site as opposed to simply sitting on the site. In addition to reading and implementing these Guidelines, Owners, designers, and contractors should read the CC&Rs carefully for other key provisions that may influence site design such as those concerning permitted structures, accessory elements, vehicle access, parking, the keeping of pets, outdoor storage, and management of trash and rubbish.

### **4.1 BUILDABLE AREA**

The Buildable Area of each homesite is determined by the applicable setbacks and easements associated with each lot as defined below. In general, structures and associated elements such as roof overhangs, footings, fireplace projections, chimneys, window bays, covered porches, covered patios, covered terraces, covered decks, service yards, dog runs, and mechanical equipment enclosures must be located within the Buildable Area of their respective homesite. In addition, the ARC reserves the right to place further restrictions on the placement of structures within the Buildable Area. These restrictions, if imposed, will be based on such considerations as the location of structures on adjacent homesites, on-site and off-site views, and existing site features such as topography, trees, and rock outcroppings.

No part of the structure, which includes associated elements such as roof overhangs, footings, fireplace projections, chimneys, window bays, porches, patios, terraces, decks, service yards, dog runs, and mechanical equipment enclosures, is permitted to encroach into any golf course setback or easement.

Structure location restrictions have been applied to some homesites within the Community, further restricting the allowable area for structures within the Buildable Area. Similar restrictions may be placed on homesites developed in the future. For these homesites the designated building site location will have been established prior to the initial sale of the homesite, and a diagram describing the designated building site location within the Buildable Area will be provided to the purchaser of the homesite.

It should be noted, some improvements may be built outside the Buildable Area. These include uncovered decks and patios, walkways, the driveway, turnarounds, low retaining walls, and low rockery walls. These improvements are governed, in part, by restrictions contained within Section 4.2.

### **4.2 SETBACKS**

All setbacks are measured perpendicular from the property lines of the lot. These setbacks define the Buildable Area of the homesite, creating a buffer between the Buildable Area and the property line. As noted above, structures and associated elements, such as roof overhangs, footings, fireplace projections, chimneys, window bays, covered porches, covered patios, covered terraces and covered decks, service yards, dog runs, and mechanical equipment enclosures, must be located within the Buildable Area of their respective homesite. Also noted above, some improvements may be built

outside the Buildable Area. These include uncovered decks and patios, walkways, the driveway, turnarounds, low retaining walls, and low rockery walls. Exterior social amenities such as built-in barbeques, pools, spas and firepits must be entirely located within the Buildable Area. The following are setback requirements of all improvements on a homesite:

### **Setbacks**

- Street: 20-foot minimum setback from each street frontage property line.
- Side: 10-foot minimum setback from each side property line.
- Rear: Rear minimum setbacks are one of the following:
- 20-foot minimum setback for each rear property line for golf course frontage homesites unless otherwise shown on a recorded plat. (Note - Golf course easements may further restrict development on golf frontage homesites.)
  - 20-foot minimum setback from each rear property line for non- golf course frontage homesites.
  - 10-foot minimum setback from each rear property line when an adjoining common area is at least 50 feet in depth.
- Golf Boundaries: 20-foot setback from any property line sharing a common boundary with the golf course or any other Golf Club Property.
- Other Setbacks: The following setbacks apply to improvements outside the Buildable Area.
- Decks, patios, terraces, walkways, driveways, turnarounds, and retaining walls with surfaces that are 30 inches or less above existing grade must be at least five feet from any property line.
  - Decks, patios, terraces, walkways, driveways, turnarounds, and retaining walls with surfaces that are more than 30 inches above existing grade shall add one foot to the minimum setback for each six inches exceeding the above existing grade maximum of 30 inches. In other words, a deck with a finished surface that is 31 inches above existing grade shall have a minimum setback of 6 feet.

**In addition to these setback requirements, there are additional setback requirements contained within the Neighborhood Specific Design Guidelines located in Chapter 7.** Should the Neighborhood Specific Design Guidelines be in conflict with the above setback requirements, the Neighborhood Specific Design Guidelines for setbacks shall control.

### **4.3 LOT COVERAGE**

The area of the lot covered by buildings, roof overhangs, patios, terraces, decks, driveways, auto courts, service yards, dog runs, mechanical equipment enclosures, and walkways shall not exceed 45% of the total lot area. Enclosed areas, such as dog runs, service yards, and mechanical equipment enclosures, are considered part of the lot coverage, regardless of the material used as the floor of the enclosure. The entire area included within courtyards enclosed on three sides shall be included in the lot coverage calculation. Narrow landscape paths constructed of porous materials are not required to be included in the lot coverage area. Site Plans submitted with all applications shall provide a Lot Coverage Summary that includes the following:

- Total area of the roof defined by the eave line.
- Total area of hardscape that extends beyond the roof eaves. This includes patios, terraces, decks, driveways, auto courts, and walkways.
- Total area of the service yard.
- Total area within courtyards not already included in the three items above.
- Total area of the four items above.
- Total lot area.
- Percentage of lot coverage.

#### **4.4 SITE SURVEY**

Required survey prepared by a licensed surveyor. A site survey, which includes lot boundaries, 1- foot contour intervals, all significant trees, and natural rock outcropping, will be required to be submitted with all review applications. Existing topography and finish grades must be represented on each Site Plan, each Exterior Elevation, and each Landscape Plan submitted to the ARC.

A significant tree is defined as a deciduous tree measuring 6 inches DBH (Diameter at Breast Height) or greater or a coniferous tree measuring 10 inches DBH or greater. DBH is measured at 4 feet above existing grade.

#### **4.5 SITE STAKING**

Prior to the commencement of construction of the building foundation the site must be staked by a licensed surveyor. This staking shall include the homesite boundaries, boundaries of the Buildable Area, and the corners of the foundations of the dwelling, accessory structures, decks, patios, and terraces, and any other site improvements required to be built within the Buildable Area. Before any grading, excavation, or related foundation work can begin, the site staking must be reviewed by the ARC and a written approval must be issued.

#### **4.6 CONSTRUCTION AREA PLAN**

The area within a homesite impacted by construction activity, defined as the Construction Area, shall be limited to the immediate area around required excavation and related site improvements, with reasonable allowances made for the practicality of construction, safety requirements, and material storage. The boundary of the Construction Area must be within 50 feet of proposed structures with exceptions for a driveway and utility improvements. Every effort must be made to limit impacts within the lot setbacks and other areas of the site that are to be retained as natural areas.

The Construction Area must be shown on the Site Plan submitted with the Preliminary Design Review submittal. The ARC may at its own discretion require a reduction in size of the Construction Area in order to lessen impacts to existing vegetation, trees, and site features. A Construction Area Plan must be submitted with the Final Design Review submittal. All requirements for the Construction Area Plan can be found in Section 10.2 of these Guidelines.

Prior to commencing any clearing, grubbing, grading, excavation, or other construction related activities on a homesite, a Construction Area fence shall be established on the homesite. All requirements for the Construction Area fencing can be found Section 10.2.

#### **4.7 TREE PROTECTION**

Before any clearing, grubbing, grading, excavation, or other construction related activities commence on a lot, a Tree Protection Zone shall be established around all significant trees that are to remain on the site, as established by the Site Plan from the approved ARC Final Design Review. The Tree Protection Zone shall consist of a fence, 4 feet in height, established at the drip line, which is defined as the outer edge of the leaf canopy formed by a single tree or group of trees. The fence must be a continuous barrier of woven material, 1 ½ inches x 1 ½ inches, with posts spaced to prevent sagging or encroachment on the Tree Protection Zone. No gates or means of access will be allowed in the fence. The Tree Protection Zone fencing shall remain in place until all site and building improvements have been completed. (See Exhibit-G for a tree protection fence detail.)

Any activities that would cause compaction or contamination of soil within the Tree Protection Zone must be avoided. No parking, material storage, equipment storage, or construction traffic will be permitted within the Tree Protection Zone. To avoid damage to the tree root systems from accidental spills, all liquids and powders must be stored at least 40 feet from any tree that is to remain on the site.

Trees marked for removal within view corridors must remain on the site until a comprehensive analysis can be undertaken to evaluate the impacts and opportunities associated with the tree removal. To that end, the ARC will conduct an on-site visit once the home has been framed to assess the tree removal request and determine which trees, if any, will be removed. Unauthorized tree removal will result in the immediate forfeiture of the Compliance Deposit and suspension of all construction activity on the property. At such time as a Remediation Plan has been reviewed and approved by the ARC and a new Compliance Deposit has been received, construction activity will be allowed to resume. In addition to the loss of the Compliance Deposit, fines may be assessed for this unauthorized tree removal and tree replacements may be required as part of the Remediation Plan.

#### **4.8 TREE REMOVAL AND TOPPING**

Owners shall identify all significant trees that are to be removed and those that are to remain on a lot on all required Site Plans. All significant trees that are to remain on a lot must also be shown on all required Landscape Plans. A significant tree is defined as a deciduous tree measuring 6 inches DBH (Diameter at Breast Height) or greater or a coniferous tree measuring 10 inches DBH or greater. DBH is measured at 4 feet above existing grade. Significant trees must be maintained in good health and must be protected from physical damage and disease.

Certain trees on some homesites are of such significance they demand to be retained. During the Pre-Design Meeting these Heritage Trees will be identified by the ARC and their location must be identified on all required Site Plans and Landscape Plans. Every effort must be made to accommodate these Heritage Trees in the design of the site and home. Designs reflecting little or no response to the preservation of a Heritage Tree will not be approved.

The removal of any tree at any time requires ARC review and written approval. Unauthorized tree removal will result in a fine and remediation may be required. Unauthorized significant tree removal during the construction of improvements will result in immediate forfeiture of the Compliance Deposit and suspension of all construction activity on the property. At such time as a Remediation Plan has been reviewed and approved by the ARC and a new Compliance Deposit has been received, construction activity will be allowed to resume. In addition to the loss of the Compliance Deposit, fines may be assessed for this unauthorized tree removal and tree replacements may be required as part of the Remediation Plan.

Tree topping is prohibited in the Community. If an Owner or their agent violates this prohibition, the Owner, at their own expense, will be required to completely remove and replace the topped tree with a tree or trees, as required by the ARC. The ARC, at their own discretion, will determine the location, number, size, and type of trees required for the replacement, as well as the timeframe within which the replacement will occur.

#### **4.9 CLEARING AND GRUBBING**

No clearing or grubbing is allowed outside the designated Construction Area or within any Tree Protection Zone. The Final Design Review submittal must be reviewed and approved by the ARC prior to commencing with any clearing or grubbing on a homesite.

Unauthorized clearing and grubbing will result in a fine and remediation may be required. Unauthorized clearing and grubbing during the construction of improvements will result in immediate forfeiture of the Compliance Deposit and suspension of all construction activity on the property. Construction activity will be allowed to resume once a Remediation Plan has been reviewed and approved by the ARC and a new Compliance Deposit has been received. In addition to the loss of the Compliance Deposit, fines may be assessed for this unauthorized clearing and grubbing and replacements for trees and other landscape material may be required as part of the Remediation Plan.

#### **4.10 EXCAVATION AND GRADING**

To the maximum extent feasible, each homesite shall be developed with minimal modification of the existing topography, site features, trees, and vegetation. House designs should be designed to fit their sloping sites rather than the site made to fit an inappropriate design. Sloping sites should utilize designs that take up the grade changes within the dwelling's footprint and accommodate site features such as rock outcroppings and trees. Topographic transitions between improvements and lot setbacks must appear natural. Grading near or within the lot setbacks may not result in abrupt transitions to adjacent homesites, the golf course, common areas, or roadways.

All surplus excavation spoils must be removed from the site. All areas disturbed during construction must be restored to its preexisting condition or remediated in accordance with an ARC approved Final Design Review Landscape Plan. All slopes must be vegetated with a mix of container stock and hydroseed planting to control erosion. Sparsely planting slopes will not be approved by the ARC at the Final Inspection. Owners are encouraged to seek professional assistance when determining proper erosion control measures. In order to achieve an undisturbed appearance, natural area restoration should include the replanting of native grasses and other approved native plant materials and the redistributing of mulch and/or duff to cover all exposed raw earth. Proposed landscaping must be designed to visually soften or disguise areas with excessive slope such as fill slopes for driveways and around the foundations of homes.

Owners are encouraged to engage a licensed engineer for improvements on steep sites, sites with complex slopes, and sites with soils that present construction challenges. These conditions may affect the building design and construction and could impact surface or subsurface drainage.

The Final Design Review submittal must be reviewed and approved by the ARC prior to commencing any excavation or grading on a homesite. In addition, the Tree Protection Zone and Construction Area fencing must be in place and the installation reviewed and approved by the ARC.

#### **4.11 DRAINAGE**

A Drainage Plan depicting proposed grading, proposed retaining and rockery walls, drainage patterns, and stormwater retention and disposal facilities shall be provided with the Preliminary Design Review submittal. A Drainage Plan depicting proposed grading, proposed retaining or rockery walls, drainage patterns, and stormwater retention and disposal facilities shall be provided with the Final Design Review submittals. In addition, a document outlining all stormwater assumptions and calculations shall be submitted with the Final Design Review. Provisions for the disbursement of all homesite drainage, including drainage from the yard, landscapes areas, and all impervious surfaces such as the roof, walkways, driveway, patios, and terraces, are the property owner's responsibility. All site drainage must be retained and disposed of on the owner's property. Drainage structures shall be designed to appear natural and seamlessly fit into the surrounding landscape. Rock-lined drainage structures are generally not permitted, all drainage structures must be vegetated. Owners are encouraged to consult with professionals regarding drainage risk factors and specific solutions.

Some homesites are subject to additional drainage impacts from off-site sources, such as the golf course, common areas, and street runoff, during conditions that exceed the designed capacity for those areas or facilities. For those homesites Owners are encouraged to consider a free- draining foundation system around the perimeter of the foundation or other drainage systems as recommended by a qualified engineer or construction professional. The installation of driveway culverts and drainage swales along street frontages may help to channel and disperse runoff from larger storms. These measures should be considered and may be required by the ARC.

#### **4.12 SOIL CONDITIONS**

It is recommended the Owner seeks the assistance of a licensed soils engineer to examine and test soil conditions prior to undertaking any design or construction of foundations. The Declarant and ARC make no representations or warranties, expressed or implied, as to the soil conditions.

- The Owner and the Owner's architect, engineer, and contractor are to give due consideration to the design of the foundation systems of all structures.
- It is the Owner's responsibility to conduct an independent soils engineering investigation to determine the suitability and feasibility of any site for construction of the intended improvement.

#### **4.13 ROCKERY WALLS**

Rockery walls are defined as a loose arrangement of rough rocks or boulders forming an organic retaining structure used to create naturally looking terraces than can soften the appearance and transition of steeper grades. Plants can be placed within the interstices created by the loose arrangement of the rocks, further softening the appearance of the wall.

The following are guidelines for the construction of rockery walls:

- Rockery walls may be constructed of rocks or boulders from the region, and care should be taken to ensure mechanical scars on the rocks are hidden.
- 
- To the greatest extent practicable, rockery walls should resemble natural rock outcroppings by arranging large boulders in groups and burying them deep into the soil. Loose arrangements of single boulders will not be approved at final inspection.
- Rockery walls shall be arranged so no single wall is more than 3 feet tall, and walls used in combination cannot exceed 8 feet in height. When walls are used in combination, they must be separated by a terrace equal in width to the taller of the wall above or the wall below the terrace.
- Rockery walls cannot define the front, side, or rear property lines or setback lines of a lot.
- Rocks and boulders shall be buried in the ground so that no more than two thirds of an individual rock or boulder is exposed.
- Pockets shall be provided within the rockery wall to accommodate plant materials.
- Terraced rockery walls shall be heavily vegetated to soften the appearance of the wall. The ARC will review each wall individually and may require larger container stock planting to be installed.

#### **4.14 SITE RETAINING WALLS**

The height of site retaining walls shall be minimized to the extent practicable and blend into the natural topography. The following are guidelines for the construction of retaining walls:

- Retaining walls shall be arranged so no single wall is more than 3 feet tall, and walls used in combination cannot exceed 8 feet in height. When walls are used in combination, they must be separated by a terrace equal in width to the taller of the wall above or the wall below the terrace.
- Retaining walls cannot define the front, side, or rear property lines or setback lines of a lot. Approved exposed materials for site retaining walls are limited to the following:
- Stone or rock indigenous to the area, preferably medium to dark in color.
- Patterned architectural concrete, commonly referred to as heavy board-formed concrete, will be reviewed and may be approved by the ARC on a case-by-case basis. To be considered, the entire exposed surface of the concrete must have a board-formed texture. The patterned architectural concrete may be integrally colored with a medium to dark tone to complement the exterior of the home. Concrete walls with form ties, expansion joints, or control joints are not considered to be patterned architectural concrete and are not acceptable.
- Some cultured stone veneer may be acceptable, but it will be reviewed and approved by the ARC on a case-by-case basis.
- Stucco, synthetic stucco, acrylic plaster, and similar products, when used in conjunction with other approved siding materials.

- Brick veneers may be acceptable, but they will be reviewed on a case-by-case basis by the ARC.
- Segmental block will be considered on a case-by-case basis. Any segmental block considered must be decorative, dark earth tone in color, and straight-faced rather than diamond-faced. The material needs to be submitted with the color board.

#### **4.15 DRIVEWAYS**

Driveways shall meet the following guidelines:

- Driveway cuts onto the Community roadways will be limited to one per lot.
- Driveways shall have a minimum width of 12 feet and a maximum width of 14 feet, as measured where the driveway crosses the front property line unless otherwise approved by the ARC.
- Driveway aprons must be designed with a width appropriate for the width of the garage, but in all cases the width of the hard-wearing surface must be at least 10 feet wide.
- For ease of use and maintenance, driveways should not exceed an 8% slope and parking areas should not exceed 5% slope.
- A vertical clearance of 15 feet must be maintained at all times above driveways to allow access of emergency response vehicles.
- The amount of paved areas exposed to view from adjacent roadways and homesites shall be kept to a minimum.
- The driveway and apron may consist of a combination of asphalt, concrete, concrete pavers, stone, or other materials approved by the ARC.
- The colors of these materials should be light to medium earth tones that blend into the surrounding landscape.
- Driveways entering homesites directly from Meeks Trail have special design and construction requirements that are available from the ARC Administration office upon request.

#### **4.16 ACCESSORY BUILDINGS**

Guest houses and structures, such as studios, freestanding garages, dog houses, tool sheds, and storage sheds, are considered to be accessory buildings and require ARC review and approval prior to construction. Whether built at the same time as the home or after, accessory buildings must be subordinate in scale and consistent with the architectural vocabulary of the home. Site placement of accessory buildings should create a cohesive composition reminiscent of a family compound.

#### **4.17 FENCING**

Tetherow promotes the feeling of open spaces and, as a consequence, fences are discouraged within the Community. A fence is defined as a barrier or upright structure that provides enclosure and separates one space from another. All fencing proposals will be evaluated on a case-by-case basis and require review and written approval from the ARC prior to construction. To be considered, fences must meet the following guidelines:

- Fences will be limited to 4 feet in height measured from ground level in the immediate area, must be connected to the house structure, and must be designed and built to follow the final grade of the terrain.

- Fences with level top edges that are located on sloping grades must be stepped and not exceed 4 feet in height.
- The ARC will review each fence to determine if the fence should be designed and built to follow the final grade of the terrain or follow a specific datum established by associated structures.
- A long, straight run of fencing is not permitted.
- Fencing is required to be setback from the front of the house by minimum of 3’.
- No fencing shall extend beyond the rear of the home when the home backs onto the golf course or is visible from the golf course.
- No fencing will be allowed to define the front, side, or rear property lines of the homesite. All fences must be built within the Buildable Area of the homesite.
- No tree, no matter its location, shall be used for the attachment or support of any fence or privacy screen.
- All fencing shall be faced with materials and finished to be compatible with the principal structure on the homesite. The use of ARC approved noncombustible materials is encouraged in keeping with design standards for wildland fire protection and will be required for fences and gates located within 5 feet of structures.
- Fencing around recreational facilities within the Buildable Area will be evaluated on a case-by-case basis, taking into consideration such factors as location, exposure to public view, and natural screening in the immediate vicinity of the facilities.
- The use of monofilament line, netting, or electric fences for the protection of any individual planting beds, select areas of the site, or along property boundaries is prohibited. Inconspicuous fencing may be permitted around individual plants or shrubs until their size ensures they are less vulnerable to wildlife related damage. Such fencing must be reviewed and approved by the ARC before installation can commence.

#### **4.18 SERVICE YARDS**

When not contained within other structures, each home must have a screened service yard enclosing such items as garbage, recycling, compost, and trash containers, bicycles, landscape debris containers, and outdoor maintenance equipment. Service yards are considered to be part of the lot coverage and should be included within the lot coverage calculation discussed earlier in Section 4.3. Service yards must meet the following guidelines:

- The service yards must be fenced and gated in order to screen the view of such items listed above from neighboring homesites, the golf course, common areas, and roadways.
- Service yard fences shall be no more than 4 feet in height.
- No service yards are permitted in the front yard of a homesite, between the house and the street. Service yards that are located at the front of the house must be integrated into the design.
- Service yards shall be no larger than 200 square feet in size, must conform to the fencing requirements of these Guidelines, and must be attached to the home.
- No wood or other combustible materials may be stored outside of a structure or in the service yard.

#### **4.19 PRIVACY SCREENS**

A privacy screen is defined as a barrier or upright structure that screens specific components of the house from adjacent homesites and roadways. All privacy screen proposals will be evaluated on a case-by-case basis and require review and written approval from the ARC prior to construction. During the evaluation, the ARC will consider the height, length, location, and materials of each privacy screen and may, at their own discretion, deny the proposed screening.

#### **4.20 ANIMAL RUNS AND ANIMAL RESTRAINT AREAS**

All animal runs, doghouses, and animal restraint areas must be reviewed and receive ARC approval prior to construction or installation. Fencing around animal runs cannot exceed 4 feet in height and 200 square feet in area. These areas shall be situated on a lot so as to be completely concealed or screened from view from neighboring homesites, the golf course, common areas, and roadways. The use of underground (“invisible”) electric fencing is encouraged for use in creating animal restraint areas.

#### **4.21 WATER FEATURES**

All water features require ARC review and approval prior to commencing construction or installation. The ARC will review each water feature on a case-by-case basis, and, on their sole discretion, may reject any water feature that is deemed to be inappropriate. In making a determination the ARC will consider the following guidelines:

- The water feature, whether built with natural materials or in a contemporary approach, shall be integrated into the site’s topography and existing and proposed rock outcroppings and landscaping.
- The water feature should appear as a minor element within the landscape. It should not dominate or distract from the overall landscape or the home itself.
- The water feature should be located and oriented to benefit views from within the house and from adjacent decks, patios, or terraces.
- Mechanical equipment serving the water feature must be placed in an enclosure that appears as an extension of the home or placed in an underground vault contained within the Building Area of the homesite. Noise absorbing covers for the equipment should be considered and may be required after installation if it is discovered the equipment is audible from adjacent properties.
- All water features must be contained completely within the boundaries of the lot.

#### **4.22 SPAS, HOT TUBS, PLUNGE POOLS AND POOLS**

All spas, hot tubs, plunge pools, and pools will be reviewed on a case-by-case basis and must have written approval from the ARC prior to construction or installation. Spas, hot tubs, plunge pools, and pools will be evaluated, in part, on their associated impacts and visibility from neighboring homesites, the golf course, common areas, and roadways. Given their size and potential impacts, pools will receive greater scrutiny, especially with regard to impacts a proposed pool may have on the golf experience. In making a determination, the ARC will consider the following guidelines:

- All spas, hot tubs, plunge pools, and pools must be built completely within the Buildable Area of the homesite.
- All spas, hot tubs, plunge pools, and pools should be integrated into the site to

accommodate the existing topography and existing and proposed rock outcroppings and landscaping.

- Above ground pre-fabricated spas must be screened from neighbors, common areas, golf course, and all passersby with a built-screen. Landscape screening alone is not permitted. Screening must extend to the top of the hot tub cover at a minimum.
- Covers for spas, hot tubs, plunge pools, and pools must be dark and muted in color.

#### **4.23 OUTDOOR FIREPLACES AND FIRE PITS**

The following are guidelines governing outdoor fireplaces and fire pits:

- All outdoor fireplaces and fire pits must be fueled by natural gas.
- No wood burning outdoor fireplaces or fire pits will be allowed.
- All outdoor firepits must be located entirely within the Buildable Area.
- A 15-foot minimum vertical clearance must be maintained between the chimney of an outdoor fireplace or the perimeter of an outdoor fire pit flame source and any overhanging tree branches or combustible overhead structures.

#### **4.24 SITE LIGHTING**

All site lighting, including lighting for decks, terraces, patios, spas, hot tubs, plunge pools, pools, water features, the driveway, walkways, and landscape, must be submitted to the ARC for review and approval. Submittals must include manufactures catalog cut-sheets indicating all features of the proposed fixtures, including size, finish, material, wattage, and lamp type. Information that is specific to the fixtures should be highlighted on the cut-sheet.

The location of all site lighting fixtures must be shown on a Site Lighting Plan accompanying the Final Design Review submittal, indicating fixture types, the total number of each fixture, and wattage of each fixture. If, at any time, renovations or additions are proposed for the site lighting, a plan must be submitted to the ARC for review and approval prior to installation. This submittal must contain all of the information detailed above. All site lighting fixtures installed without ARC review and written approval may be subject to removal or replacement.

The following are guidelines intended to eliminate glare from site lighting fixtures, reduce lighting impacts on neighboring homesites and roadways, and be Dark Sky Friendly:

- Site lighting shall be used sparingly and will be reviewed and approved at the ARC's discretion. Dark Sky Friendly approved fixtures are strongly encouraged.
- Path and driveway lights should be located no closer together than 20 feet on center.
- Landscape accent lighting should be limited to courtyards, the front entry, and key landscape features in the rear yard.
- Landscape accent and path lighting in the side yard of the lot will be reviewed on a case-by-case basis.
- All path and driveway lighting must have downward directed lighting and light sources that are shielded with an opaque material. No part of the lamp may be exposed through the use of translucent, transparent, or perforated opaque material.
- Landscape accent lighting may be used sparingly to highlight specimen trees, water features, or sculptures, but the light sources must not be visible from neighboring homesites or roadways.

- With the exception of holiday lighting, colored lamps are prohibited for use within all site lighting fixtures.
- Holiday lighting is allowed between the Saturday before Thanksgiving and the second weekend in January. All holiday lighting must be turned off by 11 p.m. daily and must be completely removed by January 31.

#### **4.25 OUTDOOR FURNITURE AND DECORATIONS**

The location of permanently placed outdoor furniture, picnic tables, barbecues, arbors, sculptures, artistic installations, and other decorative items must be reviewed and approved by the ARC prior to installation. The following are guidelines governing outdoor furniture and decorations:

- All permanently placed outdoor furniture, picnic tables, barbecues, and arbors must be located within the Buildable Area of the homesite.
- With written approval from the ARC, sculptures, artistic installations, and other decorative items may be allowed to be placed within the property setbacks but no closer than 5 feet from any property line.
- No outdoor furniture, picnic tables, barbecues, arbors, sculptures, artistic installations or decorative items, whether permanently placed or temporary, shall be permitted within any golf course easement or golf course setback.
- All outdoor furniture, picnic tables, barbecues, arbors, sculptures, artistic installations, and other decorative items shall be maintained in good repair.
- Outdoor radiant gas/LP heater caps shall be painted with a dark, non-reflective color as approved by the ARC.
- Flagpoles require ARC review and written approval prior to installation but it should be noted the displaying of flags is only allowed on patriotic holidays. Flagpoles are not permitted along the golf course. If approved, a temporary flagpole may be placed within permanently installed brackets attached to a structure or a pole may be placed within sleeves located in the ground.

#### **4.26 OUTDOOR PLAY EQUIPMENT AND SPORTS COURTS**

Permanently placed outdoor play equipment and sports courts of any kind, such as swing sets, basketball backboards, trampolines, basketball courts, tennis courts, and general sports courts, must be reviewed and approved by the ARC prior to installation. Any structures on golf course lots require Golf approval in addition to ARC. Equipment and any associated courts must be painted or stained to blend with the natural surroundings and all equipment and courts must be maintained in good repair. To the greatest degree practicable, play equipment and sports courts must be screened from the view of other homesites, the golf course, common areas, and roadways. Yards of homesites that are exceptionally exposed may require extensive landscaping to provide adequate screening for play equipment and/or sports court. The ARC will consider the following guidelines when determining the appropriateness of play equipment and sports courts:

- No large, brightly colored, plastic play equipment will be permitted to be left in permanent view on any homesite within the Community.
- No skateboard ramps will be permitted.
- No brightly colored basketball backboards will be permitted. Nets must be a solid, neutral color and must be kept in good repair. No permanent or moveable basketball backboards are permitted on streets or cul-de-sacs.

#### **4.27 MAILBOXES AND NEWSPAPER RECEPTACLES**

Individual mailboxes and newspaper receptacles are prohibited. Group mailboxes are provided at convenient locations throughout the Community.

#### **4.28 SIGNS**

There are five types of signs allowed on single family lots within Tetherow and those signs must adhere to the individual specifications and requirements established for their use. For further information on signs see the Declaration and Association Rules. The approved signs are listed below, and their specifications and requirements can be found in the Appendices.

- Address Sign Exhibit-B1 in the Appendices.
- Lot Resale Sign Exhibit-B2 in the Appendices.
- House Sale Sign Exhibit-B3 in the Appendices.
- Single Family Construction Sign Exhibit-B4 in the Appendices.
- Open House Sign Exhibit-B5 in the Appendices.

Neighborhood signs are also allowed within Tetherow. These include temporary Project Signs and permanent Monument Signs for Master Planned Developments. Temporary Projects Signs must be approved by the ARC prior to installation. Contact the ARC office for a sample. Permanent Monument Signs must be submitted to ARC for approval with the Master Plan submittal package.

#### **4.29 FIREWOOD**

As a Firewise requirement and a safety precaution, particularly during fire season, firewood must be completely enclosed within the home, garage, or other structure approved by the ARC. No outdoor storage of combustible materials is allowed, including storage in a service yard.

#### **4.30 UTILITIES**

All utility connections between trunk lines and individual structures must be placed underground. All areas of excavation for site utility work must be restored to its preexisting condition or remediated in accordance with the ARC approved Final Design Review Landscape Plan.

Electrical, natural gas, phone, water and sewer utility lines or pipes have been extended to the property boundaries of each lot. Electric power is available from Pacific Power and Light, natural gas from Cascade Natural Gas, and telephone from CenturyLink or BendBroadband. The City of Bend provides water and sewer services. Heating oil and propane gas are available from local suppliers but above ground tanks of any kind are not permitted.

## **5 ARCHITECTURAL DESIGN GUIDELINES**

The intent of the Architectural Design Guidelines is to encourage diversity and individual expression of design while assuring the collective result creates compatibility between neighboring properties and visual harmony for the Community as a whole. To that end, homes should reflect regional styles and architectural traditions and respond to the unique characteristics of the High Desert climate. Each home should address the opportunities and constraints of its own site, embracing the topography, natural vegetation and trees, views, sun orientation, and seasonal climatic patterns. Home designs that reflect a thoughtful response to the natural environment enhance the visual harmony of the Community and support the Community's success.

### **5.1 BUILDING HEIGHT**

As defined by the Deschutes County Code 19.04.040, building height is the vertical distance measured from the Average Contact Ground Level of the building to the highest point of the building. The Guidelines have adopted this interpretation of building height. Specific building height limits have been established for each single-family neighborhood within Tetherow and those height limits can be found in Neighborhood Specific Design Guidelines within this document. At the ARC's discretion, more restrictive building height limitations may be imposed on a particular homesite to preserve views from neighboring homes and to minimize the impact of structures on sensitive natural areas adjacent to the homesite.

Relative to these Guidelines, Average Contact Ground Level is defined as the site topography that exists at the time a lot is sold to the first owner by the project Developer. Site modifications utilizing fill or excavation do not modify the original grade reference. An application with the intent of circumventing the Deschutes County height restrictions or the Guidelines height restrictions will not be permitted. In instances where proposed building heights are close to the established limit, the ARC may, during the course of construction, require the owner of a homesite to complete a survey by a licensed surveyor of specific site and building elevations.

### **5.2 BUILDING FORM, MASSING, AND SCALE**

Sensitivity to human scale is critical in presenting a comfortable, residential feeling within the natural setting of the homesite and to enhance visual relationships between neighboring homes. The overall form and massing should be based upon the combining of one or more central forms of simple geometry with secondary elements added to them. The goal is to portray a simple order and an honest expression of structure that responds to the topography and creates visual interest without being overly complex.

Tall, imposing facades have a negative impact on adjacent properties and, as a consequence, tall building faces with little or no articulation will not be permitted. The following approaches should be considered when addressing massing and scale:

- To ensure the lowest floor of the dwelling is integrated with the homesite, a dwelling should be nestled into the site through the prudent use of site excavation.
- The building profile should follow the existing grade of the homesite, stepping back from the lowest point of contact with the site to the highest point of contact with the site. This
- stepped approach to the dwelling design will reduce the perceived height and size of the dwelling, especially when viewed from lower elevations on adjacent properties.

- In order to lessen the perception of height and overall dwelling size, lower roof pitches and articulated roofs should be used. Reducing story heights or the number of stories on the ends of the dwelling will also reduce the perceived height and size of a dwelling and greatly reduce the impacts on neighboring properties.
- Design approaches utilizing the strategic placement of architectural elements, detailing, and materials should be considered when attempting to reduce the perceived height and size of a dwelling. These design approaches include the use of bays, covered porches, dormers, stone wainscoting, base trim boards, and frieze boards.

### **5.3 HILLSIDE HOMESITES**

To the maximum extent practicable, dwellings and other improvements should conform to the natural topography of the homesite, and this is especially true of hillside homesites with steep slopes. The ARC will address hillside development on a case-by-case basis with the goals of minimizing foundation height, exposed foundations, and excessive excavation. In evaluating designs for hillside homesites the ARC will consider the following guidelines:

- Foundation height should be kept to a minimum and stepped to conform to the natural topography. For relatively flat homesites the top elevation of the foundation at any corner of a building shall not exceed 1 foot above the existing natural grade adjacent to the foundation. On hillside homesites foundations should be stepped into the slope so the dwelling and other improvements do not float above the natural grade.
- Exposed foundations and understructures must be minimized. Siding material must extend to within 8 inches of the finished grade unless otherwise allowed by the ARC. Fill may not be used to hide tall downhill foundations.
- Expansive downhill cantilevers and/or overhanging areas supported by columns should be avoided and may not be approved.
- Skirt or pony walls exceeding three feet in height shall be landscaped to reduce the perceived scale of the wall.

### **5.4 EXTERIOR WALL TREATMENTS**

Building materials and detailing add visual interest to a home, but the composition of those materials must reflect a balanced, consistent, and coordinated approach. The following are guidelines governing the use of exterior wall materials:

- The use of architectural features, fenestration, detailing, and building materials must be consistent and coordinated on all elevations of the home. Although the front and rear elevations may emphasize certain elements of the overall exterior palette, no one element can be singled out for use exclusively on any one elevation.
- Exterior wall treatments must be designed to eliminate the perception of any material being used as a cosmetic veneer.
- In general, at least two exterior wall materials and no more than 4 exterior wall materials should be used.
- Stone and rock, when used, must appear to be functional and integrated into the structure of the home. Stone and rock cannot appear to be a cosmetic veneer, cannot terminate on a straight wall plane, and cannot be terminated at an outside corner of the house. Stone
- must extend around any outside corner at least 6 feet and then terminate at an inside corner. Small inlays of stone, such as between garage doors, should be avoided.

- Stucco must be used as an accent material that, when combined with other materials, creates a building style that reflects the characteristics of regional architecture. Stucco designs with Southwestern, Spanish, or Mediterranean styling will not be approved.
- Exterior siding material must be carried down to within eight inches of the finished grade and must either slope or step to match the finished grade unless otherwise approved by the ARC. Stepped siding or trim must be done at 45 degrees or less. Only 8 inches of exposed foundation is permitted on any exterior elevation unless noted otherwise (Exhibit A1).

## 5.5 EXTERIOR WALL MATERIALS

The following materials are approved for use on exterior walls:

- Natural wood when treated with semi-transparent or solid body stains or paints approved for use by the ARC.
- Individually applied board and batten siding when treated with semi-transparent or solid body stains or paints approved for use by the ARC.
- Log and heavy timber structural elements.
- Lap cement-based siding material designed to appear as natural wood siding when treated with semi-transparent or solid body stains or paints approved for use by the ARC.
- Wood veneer plywood siding when applied with other materials and trims to cover or disguise panel joints.
- Natural stone can be used as an accent material on the house but cannot be used as the primary or sole exterior building material. The stone type and pattern should complement the house design and the stone color should be medium to dark tones. The use of river rock will be reviewed on a case-by-case basis.
- Stucco, synthetic stucco, acrylic plaster, and similar products may be used as an accent material on the house but cannot be used as the primary or sole exterior building material.
- Metal siding will be reviewed and may be approved by the ARC on a case-by-case basis. Metal siding cannot be used as the primary or sole exterior building material.
- Brick veneers will be reviewed and may be approved by the ARC on a case-by-case basis. Brick cannot be used as the primary or sole exterior building material.
- Patterned architectural concrete, commonly referred to as heavy board-formed concrete, will be reviewed and may be approved by the ARC on a case-by-case basis. To be considered, the entire exposed surface of the concrete must have a board-formed texture. The patterned architectural concrete may be colored with a medium to dark tone to complement the exterior of the home. Concrete walls with form ties, expansion joints, or control joints are not considered to be patterned architectural concrete and are not acceptable.
- Cultured stone veneers will be reviewed and may be approved by the ARC on a case-by-case basis. The cultured stone type and pattern should complement the house design, and the cultured stone color should be medium to dark tones.
- Concrete Masonry Unit (CMU) will be considered on a case-by-case basis.

The following materials are prohibited for use on exterior walls:

- Smooth or exposed aggregate concrete walls with the exception of 8" maximum exposure between the exterior wall finish and finish grade.
- Vinyl and aluminum siding and trim.
- Pressboard panel siding.

## **5.6 EXTERIOR COLORS**

The following are guidelines governing the use of exterior wall colors:

- Exterior colors should complement the natural colors of the site's soils, rocks, and native vegetation.
- The body colors of a home should be subtle and fairly neutral tones, avoiding stark contrast with the surrounding landscape and neighboring homes.
- Richer tones of the natural colors found within the local environment may be approved as accents on such elements as trim, windows, and doors, but these color selections will be reviewed on a case-by-case basis by the ARC and approval is at their discretion.
- The application of exterior color should be consistent on all elevations.
- Care shall be taken to avoid duplicating colors of nearby homes.
- Natural wood siding, exposed beams, peeled logs, and natural shakes must be stained or treated with an accent or complementary color.
- Light and bright colors will not be approved.
- All exterior painting and staining, no matter when it is done, requires ARC review and written approval prior to commencing with the work. This includes any repainting, even if the same colors of paint or stain are being used.

## **5.7 WINDOWS AND DOORS**

The following are guidelines governing the use of windows and doors:

- The use of wood or wood clad windows, doors, and door frames is highly encouraged.
- The colors for window and door frames and doors will be reviewed by the ARC on a case-by-case basis. Window and door frames shall be a mid to dark tone. Light colors, such as white, almond, tan, and light grey will not be approved.
- Aluminum windows and door frames must be vinyl clad or bronze anodized unless the ARC specifically authorizes other treatments.
- Clear, solar bronze, or solar grey door and window glazing is encouraged.
- Glazing with a colored tint other than bronze or grey will be reviewed on a case-by-case basis. Reflective door and window glazing is prohibited.
- The fire protection standards require that all exterior glass must be double pane and where glass exceeds 40 square feet in size it must be tempered, heat strengthened, or other building-code approved safety glazing.
- Divided lite windows shall be true divided or simulated divided with grids on the exterior surface of glass. Windows with internal grids only are prohibited.

## 5.8 ROOFS

The following are guidelines for the design of roofs:

- In general, a relatively low-profile dwelling with varied massing and roof lines is encouraged.
- Large, expansive areas of unbroken roof planes and long continuous ridge lines will not be approved.
- Roofs featuring complex forms, a variety of roof types, or steep slopes will not be approved.
- Roofing materials, such as slate, tile, concrete tiles, concrete simulated shakes, and metal roofing, are acceptable roofing applications, although the shape, style, material, and color will require ARC review and approval.
- All flashing must be painted to match the roof color.
- Other noncombustible roofing materials will be reviewed on a case-by-case basis by the ARC.
- Combustible wood shakes and shingles are not allowed due to fire danger.
- Low-sloped membrane roofing will be reviewed on a case-by-case basis. When allowed, the roof covering must include a decorative finish or ballast such as stone, pavers, or metal panels. Depending on visibility and location, dark membranes may be approved without ballast. The ballast and all trim are also subject to ARC review and approval.

## 5.9 GARAGES

Design approaches that minimize the perceived size and visual impact of the garage are encouraged. The following are guidelines for the design of garages:

- Strong consideration should be given to the location and orientation of the garage, so garage doors do not dominate the front elevation of the house.
- In order to reduce the visual impact of the garage, various techniques should be considered such as rotating the garage, separating the garage from the home with a connecting link, or providing a detached garage.
- At least two bays are required for all garages, and garage doors may not exceed 11 feet in height.
- Garage doors comprised primarily of glass, are required to use semi-transparent, or opaque frosted glazing.
- Garage doors shall be designed and/or selected to complement the building design using similar materials, detailing, and colors. Doors clad with siding material to match the home and custom wood doors are encouraged.
- Doors with a flat surface or simulated wood panels will not be permitted.
- The use of windows in garages is encouraged in order to create the appearance of a livable space.

## 5.10 GREENHOUSES

Greenhouses will be evaluated on a case-by-case basis, but if allowed they must be designed to be an integral part of the main residence. Freestanding greenhouses will not be approved.

## 5.11 COURTYARDS

A courtyard is considered to be an unroofed area that is completely or mostly enclosed by the walls of a building. An area enclosed by fencing on two or more sides may be considered a fenced yard rather than a courtyard. Courtyards are considered to be a component of the building coverage and must be considered in the calculation for allowed building coverage.

## 5.12 DECKS, PORCHES, AND SKIRTING

Decks and porches provide excellent opportunities to enjoy outdoor living and capture views to the golf course, common areas, the National Forest, and the Cascades. At the same time, decks and porches may impact views from neighboring properties, the golf course, common areas, and roadways. The following are guidelines for the design of decks, porches, and associated skirting:

- Elevated decks with living areas below shall have supports that complement the style of the home and are appropriately sized to appear to carry the perceived load of the deck.
- The use of built-up wing walls or columns clad with siding material that matches the house is encouraged. Peeled logs and heavy timber can also be used as columns if their use complements the style of the house.
- Decks or porches with long, uninterrupted runs will not be permitted. Projections, steps, or other architectural features must be incorporated into the deck design in order to soften their appearance and reduce their perceived size.
- The use of noncombustible materials is encouraged for all decks, porches, and skirting. Pursuant to wildland fire protection standards, noncombustible materials are required at the crest of hills or slopes exceeding 25%, where the deck or porch will be in direct line of fire moving up the slope.
- Areas below decks and porches, where the open space is less than 60 inches above grade, must be boxed in or screened with noncombustible, corrosive resistant screening material with openings not greater than ¼ inch in any dimension. Where screening is exposed to view, it shall be covered with spaced siding, lattice, or similar materials. All screening materials must be reviewed and approved by the ARC.
- Design elements used to box in or screen the area below decks and porches may be recessed from the edge of the structure a distance equal to the height above grade.

## 5.13 CHIMNEYS

All exterior chimney chases surrounding flues must be of wood, stone, stucco, or brick. Chimney chases for fireplaces located on exterior and interior walls should be expressed on the exterior of the dwelling. An exception to these requirements may be granted for contemporary homes if the fireplace is located on an interior wall. In this situation the ARC may approve a metal chase, flue, and shroud that are painted, or powder coated. Other materials for exterior chimney chases may be considered by the ARC on a case-by-case basis.

A chimney chase and shroud large enough to completely cover the wood-burning metal fireplace flue are required, as is a spark arrestor. The chimney chase, flue, and shroud shall be painted to match surrounding materials. Exposed, unfinished metal or reflective metal are not permitted. If a chimney chase and shroud are used on a gas fireplace vent, it also must be built and painted to the same standards as wood-burning fireplace chimney chases and shrouds.

## **5.14 SHUTTERS**

Shutters, if used, shall be incorporated on all facades, sized to adequately cover the window(s) they adorn, and must be complementary of the particular house style.

## **5.15 AWNINGS**

Awnings will be reviewed on a case-by-case basis by the ARC. Proposed awnings must complement the house design with appropriately selected colors, materials, and detailing. Awnings with bold patterns or bright colors will not be approved.

## **5.16 DRAPERIES AND WINDOW COVERINGS**

All draperies and window coverings visible from the exterior of the home must be of materials and colors that are compatible with the exterior of the home. Owners should consider views from neighboring sites, the golf course, common areas, and roadways when selecting draperies and window coverings.

## **5.17 EXTERIOR LIGHTING**

All exterior lighting for the house and accessory structures must be submitted to the ARC for review and approval. This includes exterior wall fixtures, pendants, and similar types of lighting. Submittals must include manufactures catalog cut-sheets indicating all features of the proposed fixtures including size, finish, material, wattage, and lamp type. Information that is specific to the fixtures should be highlighted on the cut-sheet.

The locations of all fixtures must be shown on the floor plans, indicating fixture types, the total number of each fixture, and wattage of each fixture. All exterior wall fixtures and pendants must be shown on the exterior elevations of the Final Design Review submittal. All exterior light fixtures installed without ARC review and written approval may be subject to removal or replacement.

The following are guidelines intended to eliminate glare from exterior light fixtures, reduce exterior lighting impacts on neighboring homesites and roadways, and be Dark Sky Friendly:

- Dark Sky Friendly approved fixtures are strongly encouraged.
- Only two fixtures with a visible light source are permitted on a home. The placement of the lights is subject to ARC review and written approval. These fixtures must be positioned to identify and accentuate the front entry of the home. The shroud for these fixtures may be translucent or transparent, but each fixture is limited to a maximum output of 60 watts no matter the number of lamps in the fixture.
- All other exterior wall fixtures and pendants must have downward directed lighting and light sources that are shielded with an opaque material. No part of the lamp may be exposed through the use of translucent, transparent, or perforated opaque material.
- Exterior lights should be located where the fixture serves a purpose such as doors, walkways, patios, etc. Fixtures located for the sole purpose of lighting building walls or other features are prohibited.
- Recessed & surface mounted type fixtures are required to be located such that the lamps are not visible from off-site. Baffles are required to be black and trims shall match the adjacent soffit materials or be a dark color.

- With the exception of holiday lighting, colored lamps are prohibited on all exterior lighting.
- Holiday lighting is allowed between the Saturday before Thanksgiving and the second weekend in January. All holiday lighting must be turned off by 11 p.m. daily and must be completely removed by January 31.

Additional guidelines governing site lighting, such as driveway, path, and landscape lighting, can be found in Section 4.24 Site Lighting.

### **5.18 GUTTERS AND DOWNSPOUTS**

Gutters are highly recommended for homes in Tetherow and in some cases may be required. All gutters and downspouts shall be designed as a continuous architectural design feature. Exposed gutters and downspouts shall be colored or painted to blend in with the surface to which they are attached. Bronze or copper colored gutters and downspouts are encouraged, and rustic chain downspouts are permitted.

All drainage pipes from downspouts must be concealed from view from neighboring properties. In addition, all drainage must be accommodated on the owner's homesite. The use of French drains or other types of dry well systems to accommodate site stormwater is encouraged and, in some cases, may be required by the ARC.

### **5.19 MECHANICAL EQUIPMENT**

All exterior mechanical equipment, including heating and cooling systems, must be screened with fencing complementary to the architecture of the home. Views of equipment must be screened from neighboring homesites, the golf course, common areas, and roadways. Fencing around mechanical equipment must be tall enough to screen equipment. Supplemental screening with plant material is encouraged, however screening with plant material only is not acceptable.

### **5.20 VENTS, FLASHING, AND DECORATIVE FEATURES**

All vents and flashing, whether metal or plastic, must be painted or otherwise treated to blend in with the surrounding building materials.

Unpainted or untreated metal or plastic decorative features will be reviewed on a case-by-case basis and require ARC approval prior to installation.

### **5.21 SATELLITE DISHES AND ANTENNAS**

Per FCC Over-the-Air Reception Devices Rule (47 C.F.R. Section 1.4000) it is within the Association's rights to stipulate the following:

- Satellite dishes over 1-meter (39.37") in diameter and antennas used for AM/FM radio, amateur ("ham") radio, Citizen's Band ("CB") radio or Digital Audio Radio Services ("DARS") require ARC review and approval prior to installation. The Association or ARC may require these types of satellite dishes and antennas be removed or relocated at the owner's expense if they are installed without prior approval.
- For satellite dishes and antennas that do not meet the requirements mentioned above, Owners are encouraged to place these devices in non-street side locations.

- When a suitable non-street side location is unavailable, Owners are encouraged to locate the dish or antenna in an inconspicuous location, such as in front of a wall or roof plane, rather than in a location where the dish or antenna is silhouetted by the sky.
- All dishes and antennas must be painted a color that blends in with the adjacent wall or roof.

## **5.22 SKYLIGHTS AND SOLAR COLLECTION SYSTEMS**

Skylight frames must be vinyl clad or bronze anodized unless the ARC specifically authorizes other treatments. All glass or other reflective materials on a skylight shall be treated to eliminate reflective glare. Clear bronze or gray glazing is preferred over white translucent glass. Domed skylights are not allowed. All glass must be double pane, and where glass exceeds 40 square feet in size, it must be tempered, heat strengthened, or other building-code approved safety glazing. For fire protection reasons, plastic glazing panels are not allowed within Tetherow.

Solar collection systems require unique design, review, and construction considerations, and as a consequence, Preliminary Review is required for all solar collection systems. Solar collection systems that are flat to the roof and integrated into the roof design are permitted within Tetherow subject to ARC review and approval. All glass or other reflective materials on a solar collection system shall be treated to eliminate reflective glare. All mechanical portions of the system must be contained within the structure and not attached to the exterior of the roof. Systems that consist of solar panels located on racks on the roof will be evaluated on a case-by- case basis and may be approved or denied at the discretion of the ARC.

## **5.23 TARPS AND OTHER WEATHER PROTECTIVE MATERIALS**

Tarps can be quite unsightly, and their judicious use is encouraged. Tarps and other weather protective materials must be reviewed and approved by the ARC prior to their use. All tarps and other weather protective materials must be brown or dark grey in color.

## **5.24 UTILITY METERS AND EXTERIOR CONTROLS**

All utility meters shall be installed according to the guidelines provided by the utility companies. All meter housings and junctions must be painted to match the siding color of the structure to which it is attached. Control boxes and equipment for irrigation systems and similar systems must also be painted to match the siding color of the structure to which it is attached.

## 6 LANDSCAPE DESIGN GUIDELINES

The overall goal for landscaping within Tetherow is the enhancement of the existing High Desert environment rather than making obvious alterations or additions to the landscape. Landscaping should be organized in a casual, organic manner, integrating the homesite into the natural environment. As one moves from the undisturbed areas of the homesite into the built environment, there should be a subtle transition in the landscape development. The careful development of these transitional areas is important to maintaining an attractive and natural environment on each homesite and within the Community as a whole.

At the same time, the landscape design for a lot should complement the architectural design of the home on that lot. The style, architectural character, architectural features, and materials used on the home should inform design decisions and selections for the landscape and hardscapes supporting the home, creating a harmonious solution for the site.

Extensive formal landscaping is not required on any homesite, but landscape designs featuring formalized elements and more intensive planting schemes may be deemed appropriate adjacent to the home or contained within a courtyard. When appropriate, contiguous property owners are encouraged to work together to create a landscape solution that integrates the space between their homes, creating a single, cohesive environment rather than a landscape solution that reinforces a delineation between the two homesites. At the same time, there may be situations in which the ARC requires landscaping and/or grading to a site in order to screen on-site elements from off-site view.

### 6.1 PLANTING MATERIALS

The existing landscape at Tetherow is one of the Community's most intriguing features. The existing landscape can be enhanced, provided plant materials are chosen from the Tetherow Plant List (Exhibit-D), which has been designed to comply with OSU Extension Service guide titled "Fire-Resistant Plants for Oregon Home Landscapes".

### 6.2 PLANTING DESIGN GUIDELINES

The following are general guidelines for homesite landscaping:

- All landscaping and plant materials must meet wildland fire protection standards, which are reflected in these Guidelines.
- Foundation plantings including shrubs, ornamental grasses, ground covers, and vines should be used to soften the building-to-site interface and reduce the perceived height of the exterior walls.
- New trees, shrubs, and grasses must be planted in sufficient quantities and sizes to replicate the characteristics of the native vegetation found on the site. When deemed appropriate, plant quantities and sizes may be increased to enhance designated areas on the site. Large areas of mulch or unplanted areas will not be permitted.
- Trees, shrubs, and grasses should be used to frame views, buffer or screen elements both on-site and off-site, and define outdoor spaces.
- All areas in the Natural Zone disturbed during construction must be restored to its preexisting condition or remediated in accordance with an ARC approved Final Design Review Landscape Plan. In order to achieve an undisturbed appearance, natural area restoration should include the replanting of native grasses and other native plant materials

irregularly spaced at a spacing no greater than 24” on center.

- Plant material should be organized and grouped on the homesite according to their water consumption needs.
- The use of plant materials that are resistant to deer, elk, and other wildlife is encouraged.
- Landscape Plans must comply with the Deschutes County and Tetherow noxious weed control programs.
- Proposed trees with mature heights that would overhang any roof must be planted outside the structures defensible space, as defined in the wildland fire protection standards contained Section 6.10.

### **6.3 PLANTING ZONES**

Tetherow occupies a unique location situated in a sensitive area between the City of Bend and the National Forest. This site provides an opportunity to preserve the natural beauty of the site by adopting an approach to design that embraces the natural environment and its indigenous plant materials and landscape features. This approach utilizes three planting zones, which in combination create smooth transitions between natural areas and the build environment and provides continuity and consistency for the landscapes on individual homesites and the Community as a whole.

Although Owners are not required to utilize all three zones on their landscape design, the three zones provide for a variety of landscape options from undisturbed and indigenous to manicured and ornamental. Smaller homesites may not have the space to effectively implement a landscape plan with three zones, but islands with native plants may serve as a visual bridge between the natural areas and any formally landscaped areas adjacent to the house.

The three planting zones are defined below and depicted in Exhibit-C in the Appendices:

#### **Natural Zone**

The Natural Zone, which is required on all homesites and typically borders homesite boundaries, the golf course, common areas, and roadways, should contain only native plant materials. These materials can be existing native plants or native plants installed as part of a site Remediation Plan. Every effort should be made to blend the landscape of this zone with the adjacent off-site landscape. The depth of this zone is a function of existing site conditions and proposed improvements, but this zone should cover a significant portion of the site and, if the Owner desires, the Natural Zone can cover the entire homesite. At a minimum, an area extending 10 feet from the back of the street curb and rear lot line onto the lot must be maintained as a Natural Zone. The Natural Zone may be eliminated at side lot locations where the dwelling is built directly adjacent to the setback.

Any clearing or grubbing within this zone must be limited to driveway and utility access routes, approved fire prevention efforts, and removal of noxious or invasive weeds. Irrigation systems in the Natural Zones shall be on a separate irrigation zone that can be turned off or abandoned once landscape improvements in the zone have become established.

Remediation of Natural Zones shall include container stock plantings of native plant material indigenous to the site, in a density that mimics adjacent undisturbed areas. Native bunch grasses and forbs shall be irregularly spaced at a spacing no greater than 24” on center in the Natural Zone, with groupings of native shrubs thoughtfully mixed in. Large areas of bare soil will not be approved at final inspection.

## **Transition Zone**

The Transition Zone serves as the bridge between the relatively undisturbed and indigenous and the manicured and ornamental. The Transition Zone supports a greater variety of plant materials planted at greater densities in an informal or organic layout. Informal flower and herb gardens may be integrated into Transition Zone landscape.

## **Interior Zone**

The Interior Zone is the area directly adjacent to the home featuring the most intense and formal design elements. The Interior Zone may contain the greatest diversity of plant materials including non-native varieties and lawns. It should be noted, formal landscapes are not required in this zone. Fencing for vegetable gardens must be constructed so as to comply with the regulations for fencing contained Section 4.17.

### **6.4 SITE SLOPES AND LANDSCAPED AREAS**

Proposed plant materials and site slopes must be compatible in order to ensure proper drainage and plant growth while limiting erosion. In some cases, terracing is recommended for steeper slopes to reduce the possibility of erosion and facilitate maintenance.

### **6.5 VIEW PRESERVATION**

Construction of improvements and/or growth of owner-planted vegetation on a homesite shall not materially impair the views of other homesites. The ARC shall be the sole judge of such impairment. If the ARC makes the determination vegetation needs to be removed or trimmed, the benefited party shall be responsible for any costs associated with the removal and/or trimming of such vegetation.

### **6.6 GOLF COURSE SETBACKS AND FRONTAGE**

In order to enhance golf course setbacks, a minimal amount of plugged native fescues and native fire resistive trees may be allowed in a golf course setback. If plant material is added, the area should be lightly irrigated for a year or two in order to allow the fescues and trees to become established. The ARC and Golf Course Owner must approve any landscaping proposed within any golf course setback prior to installation. Mowable grass areas and non-native bushes or other plants are not allowed in a golf course setback.

Homesites with golf course frontage will be required to blend the landscaping on the homesite with the existing landscaping on the golf course in order to avoid abrupt transitions or demarcations at the lot boundary.

### **6.7 LAKE FRONTAGE**

Suggested planting areas adjacent to lake edges should follow the guidelines and recommended plant list for the Transition Zone, which should provide a cohesive level of landscaping along all lake edges. Owners with lake frontage who desire a greater degree of privacy may increase the intensity or density of the proposed landscaping subject to ARC review and approval. Lake frontage landscaping must be compatible with the landscaping on adjacent properties and must not screen views to the lake from adjacent homesites.

## **6.8 LANDSCAPE BORDERS**

In most cases, borders demarking specific areas of landscaping are not necessary. However, in some instances the definition of areas between walkways, lawns, flowerbeds, and natural areas may be desired, particularly when attempting to retain gravel or bark. Suggested materials for use as landscape borders are wood headers, concrete curbing, and metal edging. The use of small rocks as a border will not be permitted no matter the size, shape, or color. Metal edge and other linear borders must be installed so the top edge is flush with adjacent grade.

## **6.9 WALKWAYS**

Walkways constructed of earth tone pavers, aggregate, decorative gravel, or poured concrete are allowed within Tetherow. If gravel, decomposed granite, or a similar material is used, it must be contained within the walkway area with an approved landscape border to keep it from creeping into other parts of the landscape. All proposed walkway materials and their colors must be included on all required Landscape Plans.

## **6.10 WILDLAND FIRE PROTECTION STANDARDS**

The Community is located adjacent to the National Forest and special consideration has been required for the protection of the Community from wildland fire hazards. In addition to the standards outlined below, applicants are encouraged to refer to [www.firewise.org](http://www.firewise.org) for additional information regarding construction and landscaping practices. The following wildland fire protection, design, and maintenance standards will apply to existing and proposed landscapes.

- All proposed landscape plant materials must be selected from the Tetherow Plant List contained in Exhibit-D.
- All existing and proposed landscaping must provide a defensible space around all structures that is a minimum of 30 feet wide. When structures are within 30 feet of a property line, then the entire space between the structure and property line must be maintained as a defensible space.
- On sites sloping down and away from structures the defensible space will be required to increase by 10 feet for every 5% of slope exceeding 20%. In other words, a 20 to 25% slope requires 40 feet of defensible space and a 25 to 30% slope requires 50 feet of defensible space.
- Trees should be widely spaced and carefully situated to reduce the opportunity for fire to jump from tree to tree, as further described on Exhibit-E.
- Tree branches overhanging a structure must remain free of dead plant material and must be maintained on a regular basis.
- A 15-foot minimum clearance between any exhaust vent for a chimney, stovepipe, or similar device, and overhanging tree branches must be maintained at all times.
- Areas under decks shall remain free of combustible materials including, but not limited to, firewood, stored building materials, leaves, and needles.
- In order to minimize ladder fuels, a trim zone that is at least three times as high as the height of the understory shrubs must be maintained around all conifer trees, as defined in Exhibit-F. Ladder fuels are considered to be all combustible vegetation that may allow a wildfire to spread from lower growing vegetation to higher growing vegetation such as branches, leaves, and needles.
- Seasonally dry grasses must be maintained to a height not exceeding four inches.

- During the growing season specific plants or landscaped areas may require irrigation in order to remain vibrant and healthy, particularly in dry conditions that occur throughout the summer. In those areas an underground irrigation system will be required and shall be used as needed to maintain the landscape.
- All plants should remain substantially free of dead plant material.
- Cut grass, leaves, needles, twigs, limbs, and other plant debris shall not be allowed to accumulate on-site, creating expansive fuel beds. All plant debris must be removed from the site and disposed in an off-site location in accordance with all laws and regulations.

## **6.11 IRRIGATION SYSTEMS**

An extensive knowledge of plant materials, soils, site exposures, and climatic conditions is required to design and install an effective irrigation system that both supports a healthy landscape and preserves our precious water resources. It is highly recommended a landscape professional be consulted to design the irrigation system in an effort to conserve our natural resources and ultimately save the homeowner money. The following guidelines govern irrigation systems:

- Efficient irrigation is achieved by the use of weather-based controllers, efficient sprinkler heads, micro irrigation, and proper zoning.
- Plants should be grouped according to water use, and irrigation should be zoned accordingly.
- Lawn, shrub beds, and trees should be zoned on separate valves.
- Meadow grasses and fescues can be used to substitute for manicured lawn areas further away from buildings and decks, particularly in the Natural and Transition Zones.
- Soil conditions may also affect watering needs. Central Oregon soils are generally granular and porous and do not retain moisture well and subsurface rock formations may affect the absorption rate and moisture retention capacity of the soil.

## **6.12 MAINTENANCE**

All homesites within Tetherow must be maintained on a regular basis. The following guidelines address homesite maintenance:

- Homesites must present a neat and pleasing appearance when viewed from other homesites, the golf course, common areas, and roadways.
- Care must be taken to minimize fire danger and maximize weed control on the homesite.
- Each Owner must provide mitigation in order to reduce wind-blown dust originating from a homesite.
- All disturbed areas must be restored to its preexisting condition or remediated in accordance with an ARC approved Landscape Plan.

## **6.13 MULCH**

Mulching is one of the most important ways to maintain healthy plants in the landscape. Among other benefits, mulch helps reduce the evaporation of moisture from the soil, improves soil structure as organic materials break down, reduces weed growth, and provides dust abatement. For these reasons the use of mulch is encouraged in Tetherow however, it needs to be used in a way that satisfies our Firewise community goals. Top dressings of virtually any material, from inorganic decorative gravel to shredded bark or compost, are considered mulch.

The following are guidelines for the usage of mulch in the landscape:

- Organic bark mulch may be used in the interior and transitional landscape zones, in areas where there is permanent irrigation. Inorganic mulch, such as decorative gravel, may be used in areas without irrigation within these zones.
- Organic bark mulch should be separated from combustible building materials with a swath, at least 12 inches wide, of noncombustible materials such as decorative gravel or pavers.
- Large bark chips, red mulch, and synthetic rubber mulches are not permitted.
- Mulch should not be used as a primary ground cover. Large areas of mulch with sparse planting will not be allowed.
- Regular maintenance will be required in order to maintain an acceptable appearance, which includes weeding and periodically adding bark to the bed.
- Owners must contain bark within designated beds to prevent bark from sloughing into other elements of the landscape or onto neighboring properties.
- Mulch should gradually transition to the natural landscape zone rather than creating a hard edge line.
- Mulch top dressings of any kind are prohibited in the Natural Zone.

#### **6.14 LANDSCAPE COMPLETION**

All landscaping should be completed as soon as possible and must be fully completed within six months of final building inspection by the local government jurisdiction. Landscapes must be fully completed in accordance with the approved Final Design Review Landscape Plan prior to requesting an ARC Final Inspection.

## **7 NEIGHBORHOOD SPECIFIC DESIGN GUIDELINES**

Currently Tetherow has four distinct neighborhoods for single family homes: the Glen, Heath, Crescent, and Tartan Druim Neighborhoods. In addition to the guidelines contained within this document, which cover all single family homes, these Neighborhood Specific Design Guidelines establish unique requirements for individual neighborhoods. Should the Neighborhood Specific Design Guidelines be in conflict with other Single Family Guidelines, the Neighborhood Specific Design Guidelines shall control.

### **7.1 GLEN NEIGHBORHOOD**

The following guidelines are unique to the Glen Neighborhood:

- All site, architectural, and landscape improvements in this neighborhood will be held to the same high quality standards as elsewhere in Tetherow.
- Homes must be a minimum size of 1,800 square feet for single level homes and 2,200 square feet for multi-level homes, excluding the garage and unheated storage space.
- The maximum Building Height is 35 feet, as defined in these Guidelines.
- The use of similar floor plans will be allowed, but the exterior elevations of the homes will be required to be unique.
- Exact or very similar duplications of architectural elements found on one home cannot be used on another home.
- Designs that have the appearance of being “typical” or “predictable” will not be approved.

### **7.2 HEATH NEIGHBORHOOD**

The following guidelines are unique to the Heath Neighborhood:

- All site, architectural, and landscape improvements in this neighborhood will be held to the same high-quality standards as elsewhere in Tetherow.
- Homes must be a minimum size of 2,400 square feet for single level homes and 2,800 square feet for multi-level homes, excluding the garage and unheated storage space.
- The maximum Building Height is 35 feet, as defined in these Guidelines.
- Home designs throughout this neighborhood shall be unique and designed specifically for each homesite.
- Home designs featuring minor modifications of home designs found elsewhere in the Community will be reviewed by the ARC on a case-by-case basis. Home designs that are exact duplications of home designs found elsewhere in the Community will not be allowed.
- Exact or very similar duplications of architectural elements found on one home cannot be used on another home.

### **7.3 CRESCENT NEIGHBORHOOD**

The following guidelines are unique to the Crescent Neighborhood:

- All site, architectural, and landscape improvements in this neighborhood will be held to the same high quality standards as elsewhere in Tetherow.
- Residences must be a minimum size of 2,600 square feet, excluding the garage and unheated storage space.

- A maximum of 33% of the total livable square footage (not including garages and unheated storage spaces) may be located on a second story of the house. Designs will be evaluated to ensure the core of the house dominates the total mass of the structure. To that end, second story living spaces that are concentrated over the garage or shift the focal point away from the core of the house will not be allowed.
- The maximum Building Height is 30 feet, as defined in these Guidelines, unless further restricted pursuant to the Neighborhood Declaration for Crescent Homesites.
- Home designs throughout this neighborhood shall be unique and designed specifically for each homesite.
- Home designs featuring minor modifications of home designs found elsewhere in the Community will be reviewed by the ARC on a case-by-case basis. Home designs that are exact duplications of home designs found elsewhere in the Community will not be allowed.
- Exact or very similar duplications of architectural elements found on one home cannot be used on another home.
- Each homesite shall have a 20-foot rear yard setback to any patio, deck, or similar improvement.
- Each homesite shall have a 30-foot rear yard setback to any portion of the home or associated structures, including decks, patios, terraces, walkways, driveways, turnarounds, and retaining walls with surfaces that are more than 30 inches above existing grade.

#### **7.4 TARTAN DRUIM NEIGHBORHOOD**

The following guidelines are unique to the Tartan Druim Neighborhood:

- All site, architectural, and landscape improvements in this neighborhood will be held to the same high-quality standards as elsewhere in Tetherow.
- Residences must be a minimum size of 2,400 square feet for single level homes and 2,800 square feet for multi-level homes, excluding the garage and unheated storage space.
- The maximum Building Height is 35 feet, as defined in these Guidelines.
- So long as the Tartan Druim neighborhood is being developed and the homes are being constructed by a single Developer, the Developer shall have the right to submit Design Types, including floor plans, elevations and a pallet of materials, for pre-approval by the ARC.
- A minimum of 8 unique design types will be required for this neighborhood. Design Types cannot be a simple variation of another Design Type.
- The Developer may repeat Design Types up to five times within the Tartan Druim neighborhood, which consists of 39 homesites. However, homes of the same Design Type must utilize a combination of exterior features, materials, and colors that differentiate one from the other. Exact duplications of Design Types will not be approved.
- No Design Type shall be repeated within four consecutive lots, if on the same side of the street, or closer than 370 feet from the nearest point of the two lot lines, if located across the street.
- Design Types intended for level sites cannot be placed on sloped sites without modifications being made to the design to accommodate the sloping conditions. These modifications must be submitted to the ARC for review and approval before construction can commence on a modified Design Type.

- All exterior materials, windows, doors, paint and stain colors, and fencing design may be submitted to the ARC for pre-approval. Specific combinations of the pre-approved materials must be provided with each Final Design Review submittal.
- Although Design Types may have been pre-approved by the ARC, the Developer must still submit a project for Preliminary and Final Design Review.
- An accessory structure consisting of a room or rooms accommodating such uses as a study, office, or guest quarters may be placed on a homesite provided the accessory structure is not equipped with kitchen facilities. The accessory structure and associated roof overhangs, patios, terraces, decks, service yards, dog runs, mechanical equipment enclosures, and walkways shall be included in the lot coverage calculations.
- Rockery walls, as defined elsewhere in these Guidelines, may be permitted within the lot boundaries of the lots on the north side of the road (Lots 240 thru 260). Rockery walls must be clearly located on all required Site Plans and must have ARC approval prior to construction.
- If deemed appropriate and approved by the ARC, the Tartan Druim development may utilize a neighborhood stormwater drainage system for some or all of the lots within the Tartan Druim neighborhood. Drawings and calculations prepared by licensed professionals must be submitted to the ARC for review and approval prior to construction of this stormwater drainage system. These documents must include stormwater assumptions and calculations, proposed grading, proposed structures and/or retaining, and a landscape plan. Site plans for individual lots must include the stormwater drainage management system for that lot.
- If it has been determined to be integral to the overall design, fencing may extend beyond the front of a home to create a courtyard. This approach to fencing will be reviewed on a case-by-case basis.
- Street facing garages are permitted, provided the home on either side does not have a street facing garage. Homes with street facing garages shall not dominate the housing mix at Tartan Druim.

## 8 DESIGN REVIEW PROCESS

The design review process has been developed to ensure that all construction, alterations, and renovations involving the site, buildings, associated structures and features, hardscapes, and landscape conform to the principles guiding development within Tetherow, as outlined in the Guidelines. The ARC endeavors to encourage creative input and diversity of ideas from Owners and their consultants in the design and construction of homes, while precluding inappropriate design and development. Successful implementation of these objectives will result in the manifestation of the vision created for Tetherow.

The ARC evaluates all development proposals on the basis of these Guidelines. Some of the Guidelines are written as broad standards, and the interpretation of these standards is left up to the discretion of the ARC. Owners should note the ARC has absolute discretion when evaluating the appropriateness of a proposed design for an individual homesite and whether or not the design conforms to the Guidelines. It should be understood, designs and improvements deemed appropriate for one homesite may not be deemed appropriate for another homesite, and the ARC will make that determination at their discretion.

The design review process has been structured to eliminate excessive delays, but the ARC suggests Owners begin the review process early to allow ample time to obtain required permits. What follows are the procedures, submittal requirements, and fees associated with design review.

### 8.1 PREPARATION

- Owners and their agents, architects, designers, contractors, and subcontractors should verify they have a current copy of the Tetherow Single Family Design Guidelines. All copies have a version number and are dated. The current Tetherow Single Family Design Guidelines can be requested from the ARC via email at [ARC@tetherowowners.com](mailto:ARC@tetherowowners.com).
- It is the responsibility of the Owner and the Owner's agents, architects, designers, contractors, subcontractors, and suppliers to read, understand, and follow all guidelines, stipulations, and requirements contained within the Declaration and the Tetherow Single Family Design Guidelines.
- It is imperative the Owner and the Owner's agents, architects, designers, contractors, or subcontractors do not undertake any modifications to a homesite or begin any construction without an approved ARC Final Design Review and the payment of all fees and deposits. This includes, but is not limited to, site clearing, grubbing, grading, excavation, tree removal, placement of temporary structures on the site, placement of construction equipment and materials on the site, or the construction of any permanent improvements.
- The Owner and the Owner's agents, architects, designers, contractors, and subcontractors must understand all construction is subject to all applicable codes and ordinances as adopted by the State of Oregon, Deschutes County, the City of Bend, and all other pertinent agencies. The most stringent regulations shall apply in the event of a conflict.

## 8.2 DESIGN REVIEW SUMMARY

The Preliminary Design Review and Final Design Review follow similar processes and require the same amount of time to complete the review. The following outline summarizes the 3 steps involved in completing these submittals and the location of relevant information concerning the submittal requirements, Fees, and Compliance Deposits associated with each Design Review. Additional information regarding these submittals can be found in Chapter 9, as well as information regarding Additions and Alterations Design Review and Landscape Alterations Design Review.

### Step 1: Pre-Design Meeting

- This is a required meeting between representatives of the ARC and the Owner and their designer or architect. The purpose of the pre-design meeting is for the ARC to have the opportunity to discuss site specific issues with the Owner, present an overview of the design review process, and to answer any questions the Owner or their designer may have prior to the start of designing the home.
- The meeting is to be held prior to beginning design work on the project. Any design concepts presented or discussed should be purely conceptual. The ARC will not review any designs for compliance with the design guidelines or offer any tentative approvals at the pre-design meeting.
- Information concerning the Pre-Design Meeting can be found in Section 8.5.
- A Pre-Design Meeting can be requested from the ARC by calling 541.647.6284 or via email at [ARC@tetherowowners.com](mailto:ARC@tetherowowners.com).
- A Pre-Design Meeting application is contained in Appendix-SF-A.

### Step 2: Preliminary Design Review

- Information concerning the Preliminary Design Review can be found in Section 8.6.
- The application for the Preliminary Design Review is located in Appendix-SF-B.
- The submittal requirements are located in Appendix-SF-B.
- A Preliminary Design Review can be requested from the ARC by calling 541.647.6284 or via email at [ARC@tetherowowners.com](mailto:ARC@tetherowowners.com).
- Once the Owner has received an approval from the ARC for the Preliminary Design Review, design work can begin on the Final Design Review submittal package.

### Step 3: Final Design Review

- Information concerning the Final Design Review can be found in Section 8.7.
- The application for the Final Design Review is located in Appendix-SF-C.
- Submittal requirements for the Final Design Review are located in Appendix-SF-C.
- A Final Design Review can be requested from the ARC by calling 541.647.6284 or via email at [ARC@tetherowowners.com](mailto:ARC@tetherowowners.com).

### **8.3 DESIGN REVIEW APPLICATIONS AND SUBMITTAL REQUIREMENTS**

Design review at Tetherow is an iterative process requiring several meetings and submittals. The required meetings and submittals are listed below, and a reference is given to specific application and submittal requirements that can be found in the Appendices.

- Pre-Design Meeting Appendix-SF-A.
- Preliminary Design Review Appendix-SF-B.
- Final Design Review Appendix-SF-C.
- Additions and Alterations Design Review Appendix-SF-D.
- Landscape Alterations Design Review Appendix-SF-E.

Emailed submittals, hard copy submittals and fees must be received by 11:00 am on Monday, one week prior to the ARC meeting. If any of the required items are not received prior to the deadline, the review will be postponed until the first scheduled meeting following receipt of all submittal requirements.

### **8.4 ARC MEETINGS**

Only ARC members, the ARC Administrator, ARC staff, and any independent consulting professionals may be present when applications are discussed by the committee, with the exception of an applicant and/or applicant's agent or designer who choose to present their designs to the committee. During these meetings all relevant submittal materials will be reviewed and evaluated, along with comments and recommendations provided by the ARC Administrator, Golf Course Owner and, as necessary, independent professional consultants.

As outlined below, the Owner and their architect/designer are required to attend the Pre-Design Meeting. The Owner and/or their agent may attend the Preliminary Design Review. The Owner and/or their agent may not attend the Final Design Review.

### **8.5 PRE-DESIGN MEETING**

A Pre-Design meeting between the Owner and/or the Owner's agent and select members of the ARC and ARC Administration will be required before commencing with any design review submittals. The Owner's architect or designer must also attend this meeting and may serve as the Owner's agent. The purpose of this meeting is to provide the Owner and/or the Owner's agent, and architect or designer with the necessary introductory information to initiate the design process. It will also allow discussion of the Owner's objectives and goals in the context of the Tetherow design principles. Specific issues, such as lot configuration, setbacks, easements, utilities, and overall design concepts, can be discussed in the context of the specific property involved. In addition, a site visit may be included in the meeting in order to address specific site related issues such as views, topography, and the protection of significant trees and site features. If applicable, Heritage Trees will be identified at this time and protection requirements will be discussed.

A Pre-Design Meeting can be requested from the ARC by calling 541.647.6284 or via email at [ARC@tetherowowners.com](mailto:ARC@tetherowowners.com). A Pre-Design Meeting application is contained in Appendix-SF- A.

## **8.6 PRELIMINARY DESIGN REVIEW**

The Preliminary Design Review allows the Owner and/or the Owner's agent or designers the opportunity to communicate their design intent for all structural improvements and their approach to developing the site and landscape. During the Preliminary Design Review, the ARC will assess compliance with the Guidelines and appropriateness of the proposed design approaches and solutions. At the same time, the ARC will give guidance for the resolution of any issues and identify areas of concern that must be addressed in the Final Design Review. This Preliminary Design Review occurs early in the design process, allowing required modifications to be made without an excessive waste of time or money. Preliminary Design Review is required for all new construction, including structures, site improvements, and landscaping, on a homesite.

Although they are not required to, Owners and/or the Owner's agent or designers may attend the Preliminary Design Review in order to personally present their design intent and discuss relevant issues with the ARC. If an applicant wishes to take advantage of this opportunity, they should indicate this on the application for Preliminary Design Review, and they will be contacted by the ARC Administrator to schedule a meeting time.

A Preliminary Design Review can be requested from the ARC by calling 541.647.6284 or via email at [ARC@tetherowowners.com](mailto:ARC@tetherowowners.com). The application for Preliminary Design Review and Submittal Requirements are contained in Appendix-SF-B.

## **8.7 FINAL DESIGN REVIEW**

With this submittal the ARC will review the final designs for all proposed structures, site improvements, and landscaping. The required drawings and documents must describe, in detail, the design intent for each improvement. Final Design Review is required for all new construction, including structures, site improvements, and landscaping, on a homesite.

A Final Design Review can be requested from the ARC by calling 541.647.6284 or via email at [ARC@tetherowowners.com](mailto:ARC@tetherowowners.com). The application for Final Design Review and Submittal Requirements are contained in Appendix-SF-C.

## **8.8 ADDITIONS AND ALTERATIONS DESIGN REVIEW**

Additions and Alterations Design Review is required for all proposed alterations or additions to a single-family home, accessory structures, and/or site improvements such as decks, patios, terraces, service yards, dog runs, walkways, driveways, turnarounds, rockery walls, and retaining walls. The ARC will review the proposed additions or alterations for compliance with the Guidelines and appropriateness of the proposed design approaches and solutions. The required drawings and documents must describe, in detail, the design intent for the additions and/or alterations.

Although they are not required to, Owners, and/or their agents or designers may attend the Additions and Alterations Design Review in order to personally present their design intent and discuss relevant issues with the ARC. If an applicant wishes to take advantage of this opportunity, they should indicate this on the application for Additions and Alterations Design Review and they will be contacted by the ARC Administrator to schedule a meeting time.

An Additions and Alterations Design Review can be requested from the ARC by calling 541.647.6284 or via email at [ARC@tetherowowners.com](mailto:ARC@tetherowowners.com). The application for an Additions and Alterations Design Review and Submittal Requirements are contained in Appendix-SF-D.

## **8.9 LANDSCAPE ALTERATIONS DESIGN REVIEW**

Landscape Alterations Design Review is required for all proposed alterations to the landscape on a single-family lot. The ARC will review the proposed landscape alterations for compliance with the Guidelines and appropriateness of the proposed design approaches and solutions. The required drawings and documents must describe, in detail, the design intent for the alterations.

Although they are not required to, Owners, and/or their agents or designers may attend the Landscape Alterations Design Review in order to personally present their design intent and discuss relevant issues with the ARC. If an applicant wishes to take advantage of this opportunity, they should indicate this on the application for Landscape Alterations Design Review and they will be contacted by the ARC Administrator to schedule a meeting time.

A Landscape Alterations Design Review can be requested from the ARC by calling 541.647.6284 or via email at [ARC@tetherowowners.com](mailto:ARC@tetherowowners.com). The application for a Landscape Alterations Design Review and Submittal Requirements are contained in Appendix-SF-E.

## **8.10 ARC REVIEW DECISIONS**

Following all required meetings and ARC reviews, a letter will be prepared giving notice of any decisions and related comments, requirements, concerns, or conditions of approval. A copy of this letter will be provided to the Owner and/or the Owner's agent.

Before commencing with any clearing, grubbing, grading, excavation, construction, or related activity on the homesite, the Owner must have an approval from the ARC for the Final Design Review. If there are specific areas of concern or a requirement for more information, the Owner and/or the Owner's agent may be required to meet with a representative of the ARC to discuss these issues and/or deliver required revised drawings and supplemental information to the ARC prior to the ARC issuing a Final Approval allowing construction to begin.

If construction approval has been granted and construction has not begun within one year of receiving Final Approval, the application and approval expire and 100% of the Application Fees and deposits are forfeited. In order to proceed with development on the homesite once an approval has expired, the Owner will need to go through the entire review process again, including submitting all required applications, review materials, Application Fees, and Compliance Deposits.

## **8.11 PROJECT COMPLETION**

The construction of any building on any Unit, including painting and all exterior finish, shall be completed within eighteen (18) months from the beginning of construction so as to present a finished appearance when viewed from any angle and the Unit shall not be occupied until so completed. If construction has not commenced within twelve (12) months after the project has been approved by the Architectural Review Committee, the approval shall be deemed revoked unless the Owner has applied for and received an extension of time from the Architectural Review Committee. In the event of undue hardship due to weather conditions or other causes beyond the reasonable control of the Owner, this time period may be extended for a reasonable length of time upon written approval from

the Architectural Review Committee. The building area shall be kept reasonably clean and in workmanlike order, free of litter, during the construction period. All unimproved Units shall be kept in a neat and orderly condition, free of brush, vines, weeds and other debris, and grass thereon shall be cut or mowed at sufficient intervals to prevent creation of a nuisance or fire hazard and to be in compliance with forest fuels management and fire prevention practices required by the applicable Governmental Authority.

Once a Final Design Review has been completed and approved by the ARC, the Owner has 18 months to complete the construction of all structures, site improvements, and landscaping. During this timeframe, construction shall not be idle for more than 30 consecutive days. If a project is idle for more than 30 days or is not completed in 18 months, the application and approval will be revoked and 100% of the Application Fees will be forfeited. In order to proceed with development on the homesite once an approval has been revoked, the Owner will need to go through the entire review process again, including submitting all required applications, review materials, Application Fees, and replenished Compliance Deposit.

Within 30 days of receiving the Certificate of Occupancy and completing all of the ARC approved building construction, site improvements, and landscaping, the developer or owner is required to contact the ARC to schedule the final ARC inspection. Failure to do so will result in fines being levied per the Tetherow fine and resolution policy.

#### **8.12 REVIEW DEFERRALS**

The only submittal items that are allowed to be deferred are paint colors and lighting. Paint colors and lighting must be submitted to the ARC for review and approval within 90 days of receiving Final Design Review approval. It is prudent to plan color schemes well in advance of scheduling painters and, in all cases, the paint colors must be submitted for review at least 30 days prior to the scheduled start of the work.

#### **8.13 APPEALS**

Appeals to the ARC will be allowed only as provided in the Declaration.

#### **8.14 FINAL INSPECTION AND COMPLIANCE DEPOSIT REFUND**

It is the responsibility of the Owner to contact the ARC to schedule the Final Inspection once all building construction, site improvements, and landscaping have been completed. A Final Inspection can be requested from the ARC by calling 541.647.6284 or via email at [ARC@tetherowowners.com](mailto:ARC@tetherowowners.com). During the building season there is a greater demand for Final Inspections, and sometimes inspections are not feasible due to weather conditions. As a consequence, a request for an inspection may require extra time to be fulfilled.

Up to 100% of the Compliance Deposit will be refunded upon a satisfactory Final Inspection of the exterior of the building, site improvements, and the landscaping by a representative of the ARC. Refunds will be mailed to the applicant within 30 days of mailing the ARC Final Inspection decision minus any outstanding fines or liens against the lot.

Within 30 days of receiving the Certificate of Occupancy and completing all of the ARC approved building construction, site improvements, and landscaping, the developer or owner is required to contact the ARC to schedule the final ARC inspection. Failure to do so may result in fines being levied

per the Tetherow fine and resolution policy. If Final Inspection is not successfully approved, reinspection is required within 60 days of initial inspection.

Site completion and Compliance Deposit refund must be completed within 24 months of date of final approval letter, if not, compliance deposit will be revoked and required to be replenished until final inspection has been approved. The compliance deposit will then be refunded to the applicant.

## 9 DESIGN REVIEW APPLICATION FEES AND DEPOSITS

In order to defray the expense of reviewing plans, monitoring construction, and administering the process and to compensate consulting architects, landscape architects, and other professionals, these Guidelines establish fees for each type of review submittal, payable upon submittal of the Pre-Design Meeting Application. In addition, a Compliance Deposit will be required as specified below. The amount required for Application Fees and the Compliance Deposit may be amended as needed, but the fees and deposit in effect at the time of submittal will be the fees charged and deposited required in all cases.

The current Application Fee and Compliance Deposit schedule is as follows:

### 9.1 DESIGN REVIEW APPLICATION FEES

#### **Glen, Heath, and Crescent Neighborhoods**

- A fee of \$5,000 applies to the Pre-Design Meeting, Preliminary Design Review, the Final Design Review, and the Final Inspection. The Application Fee is non-refundable.

#### **Tartan Druim Neighborhood**

- A fee of \$2,000 applies to pre-approval of a Design Type. This fee applies to the Pre-Design Meeting and the Preliminary Design Review. The Application fee is non-refundable.
- A fee of \$1,000 applies to the Final Design Review and Final Inspection for a homesite using a Pre-approved Design Type. The Application Fee is non-refundable.
- A fee of \$2,500 applies to a homesite using a Unique Design Type that will not be repeated. This fee applies to the Pre-Design Meeting, the Preliminary Design Review, Final Design Review, and the Final Inspection. The Application Fee is non-refundable.

### 9.2 COMPLIANCE DEPOSIT

#### **Glen, Heath, and Crescent Neighborhoods**

- Homesites within the Glen, Heath, and Crescent neighborhoods require a refundable Compliance Deposit at the time of the Final Design Review submittal. The Compliance Deposit will be assessed at \$2.00 per square foot of total heated living spaces contained within the structure or structures. The maximum required ARC Compliance Deposit is \$12,500, and the minimum required Deposit is \$2,000. When the project has met all ARC conditions and is deemed complete by the ARC the Compliance Deposit will be refunded to the applicant.

#### **Tartan Druim Neighborhood**

- For the Tartan Druim Homesites the Compliance Deposit for the neighborhood as a whole shall be \$12,500. Requests for Final Inspections for individual homes and homesites must be requested within 30 days of issuance of the Certificate of Occupancy for a home. Should the completion of an individual home or homesite result in the forfeiture of all or a portion of the Compliance Deposit, then the Compliance Deposit must be fully replenished by the Developer prior to continuing with construction within the neighborhood. When the project has met all ARC conditions and is deemed complete by the ARC the Compliance Deposit will be refunded to the applicant.

### 9.3 ADDITIONS AND ALTERATIONS

Design review applications for additions or alterations to existing improvements require a \$1,000 Application Fee plus a refundable Compliance Deposit assessed at \$2.00 per square foot of total space of the additions and/or alterations. The minimum Additions and Alterations Compliance Deposit is \$250.

### 9.4 LANDSCAPE ALTERATIONS

**Any alterations to landscape require review and approval by the ARC.** Upon review the ARC will determine if there is a review fee and compliance deposit required.

Alterations to landscape areas greater than 100 square feet in size require a \$500 design review fee plus a refundable Compliance Deposit assessed at \$2.00 per square foot, with a minimum Compliance Deposit of \$250.

Alterations to landscape areas less than 100 square feet in size do not require the payment of a design review fee, but the **proposed alterations must be reviewed and approved by the ARC.** Notify the ARC to confirm plant material is compliant with the design guidelines and Firewise plant list. If in doubt, please contact the ARC administrator for clarification.

### 9.5 RESUBMITTALS

When more than two complete resubmittals are required by the ARC or when an applicant, for reasons of their own choosing, makes a complete resubmittal, the Resubmittal Fee is \$500. The Resubmittal Fee is non-refundable.

### 9.6 VIOLATIONS

Violations of these Guidelines discovered during an inspection will be documented by letter or memorandum. The ARC or its authorized representatives shall provide written notice of noncompliance to the Owner and/or the Owner's agent, which will include a reasonable timeframe to correct all violations. In the event that an Owner or the Owner's agent fails to correct the violations within the established timeframe, the ARC or its authorized representatives may proceed with enforcement as provided for in the Declaration.

## 10 CONSTRUCTION RULES

Owners are responsible for ensuring all contractors, subcontractors, suppliers, and other personnel are aware of and comply with these Homesite Construction Rules. No clearing, grubbing, grading, excavation, plant or tree removal, or construction related activities are allowed until an approval has been granted by the ARC for the Final Design Review, all required Compliance Deposits have been paid in full and all building, and related use permits have been obtained from Deschutes County, and lot line ropes and construction fencing are in place.

### 10.1 CONSTRUCTION HOURS

Construction hours are strictly enforced, subject to fine, and limited to the following:

- Monday thru Friday 7:00AM to 7:00PM
- Saturday 9:00AM to 5:00PM
- Sunday All construction activity is prohibited

Construction activity may not occur on Memorial Day, the 4th of July, Labor Day, Thanksgiving, Christmas, or New Year's Day.

To request an exception to the construction hours, contact the ARC a minimum of 72 hours prior to the date of the proposed exception. All construction hour exceptions must receive ARC written approval before they can be instituted.

### 10.2 CONSTRUCTION AREA PLAN

The area within a homesite impacted by construction activity, defined as the Construction Area, shall be limited to the immediate area around required excavation and related site improvements, with reasonable allowances made for the practicality of construction, safety requirements, and material storage. The boundary of the Construction Area must be within 50 feet of proposed structures, with exceptions for a driveway and utility improvements. Every effort must be made to limit impacts within lot setbacks and other areas of the site that are to be retained as natural areas.

The Construction Area must be shown on the Construction Area Plan submitted with the Preliminary Design Review submittal and the Final Design Review submittal. The ARC may, at its own discretion, require a reduction in size of the Construction Area in order to lessen impacts to existing vegetation, trees, and site features. The Construction Area Plan shall include the following:

- One vehicular access route, which must coincide with the approved driveway location.
- Fencing defining the boundary of the Construction Area.
- Tree Protection Zone fencing.
- The location and size of the construction material storage areas.
- Parking areas with the maximum number of spaces provided within each area.
- The locations of the chemical toilet, temporary construction trailer/structure, dumpster and debris storage, temporary power, and firefighting equipment.
- Fueling and staging areas.
- Concrete wash pit area.
- Areas of utility trenching.

- Limits of excavation.
- The location and size of stockpiles containing excavated materials, topsoil, and duff.
- Site drainage patterns.
- Erosion control measures for the site.

Prior to commencing any clearing, grubbing, grading, excavation, or other construction related activities on a homesite, a Construction Area fence shall be established on the homesite. The Construction Area fencing shall meet the following guidelines:

- The fence must be 4 feet in height and placed in the location depicted on the approved Construction Area Plan of the Final Design Review.
- The fence must be a continuous barrier of woven material, 1 ½ inches x 1 ½ inches, with posts spaced to prevent sagging or encroachment on the protected zone.
- With the exception of the driveway entry, no gates or means of access will be allowed in the fence.
- No construction trailers, parking, material or equipment storage, dumpsters, portable toilet, or construction traffic will be permitted outside the Construction Area.
- Temporary material storage outside the Construction Area may be considered on a case-by-case basis, but the temporary storage site must be reviewed and approved by the ARC in writing prior to placement of the materials on the site. Strict limitations will be placed on the duration of use of the temporary storage site, and a site Remediation Plan must accompany the request for a temporary storage site.
- The Construction Area fencing shall be maintained in a neat, professional appearance and shall remain in place until all structures and related site improvements have been completed.

### **10.3 TREE PROTECTION**

Before any clearing, grubbing, grading, excavation, or other construction related activities commence on a homesite, Tree Protection Zone fencing shall be installed around all significant trees that are to remain on the site, as established by the Site Plan from the approved ARC Final Design Review. The Tree Protection Zone fencing shall consist of a fence, 4 feet in height, installed at the drip line, which is defined as the outer edge of the leaf canopy formed by a single tree or group of trees. The fence must be a continuous barrier of woven material, 1 ½ inches x 1 ½ inches, with posts spaced to prevent sagging or encroachment on the Tree Protection Zone. No gates or means of access will be allowed in the fence. The Tree Protection Zone fencing shall remain in place until all site improvements and building construction has been completed. See Exhibit 'G' for a Tree Protection Zone fence detail.

Any activities that would cause compaction or contamination of soil within the Tree Protection Zone must be avoided. No parking, material or equipment storage, or construction traffic will be permitted within the Tree Protection Zone. To avoid damage to the tree root systems from accidental spills, all liquids and powders must be stored at least 40 feet from any tree that is to remain on the site.

Trees marked for removal within view corridors must remain on the site until a comprehensive analysis can be undertaken to evaluate of the impacts and opportunities associated with the tree removal. To that end, the ARC will conduct an on-site visit once the home has been framed to assess the tree removal request and determine which trees, if any, can be removed. Unauthorized tree removal will result in the immediate forfeiture of the Compliance Deposit and suspension of all construction

activity on the property. At such time as a Remediation Plan has been reviewed and approved by the ARC and a new Compliance Deposit has been received, construction activity will be allowed to resume. In addition to the loss of the Compliance Deposit, fines may be assessed for this unauthorized tree removal and tree replacements may be required as part of the Remediation Plan.

#### **10.4 EXCAVATION AND GRADING**

Prior to commencing any clearing, grubbing, grading, excavation, or other construction related activities on a single-family lot, Construction Area fencing and Tree Protection Zone fencing shall be established on the site, as defined on the Site Plan from the approved ARC Final Design Review.

During construction, erosion is to be minimized on exposed cut and/or fill slopes through proper soil stabilization, drainage management, and revegetation. The following procedures and practices are to be employed to reduce any impacts associated with erosion and sedimentation:

- Silt fencing is to be placed around the down-slope perimeter of graded areas taking care to provide adequate space for construction activities. In some areas multiple silt fences may be required.
- Soil may not be placed against the fence, and silt is to be cleared out regularly.
- Grading on the outer slopes of the site is to be completed first and stabilized immediately.
- Modification and/or repairs of storm control measures are to be performed as soon as a need has been identified.
- Erosion control measures should be inspected regularly, paying particular attentions to storm cycles that may require pre- and post-storm inspections.
- Emergency erosion control materials, including rice straw bales and silt fencing, are to be stockpiled on-site. These materials are to be covered with medium to dark earth tone plastic or tarps.
- Disturbed areas are to be watered or otherwise treated, as required, to prevent blowing dust.
- Surplus excavation spoils, not otherwise used on the site in accordance with the Site Plan approved by the ARC, shall be removed from the site as soon as practicable.
- Topsoil is to be properly stockpiled within the Construction Area and covered to minimize blowing dust. This topsoil is to be used for required site remediation.
- Slope roughening or terracing may be utilized to stabilize revegetation on exposed cut bedrock slopes.

#### **10.5 CONSTRUCTION ACCESS**

Access into Tetherow and onto a homesite must comply with the following guidelines:

- Contractors, subcontractors, and suppliers may only access Tetherow during approved construction hours Monday - Friday 7:00am to 7:00pm, Saturdays 9:00am to 5:00pm, with no Tetherow access or construction allowed Sundays or Holidays. This is strictly enforced with fine levied to lot owner.
- All construction vehicles are to be identified with the name and contact information of the respective contractor, subcontractor, or supplier.
- Only one construction access route will be permitted into the Construction Area of a homesite, unless otherwise approved by the ARC.

- Entering or otherwise trespassing onto any private property, the golf course, golf course property, or any common areas within Tetherow is not permitted for any reason. To enter a property, other than the homesite under construction, written permission must be granted by the Tetherow HOA and the property owner affected by the entry.
- Material and equipment deliveries are to be consolidated to the greatest extent practicable on building area and not stored on streets. No vehicles, trailers, equipment or supplies may be stored on any street overnight.

## 10.6 SECURITY GATE CODE

Contractors are provided a security gate code for access to a particular construction site. This code is designated for use by the contractor and their subcontractors and suppliers during construction, and any unauthorized use of this code or any other code is not permitted and subject to fines.

## 10.7 VEHICLES USE AND PARKING AREAS

Each Contractor is responsible for ensuring subcontractors and suppliers obey the following requirements:

- Adherence to the 25 MPH speed limits is to be a condition of the contract between the Contractors and their subcontractors and suppliers. The Association may deny repeat offenders future access to Tetherow.
- Construction crews are not to park on or otherwise access any off-site property including other lots, the golf course and golf course properties, and common areas.
- When parking on-site, all vehicles, machinery, and equipment must be parked within the Construction Area at all times and not to invade Native Area fencing shown on the construction area plan.
- When parking on the street, care must be taken to park so as to not inhibit or block traffic, park on asphalt only, and **all construction parking must occur on one side of the street.**
- On-street overnight parking of all construction vehicles, trailers, or equipment is prohibited in Tetherow.
- Driving or parking within the drip line of trees is not permitted.

## 10.8 STORAGE OF MATERIALS, EQUIPMENT, AND MACHINERY

The following guidelines regarding material and equipment storage are to be adhered to:

- All construction materials, equipment, and machinery are to be stored within the Construction Area.
- Tractors, hoists, lifts, and other similar construction equipment and machinery may be parked overnight on the site but only during times when construction activities require their use. Overnight street parking of construction vehicles or equipment is prohibited.
- All flammable products are to be used and stored in a safe manner, as required by the Fire Authority with jurisdiction over Tetherow.
- Equipment cleaning, maintenance, and painting may not occur outside the Construction Area or near any Tree Protection Zone.

## **10.9 CONSTRUCTION TRAILERS AND TEMPORARY STRUCTURES**

The following guidelines must be met with regard to construction trailers and temporary structures:

- The use and siting of any construction trailer or temporary structure must be in compliance with the ARC approved Construction Area Plan.
- The trailer or temporary structure should be sited to minimize impacts on-site and to adjacent properties. No overnight street parking of trailers or equipment is allowed and will be subject to fines or towing.
- All such facilities must be removed from the property upon issuance of a certificate of occupancy or Final Inspection, whichever comes first.
- Construction trailers and temporary structures are to be painted neutral earth tone colors.
- Temporary living quarters for the Owner, contractor, or their employees are not permitted on the homesite.

## **10.10 CONSTRUCTION SIGNS**

Construction signs at Tetherow shall conform to the specifications and requirements established by these Guidelines. Only one construction sign is allowed per lot, and the panel is to be installed parallel to the addressed street at least 10 feet inside all property lines. No other signs of any kind are allowed on the site during construction. Construction signs may be installed upon payment of the Compliance Deposit and must be removed at the issuance of an occupancy permit or prior to the Final Inspection, whichever is first. Additional specifications and requirements for construction signs can be found in Exhibit-B4 in the Appendices.

Note: Only architects licensed in the State of Oregon are allowed to use the title “Architect” on the construction sign.

## **10.11 SANITARY FACILITIES**

Sanitary facilities are to be provided for construction personnel on-site, in a location defined on the ARC approved Construction Area Plan. The facility is to be maintained regularly and if possible screened from view from adjacent properties and roads. The facility may not be located within any protected area or setback.

## **10.12 FIRE AND SAFETY PRECAUTIONS**

The following fire and safety precautions are to be followed at all construction sites:

- No site fires of any kind are allowed on any building site or anywhere in Tetherow.
- All fires are to be reported even if it is assumed the fire has been contained, extinguished, or reported.
- One or more persons are to be appointed as the individual(s) responsible for reporting emergencies and/or phoning 911.
- Emergency vehicle access to the homesite is to be maintained at all times.
- Access to fire hydrants, emergency water tanks, and emergency turnouts are not to be blocked at any time.
- Smoking materials are to be discarded in approved containers.
- A shovel and fire extinguisher rated at least 4A, 20BC, are to be mounted in plain view.
- All equipment, including small tools, is to utilize a working spark arrestor.

### **10.13 DEBRIS AND WASTE REMOVAL**

The following debris and waste removal procedures are to be followed at all construction sites:

- To the greatest extent practicable, the Contractor is to develop and maintain a waste management program that separates all construction waste on-site for recycling or reuse, diverting this waste from disposal in a landfill. The donation of salvaged materials to charitable organizations should also be considered. Contractors are to check with local waste disposal agencies to determine which recycling services are available for construction waste materials.
- Covered trash and recyclable containers are required and shall remain on the site at all times during construction.
- Contractors are to clean up all trash and debris on the construction site at the end of each day. Trash is to be securely covered to prevent windblown trash and wildlife access.
- Lightweight material, packaging, and other items are to be covered or weighted down to prevent wind from blowing such materials off the construction site.
- Trash, debris, and recyclable materials are to be removed from each construction site at least once a week and transported to an authorized disposal site.
- A temporary concrete wash pit is to be situated in an approved location and remediation measures must be performed by the Contractor upon completion of construction.
- Paints, solvents, and other hazardous materials are not to be disposed of on-site.
- Contractors are not to dump, bury, or burn trash anywhere on the homesite or on any other property within Tetherow.
- During the construction period each construction site is to be kept neat and tidy to prevent it from becoming a public eyesore or affecting adjacent properties.
- Any transfer of dirt from construction site to the road is the responsibility of developer or owner. All dirt transfer to the road must be cleaned by the end of every work week.
- Any cleanup costs incurred by the ARC, the Declarant, or the Association in enforcing these requirements will be billed to the Owner.

### **10.14 AIR QUALITY CONTROL**

The following air quality control measures are to be utilized on the construction site:

- Construction machinery and equipment exhaust emissions cannot exceed local code requirements for air pollution limitations.
- Open burning of any material, trees, or vegetation is not permitted at any time.

### **10.15 DAMAGE REPAIR AND RESTORATION**

- Damage of any kind to off-site property caused by contractors, subcontractors, or suppliers will not be permitted. The following requirements address remediation, repair costs, and fines:
- The offending contractor, subcontractor, or supplier shall pay any fines imposed by Deschutes County or other governmental agencies as a result of any violation related to the incident.
- If a contractor, subcontractor, or supplier ventures beyond the boundaries of the Construction Area, the disturbed area must be revegetated immediately according to an ARC

approved Remediation Plan, and the vegetation must be maintained until the ARC has determined the vegetation is fully established.

- Damage to off-site property including, but not limited to, grades, structures, fencing, paths, driveways, culverts, ditches, drains, fences, trees, landscaping, lighting, signage, and roadways, shall be repaired immediately and at the expense of the Owner whose contractor, subcontractor, or supplier caused the damage.
- Any property repair costs incurred by the ARC, Declarant, or the Association related to damage caused by a contractor, subcontractor, or supplier will be billed to the Owner whose contractor, subcontractor, or supplier caused the damage.

#### **10.16 ATTIRE AND LANGUAGE**

All construction workers must present themselves as professionals. Loud, foul language and ripped and tattered clothing will not be tolerated. Shirts must be worn at all times by all contractors, subcontractors, and suppliers while on a homesite.

#### **10.17 ALCOHOL AND CONTROLLED SUBSTANCES**

The furnishing or consumption of alcohol or the use of any controlled substance on any construction site or common area within Tetherow is prohibited. Any construction site found with discarded alcoholic containers may be fined by the HOA.

#### **10.18 PETS**

Construction personnel are prohibited from bringing all animals or pets of any kind into Tetherow. This includes all animals or pets on the construction site or in any vehicles.

#### **10.19 NOISE CONTROL**

Radios, stereos, or similar devices are not allowed to be played outside on the construction site. Earphones are permissible if allowed by OSHA. Interior music volume must be controlled to prevent sound from being heard beyond the perimeter of the interior of the structure.

#### **10.20 SECURITY**

Any request for security fencing will be reviewed by the ARC on a case-by-case basis. Security lights, audible alarms, and guard animals are not allowed.

#### **10.21 ENFORCEMENT AND FINES**

All fines will be levied against the lot owner. In accordance with Article 12 of the Tetherow CC&R's titled Enforcement, the Tetherow Owners Association Board of Directors has adopted a Resolution for Enforcement of Governing Documents, Exhibit 1 Compliance Process and Schedule and a Board Resolution adopting the polices. Please review these documents as they relate to design and construction at Tetherow. If you have questions about Enforcement and Fines, contact the Association Manager or email [toa@tetherowowners.com](mailto:toa@tetherowowners.com).

# 11 APPENDICES

## 11.1 APPLICATIONS AND SUBMITTAL REQUIREMENTS

- Appendix-SF-A Single Family: Pre-Design Meeting Application
- Appendix-SF-B Single Family: Preliminary Design Review Application and Submittal Requirements
- Appendix-SF-C Single Family: Final Design Review Application and Submittal Requirements
- Appendix-SF-D Single Family: Additions and Alterations Design Review Application and Submittal Requirements
- Appendix-SF-E Single Family: Landscape Alterations Design Review Application and Submittal Requirements

## 11.2 SCHEDULE OF EXHIBITS

- Exhibit-A Buildable Area Diagram
- Exhibit-A1 Sloped Siding and Trim
- Exhibit-B1 Address Sign
- Exhibit-B2 Lot Resale Sign
- Exhibit-B3 House Sale Sign
- Exhibit-B4 Single Family Construction Sign
- Exhibit-B5 Open House Sign
- Exhibit-C Planting Zones
- Exhibit-D Tetherow Plant List
- Exhibit-E Tree and Shrub Spacing Diagram
- Exhibit-F Ladder Fuel Trim Zone
- Exhibit-G Tree Protection Fencing
- Exhibit-H Construction Area Fencing

**Appendix-SF-A**

**SINGLE FAMILY: PRE-DESIGN MEETING APPLICATION**

Lot #: \_\_\_\_\_

Project Address: \_\_\_\_\_

Owner: \_\_\_\_\_

    Phone: \_\_\_\_\_

    Address: \_\_\_\_\_

    Email: \_\_\_\_\_

Architect/Designer: \_\_\_\_\_

    Phone: \_\_\_\_\_

    Address: \_\_\_\_\_

    Email: \_\_\_\_\_

Landscape Architect/  
Designer: \_\_\_\_\_

    Phone: \_\_\_\_\_

    Address: \_\_\_\_\_

    Email: \_\_\_\_\_

Contractor/Builder: \_\_\_\_\_

    Phone: \_\_\_\_\_

    Address: \_\_\_\_\_

    Email: \_\_\_\_\_

Application Fee:     \$5,000

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*For Architectural Review Committee use only:*

Submittal Date: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

Site Visit Date: \_\_\_\_\_

**Appendix-SF-B**

**SINGLE FAMILY: PRELIMINARY DESIGN REVIEW APPLICATION**

Lot #: \_\_\_\_\_

Project Address: \_\_\_\_\_

Owner: \_\_\_\_\_

    Phone: \_\_\_\_\_

    Address: \_\_\_\_\_

    Email: \_\_\_\_\_

Architect/Designer: \_\_\_\_\_

    Phone: \_\_\_\_\_

    Address: \_\_\_\_\_

    Email: \_\_\_\_\_

Landscape Architect/  
Designer: \_\_\_\_\_

    Phone: \_\_\_\_\_

    Address: \_\_\_\_\_

    Email: \_\_\_\_\_

Contractor/Builder: \_\_\_\_\_

    Phone: \_\_\_\_\_

    Address: \_\_\_\_\_

    Email: \_\_\_\_\_

House Square Footage: \_\_\_\_\_

Lot Square Footage: \_\_\_\_\_

Lot Coverage: \_\_\_\_\_

Is the Applicant participating in a Green Building Program? \_\_\_\_\_

If so, which program \_\_\_\_\_

Does the Applicant wish to present the proposal to the ARC?    \_\_\_ Yes    \_\_\_ No  
(If yes, the Applicant will be notified to schedule the presentation.)

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*For Architectural Review Committee use only:*

Submittal Date: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

Site Visit Date: \_\_\_\_\_

Notice Date: \_\_\_\_\_

## Appendix-SF-B

### SINGLE FAMILY: PRELIMINARY DESIGN REVIEW SUBMITTAL PROCESS

The deadline for Design Review submittals is one week prior to the ARC meetings. ARC meetings are held every other Tuesday, which means any submittals you intend to have reviewed need to be submitted to the ARC office, and accepted as complete, by 11:00 AM Monday, one week prior to the scheduled meeting. All submittals will be reviewed for completeness when received. Incomplete submittals will not be accepted for review.

To submit a project for Preliminary Design Review the Applicant must complete the two procedures outlined below:

The Applicant must email the following:

- A scanned PDF of the completed Preliminary Design Review Application (Appendix-SF-B in the Tetherow Single Family Design Guidelines)
- PDFs of the entire submittal package, including all required drawings and documents.
- All drawing must be compiled into a single PDF document.
- A PDF of the written description of the design intent.
- A scanned PDF of all checks for Design Review Fees and/or Compliance Deposits.

Email the PDFs to the following email address:

[ARC@tetherowowners.com](mailto:ARC@tetherowowners.com).

In lieu of emailing the above items, a USB flash drive containing all of the required drawings and documents may be delivered to Tetherow ARC office (see address below).

The Applicant must mail or deliver the following:

- A copy of the completed Preliminary Design Review Application (Appendix-SF-B in the Tetherow Single Family Design Guidelines)
- Four (4) hard copies of the entire submittal package. All drawings must be in an 11x17 landscape format and must be legible.
- A check to cover all required Design Review Fees and/or Compliance Deposits.

Mail the copies to the following address:

Tetherow ARC  
61239 Tetherow Drive, Suite 207  
Bend, OR 97702

## Appendix-SF-B

### SINGLE FAMILY: PRELIMINARY DESIGN REVIEW SUBMITTAL REQUIREMENTS

Given this is a Preliminary Review, all plans and drawings may be presented at a conceptual level of detail and refinement. The following plans, drawings, documents, and site staking are required for a Preliminary Design Review submittal:

#### **SURVEY – CONCEPTUAL**

- Survey prepared by a licensed surveyor.

#### **SITE PLAN - CONCEPTUAL**

- Drawing Scale: recommended: 1" = 10'.
- North Arrow.
- Property boundaries, setbacks, and all easements.
- Surveyed outline of exterior walls, decks, patios, and other structures falling within 25 feet of the property line shared with adjacent properties.
- Surveyed site topography at one foot intervals.
- Proposed grade changes at one foot intervals.
- The location, type, and size of all significant trees or heritage trees on the site with an indication of the trees that are to be retained and removed.
- Existing rock outcroppings.
- Building footprint(s).
- Proposed grade elevation of the first floor of all structures.
- Show existing and final point elevations at major foundation corners.
- Roof overhangs.
- Highest ridge elevation in relationship to existing grade.
- Site improvements.
  - Driveway and parking areas.
  - Walkways.
  - Courtyards.
  - Decks, patios, terraces.
  - Spa/hot tub facilities.
  - Rockery walls and retaining walls with an indication of height and materials.
  - Service yards, fences, and screens (indicate height and materials).
- Lot Coverage Summary
  - Total area of the roof defined by the eave line.
  - Total area of hardscape that extends beyond the roof eaves. This includes patios, terraces, decks, driveways, auto courts, and walkways.
  - Total area of the service yard.
  - Total area within courtyards not already included in the three items above.
  - Total area of the four items above.
  - Total lot area.
  - Percentage of lot coverage.

## **GRADING AND DRAINAGE PLAN - CONCEPTUAL**

- Grading plans shall be prepared by qualified professionals as described in Chapter 671 of the Oregon State Legislature.
- The Site Plan is to serve as the base for this plan.
- Drawing Scale: recommended: 1" = 10'.
- North Arrow.
- All drainage patterns and on-site retention and disposal areas to be shown on the plan.
- Initial drainage calculations.
- Proposed grade elevation of the first floor of all structures.
- Proposed and existing spot elevations of the major corners of the foundation.

## **FLOOR PLANS - CONCEPTUAL**

- Drawing Scale: 1/4" = 1' or a scale that is legible in the format submitted.
- North Arrow.
- Gross square footage of each floor level.
- Net square footage of each floor level (excludes garage and unheated storage space).
- Floor plans must accurately reflect the exterior elevations (window size & placement, etc.).
- Building floor plans must be shown in their correct orientation. Stock plans that are mirrored images of the intended building floor plans will not be accepted.

## **BUILDING ELEVATIONS - CONCEPTUAL**

- Drawing Scale: match scale used for the floor plans.
- All exterior components, features, and materials clearly identified on each building elevation including windows, doors, garage doors, roofs, exterior wall coverings, trim, foundations, patios, porches, decks, stairways, railings, spas or hot tubs, retaining walls, exterior lighting, service yards, dog runs, and meter housings.
- Proposed grade elevation of the first floor of all structures drawn and noted on each building elevation.
- Elevation of the highest point of the roof ridge in relation to the existing grade noted on each building elevation.
- Accurate existing and proposed grades drawn and noted on each building elevation.
- Each building elevation must be shown in their correct orientation. Stock plans that are mirrored images of the intended building elevations will not be accepted.

## **LANDSCAPE PLAN - CONCEPTUAL**

- Drawing Scale: recommended: 1" = 10'.
- North Arrow.
- Property boundaries, setbacks, and all easements.
- Construction Area boundaries.
- Surveyed outline of exterior walls, decks, and other structures falling within 25 feet of the property line shared with adjacent properties.
- Surveyed site topography at one foot intervals.
- Proposed grade changes at one foot intervals.
- The location, type, and size of all significant trees or heritage trees on the site with an indication of the trees that are to be retained and removed.
- Rock outcroppings.
- Building footprint(s).

- Proposed grade elevation of the first floor of all structures.
- Roof overhangs.
- Site improvements.
  - Driveway and parking areas.
  - Walkways.
  - Courtyards.
  - Decks, patios, terraces.
  - Spa/hot tub facilities.
  - Rockery walls and retaining walls with an indication of height and materials.
  - Service yards, fences, and screens (indicate height and materials).
- General types and locations of all proposed plant materials with planting zones clearly identified.
  - Tree locations.
  - Native areas.
  - Preserved areas.
  - Lawn (proposed).
  - Ornamental shrub areas.

**Appendix-SF-C**

**SINGLE FAMILY: FINAL DESIGN REVIEW APPLICATION**

Lot #: \_\_\_\_\_

Project Address: \_\_\_\_\_

Owner: \_\_\_\_\_

    Phone: \_\_\_\_\_

    Address: \_\_\_\_\_

    Email: \_\_\_\_\_

Architect/Designer: \_\_\_\_\_

    Phone: \_\_\_\_\_

    Address: \_\_\_\_\_

    Email: \_\_\_\_\_

Landscape Architect/  
Designer: \_\_\_\_\_

    Phone: \_\_\_\_\_

    Address: \_\_\_\_\_

    Email: \_\_\_\_\_

Contractor/Builder: \_\_\_\_\_

    Phone: \_\_\_\_\_

    Address: \_\_\_\_\_

    Email: \_\_\_\_\_

House Square Footage: \_\_\_\_\_

Lot Square Footage: \_\_\_\_\_

Lot Coverage: \_\_\_\_\_

Compliance Deposit: \$2.00 per square foot     \$ \_\_\_\_\_

Owner's Signature: \_\_\_\_\_     Date: \_\_\_\_\_

*For Architectural Review Committee use only:*

Submittal Date: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

Site Visit Date: \_\_\_\_\_

Notice Date: \_\_\_\_\_

## Appendix-SF-C

### SINGLE FAMILY: FINAL DESIGN REVIEW SUBMITTAL PROCESS

The deadline for Design Review submittals is one week prior to the ARC meetings. ARC meetings are held every other Tuesday, which means any submittals you intend to have reviewed need to be submitted to the ARC office, and accepted as complete, by 11:00 AM Monday, one week prior to the scheduled meeting. All submittals will be reviewed for completeness when received. Incomplete submittals will not be accepted for review.

To submit a project for Final Design Review the Applicant must complete the two procedures outlined below:

The Applicant must email the following:

- A scanned PDF of the completed Final Design Review Application (Appendix-SF-C in the Tetherow Single Family Design Guidelines)
- PDFs of the entire submittal package, including all required drawings and documents.
- All drawing must be compiled into a single PDF document.
- A PDF of the written description of the design intent.
- A scanned PDF of all checks for Design Review Fees and/or Compliance Deposits.

Email the PDFs to the following email address:

[ARC@tetherowowners.com](mailto:ARC@tetherowowners.com).

In lieu of emailing the above items, a USB flash drive containing all of the required drawings and documents may be delivered to Tetherow ARC office (see address below).

The Applicant must mail or deliver the following:

- A copy of the completed Final Design Review Application (Appendix-SF-C in the Tetherow Single Family Design Guidelines)
- Four (4) hard copies of the entire submittal package. All drawings must be in an 11x17 landscape format and must be legible.
- A check to cover all required Design Review Fees and/or Compliance Deposits.

Mail the copies to the following address:

Tetherow ARC  
61239 Tetherow Drive, Suite 207  
Bend, OR 97702

## Appendix-SF-C

### SINGLE FAMILY: FINAL DESIGN REVIEW SUBMITTAL REQUIREMENTS

This is a Final Review and, as such, all plans and drawings must be presented at a level of detail and refinement necessary to convey the design intent for the constructed project. The following plans, drawings, documents, and site staking are required for a Final Design Review submittal:

#### SURVEY

- Survey prepared by a licensed surveyor.

#### SITE PLAN

- Drawing Scale: recommended: 1" = 10'.
- North Arrow.
- Property boundaries, setbacks, and all easements.
- Surveyed outline of exterior walls, decks, and other structures falling within 25 feet of the property line shared with adjacent properties.
- Surveyed site topography at one foot intervals.
- Proposed grade changes at one foot intervals.
- The location, type, and size of all significant trees or heritage trees on the site with an indication of the trees that are to be retained and removed.
- The location of all rock outcroppings.
- Utility stub locations.
- Building footprint(s).
- Proposed grade elevation of the first floor of all structures.
- Grade elevations of the major corners of the foundation in relationship to existing grade.
- Roof overhangs.
- Highest ridge elevation in relationship to existing grade.
- Site improvements.
  - Driveway and parking areas.
  - Walkways.
  - Courtyards.
  - Decks, patios, terraces.
  - Spa/hot tub facilities.
  - Rockery walls and retaining walls with an indication of height and materials.
  - Service yards, fences, and screens (indicate height and materials).
- Lot Coverage Summary
  - Total area of the roof defined by the eave line.
  - Total area of hardscape that extends beyond the roof eaves. This includes patios, terraces, decks, driveways, auto courts, and walkways.
  - Total area of the service yard.
  - Total area within courtyards not already included in the three items above.
  - Total area of the four items above.
  - Total lot area.
  - Percentage of lot coverage.

## **GRADING AND DRAINAGE PLAN**

- Grading plans shall be prepared by qualified professionals as described in Chapter 671 of the Oregon State Legislature.
- The Site Plan is to serve as the base for this plan.
- Drawing Scale: recommended: 1" = 10'.
- North Arrow.
- All drainage patterns and on-site retention and disposal areas to be shown on the plan.
- Document outlining stormwater assumptions and calculations.
- Proposed grade elevation of the first floor of all structures.
- Proposed and existing spot elevations of the major corners of the foundation.
- Surveyed site topography at one foot intervals.
- Proposed grade changes at one foot intervals.
- Proposed grade elevation of the first floor of all structures.

## **CONSTRUCTION AREA PLAN**

- The Site Plan is to serve as the base for this plan.
- One vehicular access route which must coincide with the approved road location.
- Fencing defining the boundary of the Construction Area.
- Tree Protection Zone fencing.
- The location and size of the construction material storage areas.
- Parking areas with the maximum number of spaces provided within each area.
- The locations of the chemical toilet, temporary construction trailer/structure, dumpster and debris storage, temporary power, and firefighting equipment.
- Fueling and staging areas.
- Concrete wash pit area.
- Areas of utility trenching.
- Limits of excavation.
- The location and size of stockpiles containing excavated materials, topsoil, and duff.
- Site drainage patterns.
- Erosion control measures for the site.

## **FLOOR PLANS**

- Drawing Scale: 1/4" = 1' or a scale that is legible in the format submitted.
- North Arrow.
- Gross square footage of each floor level.
- Net square footage of each floor level (excludes garage and unheated storage space).
- Floor plans must accurately reflect the exterior elevations (window size & placement, etc.).
- Building floor plans must be shown in their correct orientation. Stock plans that are mirrored images of the intended building floor plans will not be accepted.

## **BUILDING ELEVATIONS**

- Drawing Scale: match scale used for the floor plans.
- All exterior components, features, and materials clearly identified on each building elevation including windows, doors, garage doors, roofs, exterior wall coverings, trim, foundations, patios, porches, decks, stairways, railings, spas or hot tubs, retaining walls, exterior lighting, service yards, dog runs, and meter housings.
- Proposed grade elevation of the first floor of all structures drawn and noted on each building elevation.
- Elevation of the highest point of the roof ridge in relation to the existing grade noted on each building elevation.
- Accurate existing and proposed grades drawn and noted on each building elevation.
- Each building elevation must be shown in their correct orientation. Stock plans that are mirrored images of the intended building elevations will not be accepted.

## **LANDSCAPE PLAN**

- Drawing Scale: recommended: 1" = 10'.
- North Arrow.
- Property boundaries, setbacks, and all easements.
- Construction Area boundaries.
- Surveyed outline of exterior walls, decks, and other structures falling within 25 feet of the property line shared with adjacent properties.
- Surveyed site topography at one foot intervals.
- Proposed grade changes at one foot intervals.
- The location, type, and size of all significant trees or heritage trees on the site with an indication of the trees that are to be retained and removed.
- The location of all rock outcroppings.
- Utility stub locations.
- Building footprint(s).
- Proposed grade elevation of the first floor of all structures.
- Roof overhangs.
- Site improvements.
  - Driveway and parking areas.
  - Walkways.
  - Courtyards.
  - Decks, patios, terraces.
  - Spa/hot tub facilities.
  - Rockery walls and retaining walls with an indication of height and materials.
  - Service yards, fences, and screens (indicate height and materials).
- Types, locations, quantities, and sizes of all proposed plant materials with planting zones clearly identified.
- Mulched areas clearly defined.
- Natural Zone clearly defined.

## **SITE LIGHTING**

- The Landscape Plan is to serve as the base for this plan.
- Drawing Scale: recommended: 1" = 10'.
- North Arrow.
- Provide the locations of all proposed site lighting on the plan, indicating fixture types, the total number of each fixture, and wattage of each fixture.
- Catalog cuts or drawings for all proposed site lighting fixtures.

## **IRRIGATION PLAN**

- Drawing Scale: recommended: 1" = 10'.
- North Arrow.
- All site elements shown in the Landscape Plan with shrubs and groundcovers indicated by general grouping, not individual plants.
- Valves, mainline runs, sleeving, and controller locations and descriptions.
- Zoning diagrams graphically depicting irrigation and planting zones descriptions: i.e. Zone 1 – Shrubs/Spray Heads; Zone 2 – Shrubs/Inline Drip; Zone 3 – Trees/Bubblers; etc.
- Limits of existing native vegetation to remain.
- Final head layout is encouraged, but not required.

## **SITE STAKING**

- Lot boundaries marked by stakes and ropes.
- String layout of the Buildable Area boundaries.
- String layout of the corners of the foundations of the dwelling, accessory structures, decks, patios, terraces, retaining walls, rockery walls, and any other site improvements required to be built within the Buildable Area.

## **COLOR AND MATERIAL SAMPLE BOARD**

The Color and Material Sample Board shall be assembled using a reasonable sized base to adequately display the actual colors and materials proposed. The materials should be assembled in such a manner as to illustrate how the materials will be installed on the house. The assembly should reflect the scale, texture, and adjacency of materials and colors. The Sample Board must be accompanied by rendered and keyed elevations. The Sample Board must be reviewed and approved by the ARC **prior** to the installation of any exterior materials or colors. Color and Material Sample Board may be deferred for 90 days from date of final design approval. When the house has been framed, place the Sample Board at the site and notify the ARC it is ready for review.

To request a Sample Board Review by the ARC:

Email the PDFs of the Digital Sample Board, to the following email address:

[ARC@tetherowowners.com](mailto:ARC@tetherowowners.com).

See following page for requirements.

The following are submittal requirements for Sample Boards:

- Sample Board
  - Exterior windows.
  - Exterior siding and trim.
  - Exterior color and finishes.
  - Roofing materials and colors.
  - Exterior stone or brick.
  - Walkway, patio, and deck surface materials and colors.
  - Rendered and keyed elevations attached to board.
  
- Digital Sample Board - Sent via email.
  - Applicant's name, lot number, and street address.
  - Digital photographs (PDF format) of the completed Sample Board with close-up photographs of individual colors and material samples.
  - Rendered and keyed elevations.
  - Materials description sheet.
  - Copies (PDF format) of all exterior lighting catalog cuts or drawings.
  - Any other information required to explain or clarify the submittal.

Once the Sample Board has been reviewed and approved by the ARC it shall remain on-site in a secure location and be available for inspection by the ARC at any time.

**Appendix-SF-D**

**SINGLE FAMILY: ADDITIONS AND ALTERATIONS  
DESIGN REVIEW APPLICATION**

Lot #: \_\_\_\_\_

Project Address: \_\_\_\_\_

Owner: \_\_\_\_\_

    Phone: \_\_\_\_\_

    Address: \_\_\_\_\_

    Email: \_\_\_\_\_

Architect/Designer: \_\_\_\_\_

    Phone: \_\_\_\_\_

    Address: \_\_\_\_\_

    Email: \_\_\_\_\_

Contractor/Builder: \_\_\_\_\_

    Phone: \_\_\_\_\_

    Address: \_\_\_\_\_

    Email: \_\_\_\_\_

Enclosed Structure Square Footage: \_\_\_\_\_

Lot Square Footage: \_\_\_\_\_

Lot Coverage: \_\_\_\_\_

Does the Applicant wish to present the proposal to the ARC?    \_\_\_ Yes    \_\_\_ No  
(If yes, the Applicant will be notified to schedule the presentation.)

Application Fee:        \$1,000

Compliance Deposit:   \$2.00 per square foot    \$\_\_\_\_\_

Owner's Signature:    \_\_\_\_\_                      Date: \_\_\_\_\_

*For Architectural Review Committee use only:*

Submittal Date: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

Site Visit Date: \_\_\_\_\_

Notice Date: \_\_\_\_\_

## Appendix-SF-D

### SINGLE FAMILY: ADDITIONS AND ALTERATIONS DESIGN REVIEW SUBMITTAL PROCESS

The deadline for Design Review submittals is one week prior to the ARC meetings. ARC meetings are held every other Tuesday, which means any submittals you intend to have reviewed need to be submitted to the ARC office, and accepted as complete, by 11:00 AM Monday, one week prior to the scheduled meeting. All submittals will be reviewed for completeness when received. Incomplete submittals will not be accepted for review.

To submit a project for Additions and Alterations Design Review the Applicant must complete the two procedures outlined below:

The Applicant must email the following:

- A scanned PDF of the completed Additions and Alterations Design Review Application (Appendix-SF-D in the Tetherow Single Family Design Guidelines)
- PDFs of the entire submittal package, including all required drawings and documents.
- All drawing must be compiled into a single PDF document.
- A PDF of the written description of the design intent.
- A scanned PDF of all checks for Design Review Fees and/or Compliance Deposits.

Email the PDFs to the following email address:

[ARC@tetherowowners.com](mailto:ARC@tetherowowners.com)

In lieu of emailing the above items, a USB flash drive containing all of the required drawings and documents may be delivered to Tetherow ARC office (see address below).

The Applicant must mail or deliver the following:

- A copy of the completed Additions and Alterations Design Review Application (Appendix-SF-D in the Tetherow Single Family Design Guidelines)
- Four (4) hard copies of the entire submittal package. All drawings must be in an 11x17 landscape format and must be legible.
- A check to cover all required Design Review Fees and/or Compliance Deposits.

Mail the copies to the following address:

Tetherow ARC  
61239 Tetherow Drive, Suite 207  
Bend, OR 97702

## Appendix-SF-D

### SINGLE FAMILY: ADDITIONS AND ALTERATIONS DESIGN REVIEW SUBMITTAL REQUIREMENTS

This is a final review and, as such, all plans and drawings must be presented at a level of detail and refinement necessary to convey the design intent for the constructed project. The following plans, drawings, documents, and site staking are required for an Additions and Alterations Design Review submittal:

#### SITE PLAN

- Drawing Scale: recommended: 1" = 10'.
- North Arrow.
- Property boundaries, setbacks, and all easements.
- Surveyed outline of exterior walls, decks, and other structures falling within 25 feet of the property line shared with adjacent properties.
- Surveyed site topography at one foot intervals.
- Proposed grade changes at one foot intervals.
- The location, type, and size of all significant trees or heritage trees on the site with an indication of the trees that are to be retained and removed.
- Existing rock outcroppings.
- Utility stub locations.
- Building footprint(s).
- Proposed grade elevation of the first floor of all structures.
- Grade elevations of the major corners of the foundation in relationship to existing grade.
- Roof overhangs.
- Highest ridge elevation in relationship to existing grade.
- Site improvements.
  - Driveway and parking areas.
  - Walkways.
  - Courtyards.
  - Decks, patios, terraces.
  - Spa/hot tub facilities.
  - Rockery walls and retaining walls with an indication of height and materials.
  - Service yards, fences, and screens (indicate height and materials).
- Lot Coverage Summary
  - Total area of the roof defined by the eave line.
  - Total area of hardscape that extends beyond the roof eaves. This includes patios, terraces, decks, driveways, auto courts, and walkways.
  - Total area of the service yard.
  - Total area within courtyards not already included in the three items above.
  - Total area of the four items above.
  - Total lot area.
  - Percentage of lot coverage.

## **FLOOR PLANS**

- Drawing Scale: 1/4" = 1' or a scale that is legible in the format submitted.
- North Arrow.
- Gross square footage of each floor level.
- Net square footage of each floor level (excludes garage and unheated storage space).
- Floor plans must accurately reflect the exterior elevations (window size & placement, etc.).
- Building floor plans must be shown in their correct orientation. Stock plans that are mirrored images of the intended building floor plans will not be accepted.

## **BUILDING ELEVATIONS**

- Drawing Scale: match scale used for the floor plans.
- All exterior components, features, and materials clearly identified on each building elevation including windows, doors, garage doors, roofs, exterior wall coverings, trim, foundations, patios, porches, decks, stairways, railings, spas or hot tubs, retaining walls, exterior lighting, service yards, dog runs, and meter housings.
- Proposed grade elevation of the first floor of all structures drawn and noted on each building elevation.
- Elevation of the highest point of the roof ridge in relation to the existing grade noted on each building elevation.
- Accurate existing and proposed grades drawn and noted on each building elevation.
- Each building elevation must be shown in their correct orientation. Stock plans that are mirrored images of the intended building elevations will not be accepted.

## **GRADING AND DRAINAGE PLAN**

- The Site Plan is to serve as the base for this plan.
- Drawing Scale: recommended: 1" = 10'.
- North Arrow.
- All drainage patterns and on-site retention and disposal areas to be shown on the plan.
- Initial drainage calculations.
- Document outlining stormwater assumptions and calculations.

## **CONSTRUCTION AREA PLAN**

- The Site Plan is to serve as the base for this plan.
- One vehicular access route which must coincide with the approved road location.
- Fencing defining the boundary of the Construction Area.
- Tree Protection Zone fencing.
- The location and size of the construction material storage areas.
- Parking areas with the maximum number of spaces provided within each area.
- The locations of the chemical toilet, temporary construction trailer/structure, dumpster and debris storage, temporary power, and firefighting equipment.
- Fueling and staging areas.
- Concrete wash pit area.
- Areas of utility trenching.
- Limits of excavation.
- The location and size of stockpiles containing excavated materials, topsoil, and duff.
- Site drainage patterns.
- Erosion control measures for the site.

## **SITE STAKING**

- Lot boundaries marked with stakes and ropes.
- String layout of the Buildable Area boundaries.
- String layout of the corners of the proposed foundations of the dwelling, accessory structures, decks, patios, terraces, retaining walls, rockery walls, and any other site improvements required to be built within the Buildable Area.

## **COLOR AND MATERIAL SAMPLE BOARD**

The Color and Material Sample Board shall be assembled using a reasonable sized base to adequately display the actual colors and materials proposed. The materials should be assembled in such a manner as to illustrate how the materials will be installed on the house. The assembly should reflect the scale, texture, and adjacency of materials and colors. The Sample Board must be accompanied by rendered and keyed elevations. The Sample Board must be reviewed and approved by the ARC prior to the installation of any exterior materials or colors. Color and Material Sample Board may be deferred for 90 days from date of final design approval. When the house has been framed, place the Sample Board at the site and notify the ARC it is ready for review.

To request a Sample Board Review by the ARC:

Email the PDFs of the Digital Sample Board to the following email address:

[ARC@tetherowowners.com](mailto:ARC@tetherowowners.com).

The following are submittal requirements for Sample Boards:

- Sample Board
  - Exterior windows.
  - Exterior siding and trim.
  - Exterior color and finishes.
  - Roofing materials and colors.
  - Exterior stone or brick.
  - Walkway, patio, and deck surface materials and colors.
  - Rendered and keyed elevations attached to board.
- Digital Sample Board - Sent via email.
  - Applicant's name, lot number, and street address.
  - Digital photographs (PDF format) of the completed Sample Board with close-up photographs of individual colors and material samples.
  - Rendered and keyed elevations.
  - Materials description sheet.
  - Copies (PDF format) of all exterior lighting catalog cuts or drawings.
  - Any other information required to explain or clarify the submittal.

Once the Sample Board has been reviewed and approved by the ARC it shall remain on-site in a secure location and be available for inspection by the ARC at any time.

**Appendix-SF-E**

**SINGLE FAMILY: LANDSCAPE ALTERATIONS  
DESIGN REVIEW APPLICATION**

Lot #: \_\_\_\_\_

Project Address: \_\_\_\_\_

Owner: \_\_\_\_\_

    Phone: \_\_\_\_\_

    Address: \_\_\_\_\_

    Email: \_\_\_\_\_

Landscape Architect/  
Designer: \_\_\_\_\_

    Phone: \_\_\_\_\_

    Address: \_\_\_\_\_

    Email: \_\_\_\_\_

Contractor/Builder: \_\_\_\_\_

    Phone: \_\_\_\_\_

    Address: \_\_\_\_\_

    Email: \_\_\_\_\_

Does the Applicant wish to present the proposal to the ARC?    \_\_\_ Yes    \_\_\_ No  
(If yes, the Applicant will be notified to schedule the presentation.)

Application Fee:         \$500.00

Compliance Deposit:   \$2.00 per square foot   \$\_\_\_\_\_

Owner's Signature:    \_\_\_\_\_                      Date: \_\_\_\_\_

*For Architectural Review Committee use only:*

Submittal Date:       \_\_\_\_\_

Meeting Date:         \_\_\_\_\_

Site Visit Date:       \_\_\_\_\_

Notice Date:          \_\_\_\_\_

## Appendix-SF-E

### **SINGLE FAMILY: LANDSCAPE ALTERATIONS DESIGN REVIEW SUBMITTAL PROCESS**

The deadline for Design Review submittals is one week prior to the ARC meetings. ARC meetings are held every other Tuesday, which means any submittals you intend to have reviewed need to be submitted to the ARC office, and accepted as complete, by 11:00 AM Monday, one week prior to the scheduled meeting. All submittals will be reviewed for completeness when received. Incomplete submittals will not be accepted for review.

To submit a project for Landscape Alterations Design Review the Applicant must complete the two procedures outlined below:

The Applicant must email the following:

- A scanned PDF of the completed Landscape Alterations Design Review Application (Appendix-SF-E in the Tetherow Single Family Design Guidelines)
- PDFs of the entire submittal package, including all required drawings and documents.
- All drawing must be compiled into a single PDF document.
- A PDF of the written description of the design intent.
- A scanned PDF of all checks for Design Review Fees and/or Compliance Deposits.

Email the PDFs to the following email address:

[ARC@tetherowowners.com](mailto:ARC@tetherowowners.com).

In lieu of emailing the above items, a USB flash drive containing all of the required drawings and documents may be delivered to Tetherow ARC office (see address below).

The Applicant must mail or deliver the following:

- A copy of the completed Landscape Alterations Design Review Application (Appendix-SF-E in the Tetherow Single Family Design Guidelines)
- Four (4) hard copies of the entire submittal package. All drawings must be in an 11x17 landscape format and must be legible.
- A check to cover all required Design Review Fees and/or Compliance Deposits.

Mail the copies to the following address:

Tetherow ARC  
61239 Tetherow Drive, Suite 207  
Bend, OR 97702

## Appendix-SF-E

### **SINGLE FAMILY: LANDSCAPE ALTERATIONS DESIGN REVIEW SUBMITTAL REQUIREMENTS**

This is a final review and, as such, all plans and drawings must be presented at a level of detail and refinement necessary to convey the design intent for the constructed project. The following plans, drawings, and documents are required for a Landscape Alterations Design Review submittal:

#### **LANDSCAPE PLAN**

- Drawing Scale: recommended: 1" = 10'.
- North Arrow.
- Property boundaries, setbacks, and all easements.
- Construction Area boundaries.
- Surveyed outline of exterior walls, decks, and other structures falling within 25 feet of the property line shared with adjacent properties.
- Surveyed site topography at one foot intervals.
- Proposed grade changes at one foot intervals.
- The location, type, and size of all significant trees or heritage trees on the site with an indication of the trees that are to be retained and removed.
- Existing rock outcroppings.
- Utility stub locations.
- Building footprint(s).
- Proposed grade elevation of the first floor of all structures.
- Roof overhangs.
- Site improvements.
  - Driveway.
  - Parking areas.
  - Walkways.
  - Courtyards.
  - Decks, patios, terraces.
  - Spa/hot tub facilities.
  - Rockery walls and retaining walls with an indication of height and materials.
  - Service yards, fences, and screens (indicate height and materials).
- Types, locations, quantities, and sizes of all proposed plant materials with planting zones clearly identified.

#### **SITE LIGHTING**

- The Landscape Plan is to serve as the base for this plan.
- Provide the locations of all proposed site lighting on the plan, indicating fixture types, the total number of each fixture, and wattage of each fixture.
- Catalog cuts or drawings for all proposed site lighting fixtures.

#### **IRRIGATION PLAN**

- Drawing Scale: recommended: 1" = 10'.
- North Arrow.
- All site elements shown in the Landscape Plan with shrubs and groundcovers indicated by general grouping, not individual plants.
- Valves, mainline runs, sleeving, and controller locations and descriptions.

- Zoning diagrams graphically depicting irrigation and planting zones descriptions: i.e. Zone 1 Shrubs/Spray Heads; Zone 2 – Shrubs/Inline Drip; Zone 3 – Trees/Bubblers; etc.
- Limits of existing native vegetation to remain.
- Final head layout is encouraged, but not required.

#### **GRADING AND DRAINAGE PLAN**

- Grading plans shall be prepared by qualified professionals as described in Chapter 671 of the Oregon State Legislature.
- The Landscape Plan is to serve as the base for this plan.
- Drawing Scale: recommended: 1" = 10'.
- North Arrow.
- Proposed and existing spot elevations of the major corners of the foundation.
- All drainage patterns and on-site retention and disposal areas to be shown on the plan.
- Initial drainage calculations.
- Proposed grade elevation of the first floor of all structures.
- Document outlining stormwater assumptions and calculations.

#### **CONSTRUCTION AREA PLAN**

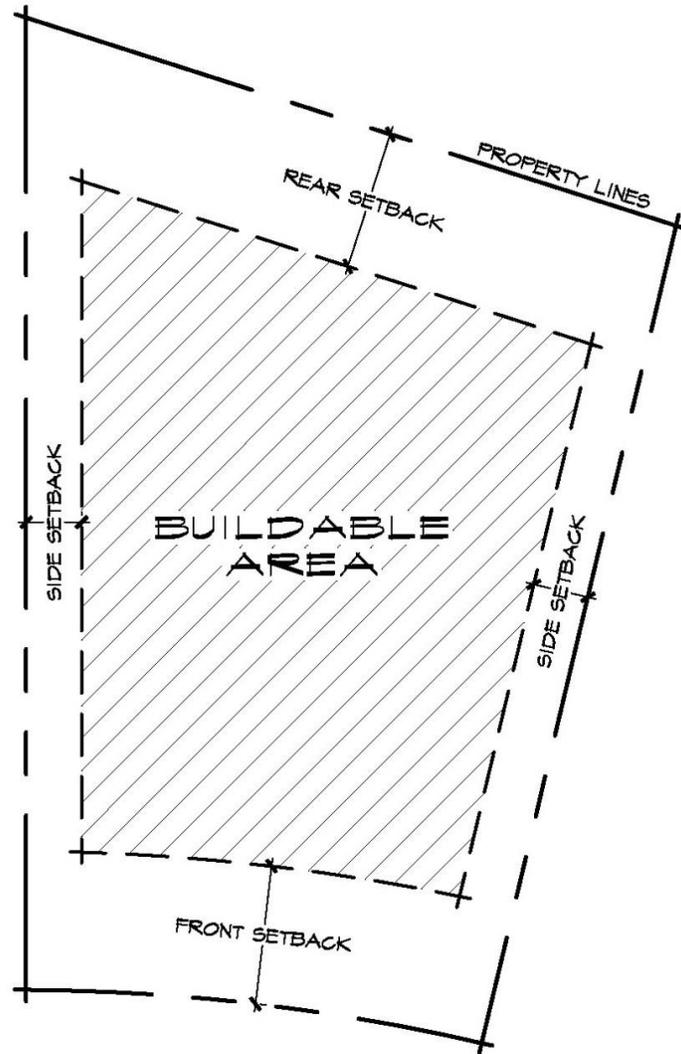
- The Site Plan is to serve as the base for this plan.
- One vehicular access route which must coincide with the approved road location.
- Fencing defining the boundary of the Construction Area.
- Tree Protection Zone fencing.
- The location and size of the construction material storage areas.
- Parking areas with the maximum number of spaces provided within each area.
- The locations of the chemical toilet, temporary construction trailer/structure, dumpster and debris storage, temporary power, and firefighting equipment.
- Fueling and staging areas.
- Concrete wash pit area.
- Areas of utility trenching.
- Limits of excavation.
- The location and size of stockpiles containing excavated materials, topsoil, and duff.
- Site drainage patterns.
- Erosion control measures for the site.

#### **SITE STAKING**

- Lot boundaries defined by stakes and ropes.

## Exhibit-A

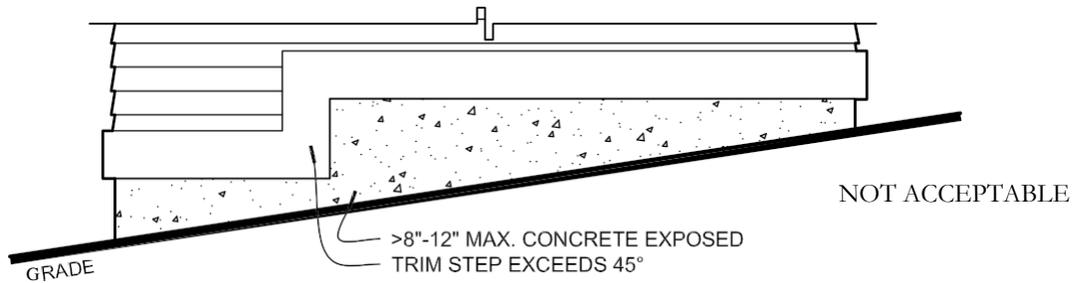
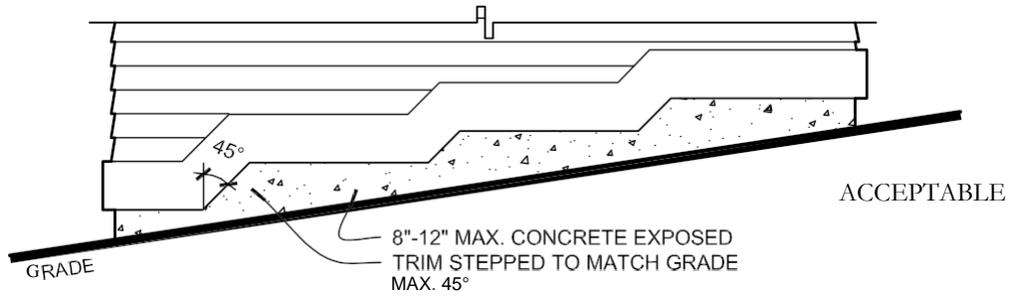
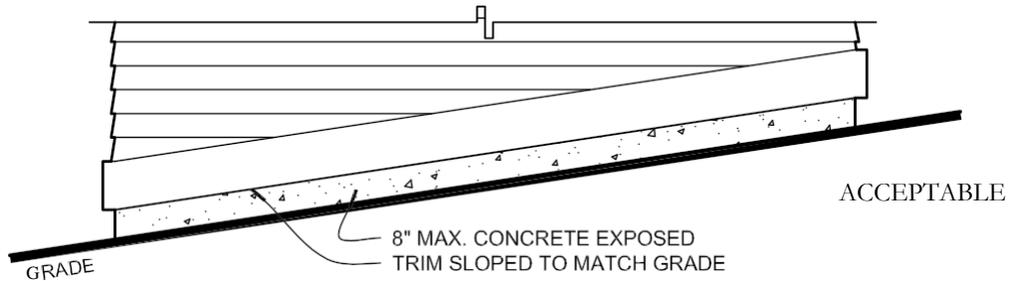
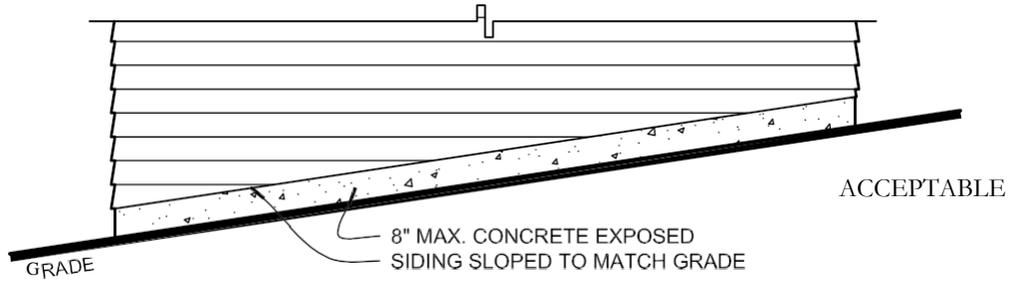
### BUILDABLE AREA DIAGRAM



- NOTE: 1. SETBACK DISTANCES MAY VARY DEPENDING ON LOT LOCATION OR ADJACENT CONDITIONS. REFER TO THE DESIGN GUIDELINES TO DETERMINE THE SETBACKS FOR EACH INDIVIDUAL LOT.
2. THE ARCHITECTURAL REVIEW COMMITTEE RESERVES THE RIGHT TO REVIEW AND APPROVE PROPOSED BUILDING LOCATIONS WITHIN THE BUILDABLE AREA.
3. REFER TO THE DESIGN GUIDELINES FOR LOT COVERAGE REQUIREMENTS.

# Exhibit-A1

## SLOPED SIDING AND TRIM



NOT TO SCALE

## Exhibit-B1

### ADDRESS SIGN



**Note:**

1. To maintain consistency throughout Tetherow, all Owners shall purchase their Address Sign Posts from Carlson Sign Co. (541-382-2182) or MC Smith Signs (541-389-2471)
2. Sign shall be located at the Lot line adjacent to the driveway in a location visible to the street.
3. Provide underground electrical power to post location. Post light shall be controlled with a daylight sensor so that the address is constantly illuminated after dark.
4. Coordinate installation with Carlson Signs.

# Exhibit-B2

## LOT RESALE SIGN

Note: This sign shall be purchased from M.C. Smith Sign & Graphics Co. (389-2471)  
1515 NE 2<sup>nd</sup> St. Bend. No other signs will be allowed.

One sign is allowed per lot, facing the street. Signs cannot be placed facing the golf course.



LOT RE-SALE PANEL  
(ENLARGED)

LOT RE-SALE PANEL (SEE ABOVE) 1/4"x10"x11 1/2"  
MATTE BLACK PANEL & WHITE LETTERS.  
ATTACH TO LOT MARKER PANEL

NOTE:  
REALTOR & COMPANY NAME ONLY.  
NO COMPANY LOGOS ALLOWED.



# Exhibit-B3

## HOUSE SALE SIGN

Note: This sign shall be purchased from M.C. Smith Sign & Graphics Co. (389-2471)  
1515 NE 2<sup>nd</sup> St. Bend. No other signs will be allowed.

One sign is allowed per house, facing the street. Signs cannot be placed facing the golf course.

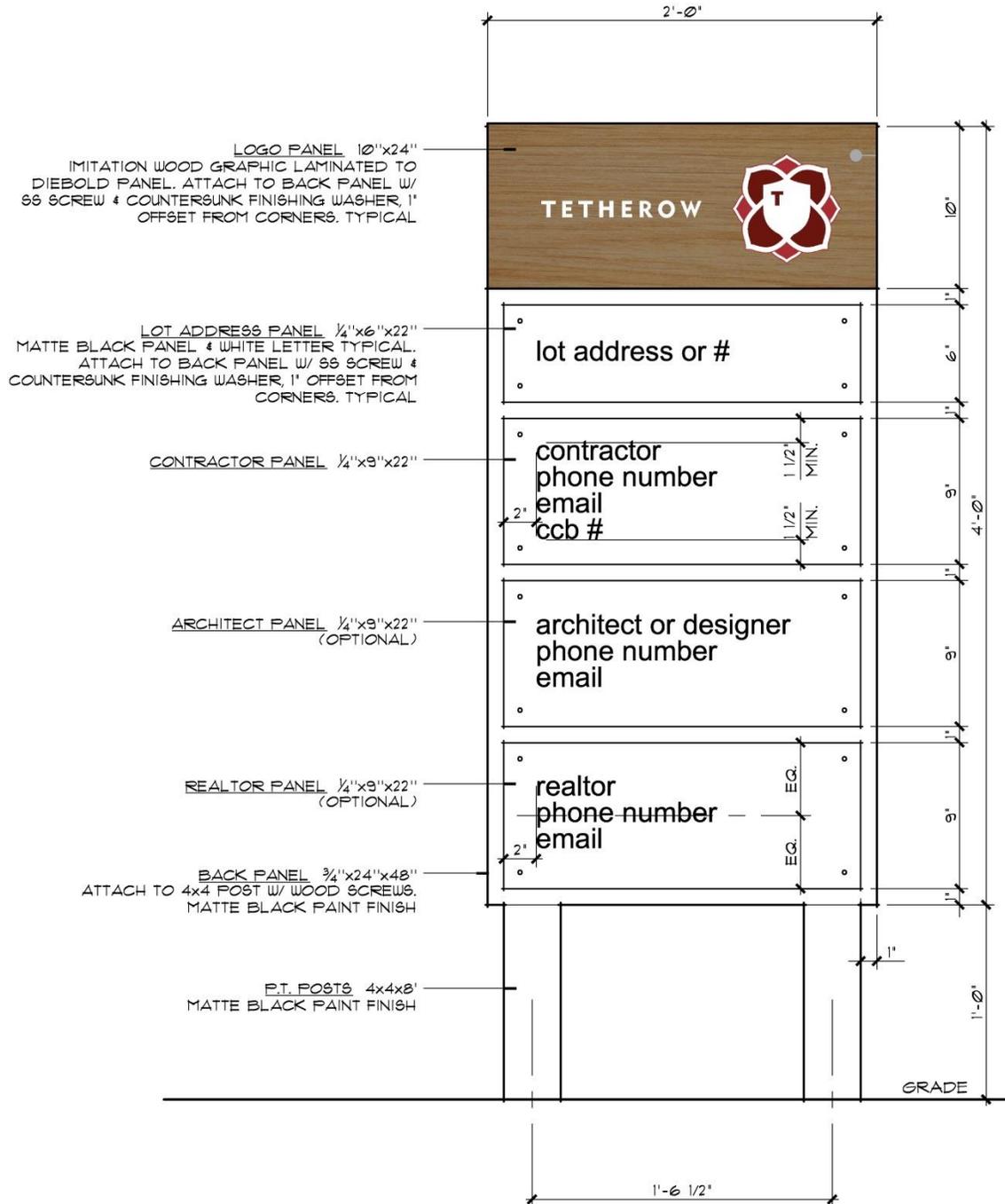


# Exhibit-B4

## SINGLE FAMILY CONSTRUCTION SIGN

**Note:** This sign shall be purchased from M.C. Smith Sign & Graphics Co. (541-389-2471) 1515 NE 2<sup>nd</sup> Street, Bend. No other signs will be allowed.

If a permit box or permit drawing container is to be located in an area exposed to view it shall be neatly placed in a semi-concealed fashion on the back of this sign.



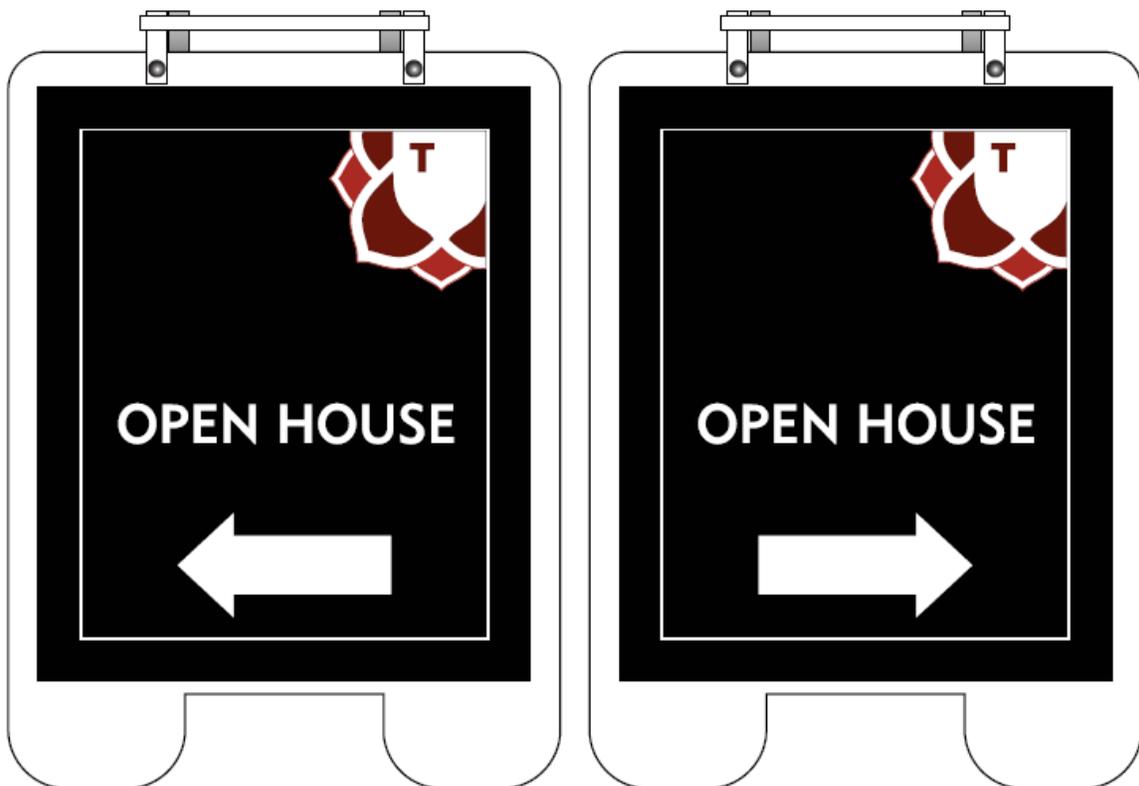
**Exhibit-B5**

**OPEN HOUSE SIGN**

**Note: This sign shall be purchased from M.C. Smith Sign & Graphics Co. (541-389-2471)  
1515 NE 2<sup>nd</sup> St. Bend. No other signs will be allowed.**

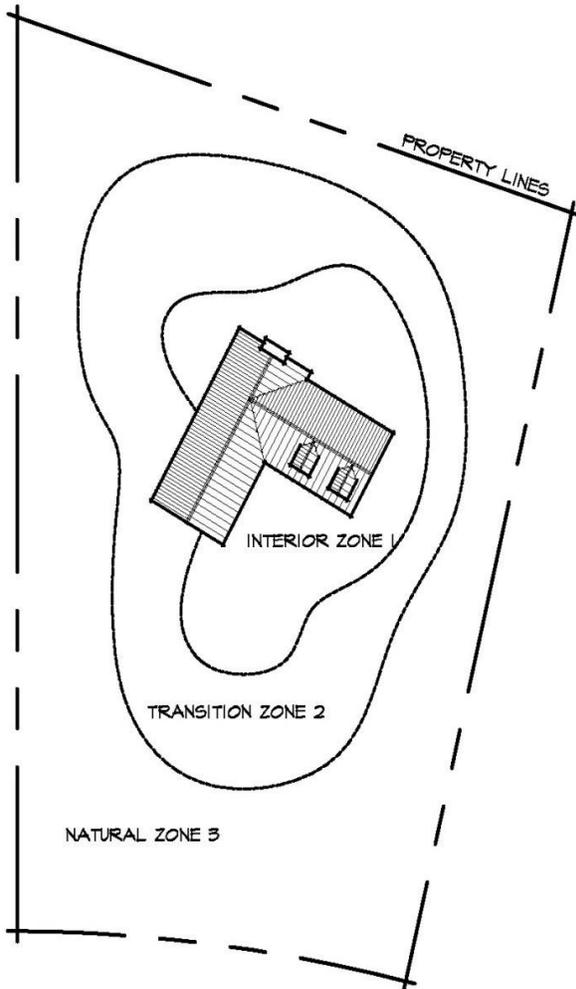
**Open house signs are permitted during the course of the open house but must be removed  
at the conclusion of the open house and/or whenever the house is not “manned”.**

**A-FRAME, 23" x 31"**



## Exhibit-C

### PLANTING ZONES



- Note:
1. This drawing is intended as a general illustration of the landscaping zones. Actual zone size and location will be determined by actual site conditions and the unique landscape design.
  2. Formal lawns and plantings are not required in the Interior Zone 1. However, landscaping should be designed to meet wildland fire prevention requirements..
  3. The Natural Zones should be landscaped to blend with the existing off-site landscape so that there is not an abrupt landscape change at the property line.

#### Interior Zone (1)

The Interior Zone is the area directly adjacent to the home and is reserved for the most intense and formal design elements. Note however that a formal landscape is not required. The Interior Zone may contain the greatest diversity of plant materials, including non-native varieties and will most likely incorporate the use of mow-type grasses or sod. Elements such as bird baths, sculptures, stream beds, water features, garden structures, etc. may be located in the Interior Zone and must be submitted as a part of the landscaping plan for review and approval. If added at a later time, the ARC should be contacted for approval.

#### Transition Zone (2)

The Transition Zone should serve to blend native and non-native plant material and will most likely contain fewer plants and varieties than the Interior Zone. Flower and herb gardens may be integrated into landscaping plans located in the Interior and Transition Zones. Vegetable gardens, which need fences or barriers for protection from wildlife, must be developed so as to comply with the regulations for Fencing outlined in the Guidelines.

#### Natural Zone (3)

This sensitive zone, which typically borders roadways, property lines, common areas, and golf course property, should contain original, natural and/or truly native plant materials. Every effort should be made to blend the landscape of this zone with the adjacent off-site landscape. Unless established by setback restrictions, 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 and for Wildland Fire Protection.

## Exhibit-D

### TETHEROW PLANT LIST

Botanical Name	Common Name	Zones		
		1	2	3
<b><u>Trees</u></b>				
Acer spp.	Maples	x	x	
Aesculus hippocastanum	Horsechestnut	x	x	
Alnus tenuifolia	Mountain alder	x	x	
Betula spp.	Birch	x	x	
Crataegus spp.	Hawthorn	x	x	
Fagus spp.	Beech	x	x	
Fraxinus spp.	Ash	x	x	
Gledistia triacanthos	Honeylocust	x	x	
Larix occidentalis	Western larch	x	x	x
Malus spp.	Crabapple	x		
Pinus ponderosa	Ponderosa pine	x	x	x
Populus tremuloides	Quaking aspen	x	x	x
Populus spp.	Cottonwoods	x	x	
Prunus virginiana	Chokecherry	x	x	
Prunus spp.	Cherry	x	x	
Pyrus spp.	Ornamental Pears	x		
Quercus palustris	Pin oak	x	x	
Quercus rubra	Red oak	x	x	
Robinia pseudoacacia	Purple robe locust	x	x	
Sorbus aucuparia	European mountain ash	x	x	
Syringa spp.	Lilac	x		
<b><u>Shrubs</u></b>				
Acer spp.	Maples	x	x	
Amelanchier spp.	Serviceberry	x	x	
Berberis spp.	Barberry	x	x	
Buddleia spp.	Butterfly bush		x	
Caragana arborescens	Siberian pea tree	x		
Caryopeteris x clandonensis	Blue-mist spirea	x	x	
Chamaebatiaria millefolium	Desert Sweet	x	x	x
Cotoneaster apiculatus	Cranberry cotoneaster	x	x	
Cornus sericea	Redtwig dogwood	x	x	
Daphne x burkwoodii 'Carol Mackie'	Carol Mackie daphne	x		
Erica spp.	Heaths & Heathers	x	x	
Euonymus alatus	Burning bush	x		
Holodiscus discolor	Oceanspray	x	x	

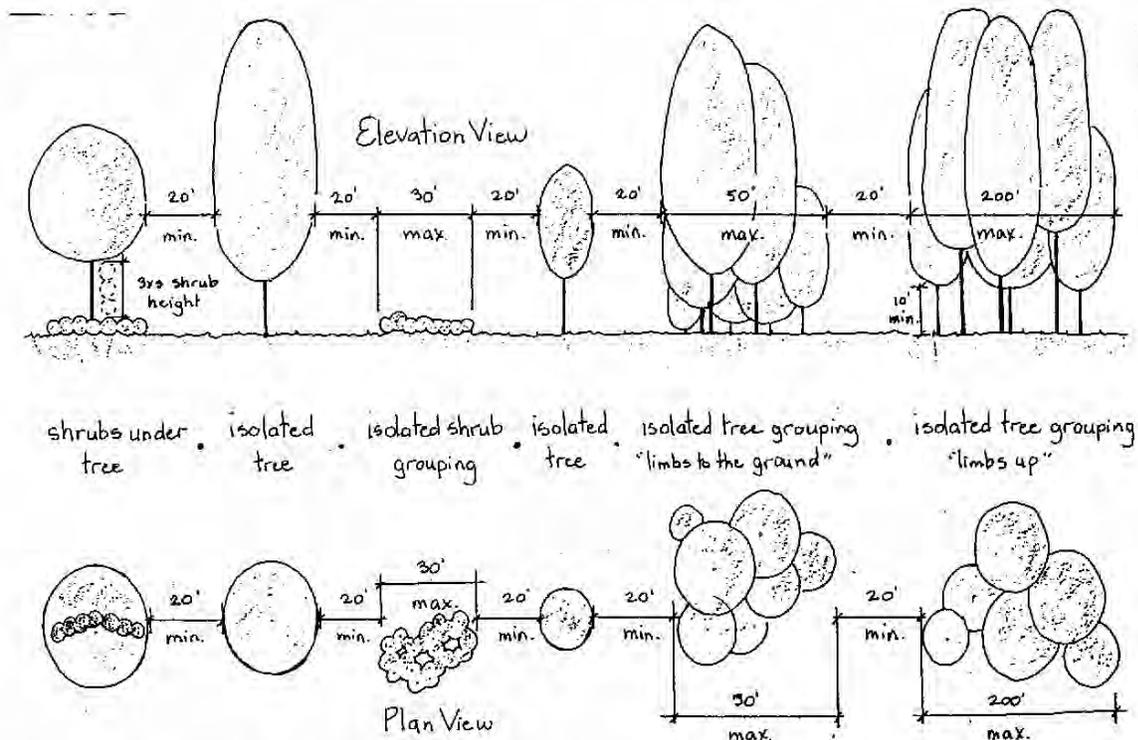
Mahonia aquifolium	<i>Oregon grape</i>	x	x	
Philadelphus spp.	<i>Mockorange</i>	x	x	
Physocarpus opulifolius	<i>Ninebark</i>	x	x	
Potentilla spp.	<i>Cinquefoil</i>	x	x	
Prunus besseyi	<i>Western sandcherry</i>	x	x	
Rhododendron spp.	<i>Rhododendron</i>	x		
Rhus spp.	<i>Sumac</i>	x		
Ribes cereum	<i>Wax currant</i>	x	x	x
Ribes spp.	<i>Currant</i>	x	x	
Rosa woodsii	<i>Wood's rose</i>	x	x	
Sphaeralcea munroana	<i>Globemallow</i>	x	x	x
Spiraea x bumalda spp.	<i>Bumald spirea</i>	x	x	
Spiraea douglasii	<i>Western spirea</i>	x	x	
Spiraea japonica	<i>Japanese spirea</i>	x		
Symphiocarpus albus	<i>Snowberry</i>	x	x	
Syringa spp.	<i>Lilac</i>	x		
Viburnum trilobum	<i>American cranberry</i>	x		
Yucca spp.	<i>Yucca</i>	x	x	
<b><u>Grasses</u></b>				
Bouteloua gracilis	<i>Blue grama grass</i>	x	x	
Calamagrosis acutiflora	<i>Feather reed grass</i>	x	x	
Carex spp.	<i>Sedges</i>	x	x	
Festuca idahoensis	<i>Idaho fescue</i>	x	x	x
Festuca ovina 'glaucua'	<i>Blue fescue</i>	x	x	
Helictotrichon sempervirens	<i>Blue oat grass</i>	x	x	
Pseudoroegneria spicata	<i>Bluebunch wheatgrass</i>	x	x	x
Sisyrinchium idahoensis	<i>Blue-eyed grass</i>	x	x	x
<b><u>Perennials</u></b>				
Achillea spp.	<i>Yarrow</i>	x	x	x
Agastache spp.	<i>Hummingbird mint</i>	x	x	
Allium schoenoprasum	<i>Chives</i>	x	x	
Aquilegia spp.	<i>Columbine</i>	x	x	
Artemisia frigida	<i>Fringed wormwood</i>		x	
Artemisia stellerana	<i>Dusty miller</i>	x	x	
Asclepias speciosa	<i>Snowy milkweed</i>	x	x	
Coreopsis spp.	<i>Coreopsis</i>	x	x	
Delphinium var.	<i>Delphinium</i>	x	x	
Echinacea spp.	<i>Coneflower</i>	x	x	
Epilobium angustifolium	<i>Fireweed</i>	x	x	
Gaillardia var.	<i>Blanket flower</i>	x	x	
Geranium spp.	<i>Hardy geranium</i>	x		

Geranium cinereum	<i>Grayleaf cranesbill</i>	x		
Helianthemum nummularium	<i>Rockrose</i>	x	x	
Hemerocallis spp.	<i>Daylily</i>	x		
Heuchera spp.	<i>Coral bells</i>	x		
Hosta spp.	<i>Plantain lilies</i>	x		
Iris hybrids	<i>Tall bearded iris</i>	x		
Lanvandula spp.	<i>Lavender</i>	x	x	
Leucanthemum spp.	<i>Shasta Daisy</i>	x	x	
Linum perenne	<i>Blue flax</i>	x	x	x
Lupinus spp.	<i>lupine</i>	x	x	x
Lonicera spp.	<i>Honeysuckle</i>	x	x	
Nepeta faassenii	<i>Catmint</i>	x	x	
Nepeta racemosa	<i>Catmint</i>	x	x	
Papaver orientale	<i>Oriental poppy</i>	x	x	
Penstemon spp.	<i>Penstemon</i>	x	x	
Peroviskia atriplicifolia	<i>Russian sage</i>		x	
Pulsatilla vulgaris	<i>Pasqueflower</i>	x		
Ratibida columnifera	<i>Prarie coneflower</i>	x	x	x
Salvia spp.	<i>Sage</i>	x	x	
<b><u>Vines</u></b>				
Clematis spp.	<i>Clematis</i>	x		
Lonicera spp.	<i>Honeysuckle</i>	x		
Parthenocissus quinquefolia	<i>Virginia creeper</i>	x		
<b><u>Groundcovers</u></b>				
Achillea spp.	<i>Yarrow</i>	x	x	x
Antennaria rosea	<i>Pink pussytoes</i>	x	x	
Ajuga reptans	<i>Carpet bugleweed</i>	x		
Arctostaphylos uva-ursi	<i>Kinnikinnick</i>	x	x	
Armeria maritima	<i>Sea thrift</i>	x	x	
Aurinia saxatile	<i>Basket-of-gold</i>	x	x	
Bergenia cordifolia	<i>Heartleaf bergenia</i>	x	x	
Carex spp.	<i>Sedges</i>	x	x	
Cerastium tomentosum	<i>Snow-in-summer</i>	x	x	
Coreopsis species	<i>Coreopsis</i>	x	x	
Delosperma cooperi	<i>Purple iceplant</i>	x	x	
Delosperma nubigenum	<i>Yellow iceplant</i>	x	x	
Dianthus spp.	<i>Dianthus</i>	x	x	
Duchesnea indica	<i>Mock strawberry</i>	x	x	
Epilobium angustifolium	<i>Fireweed</i>	x	x	
Eriogonum umbellatum	<i>Sulfer buckwheat</i>	x	x	x
Eriophyllum lanatum	<i>Oregon sunshine</i>	x	x	x

Fragaria spp.	<i>Wild strawberry</i>	x	x	
Geranium spp.	<i>Cranesbill</i>	x		
Galium odoratum	<i>Sweet woodruff</i>	x		
Helianthemum nummularium	<i>Sun rose</i>	x		
Hosta spp.	<i>Plantain lilies</i>	x		
Iris hybrids	<i>Tall bearded iris</i>	x	x	
Kniphofia uvuria	<i>Red-hot poker</i>	x	x	
Mahonia repens	<i>Creeping holly</i>	x	x	
Oenothera missouriensis	<i>Evening primrose</i>	x		
Penstemon spp.	<i>Penstemon</i>	x	x	
Phlox spp.	<i>Creeping phlox</i>	x	x	
Polemonium caeruleum	<i>Jacobs ladder</i>	x		
Sedum spp.	<i>Sedum &amp; stonecrops</i>	x	x	
Stachys byzantina	<i>Lamb's ears</i>	x	x	
Thymus praecox	<i>Creeping thyme</i>	x	x	
Veronica spp.	<i>Speedwell</i>	x	x	

## Exhibit-E

# TREE AND SHRUB SPACING DIAGRAM



**Shrubs & low growing plants:** Less than 10% of the shrub component near individual trees and in isolated tree/shrub groupings is bitterbrush. Isolated bitterbrush groupings are present. Native grasses and forbs exist throughout the area. Ladder fuels are removed around individual trees.

**Plant health:** Plants are healthy, green, and substantially free of dead plant material.

**Tree limb height:** All dead branches have been removed to a height of 10'. Trees over 7" dbh have limbs 10' or more above grasses, ground covers, and exposed soil. No more than 1/3 of the live tree crown is removed. Spacing between the tree limbs and shrubs is 3 times the height of the shrub. When shrub to tree limb spacing cannot be achieved while maintaining 2/3 of the live crown, shrubs are removed to achieve required distance.

### Spacing:

**Individual trees:** Trees 7" + dbh are spaced a minimum of 20' between the outer crown drip lines. Shrubs are located 20' away from the outer crown drip lines of trees.

**Isolated tree groupings:** There are 2 types of isolated tree groupings which are scattered throughout open spaces. The first isolated tree grouping has tree limbs to the ground. This isolated tree grouping is not larger than 50' in diameter. Less than 10% of any limbs to the ground tree grouping consists of shrubs. The second isolated tree grouping has tree limbs up above low growing vegetation a minimum of 10'. No shrubs exist in the limbs up tree grouping. This isolated tree grouping is typically no larger than 200' in diameter. Both isolated tree groupings vary in size and shape. Typically, trees over 7" dbh are spaced 14'-18' trunk to trunk and may have intertwined crowns. Each isolated groupings is spaced 20' from the perimeter drip line to the perimeter drip line of adjacent individual trees or other isolated groupings.

**Isolated shrub groupings:** Isolated shrub groupings vary in size and are scattered throughout open spaces. Isolated shrub groupings are no larger than 30' in diameter. Isolated shrub groupings are spaced 20' from their perimeter drip line of the shrub group to the perimeter drip line of adjacent individual trees or other isolated groupings.

**Standing dead trees:** Isolated, non-hazardous, standing dead trees may exist randomly throughout the open space. No ladder fuels are within 20' of a standing dead tree.

**Dead and down trees:** Less than 5% of the area is comprised of non-continuous, down and dead trees.

**Irrigation:** Not necessary. Useful to establish new plantings.

**Maintenance:** Assess natural open spaces for conformance to these standards every 3 - 5 years. Mow around individual trees to a height of 4" to 6" as necessary to retain desired condition. Limb individual trees to *Natural Open Space* limbing standards. Plant and protect PP in areas where tree cover is sparse. Thin LP adjacent to PP. Thin small diameter LP trees in groupings retaining dominate trees with the best crowns in good health and a variety of diameters. Replace entire isolated tree grouping with PP when in decline. Remove and replace dead or dying plants. Replant or reseed low growing plants as necessary to retain an 80% vegetative ground cover in clear vision areas.

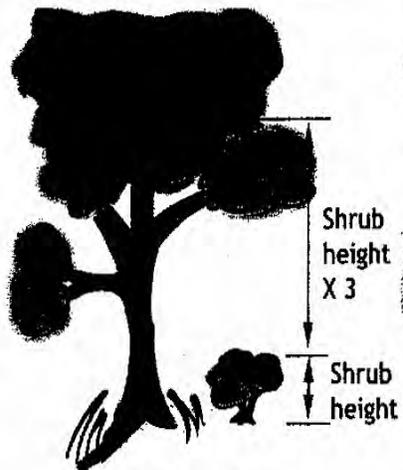
**Exhibit-F**  
**LADDER FUEL TRIM ZONE**

*How high can flames fly?*

About three times higher than the height of the plant that is burning.

Shrub or tree height	1	2	3	4	5	6	7	8	9
Ladder fuel pruning height	3	6	9	12	15	18	21	24	27

All measurements in feet



Ladder fuel trim zone:  
Shrub height X 3



Option 1: Remove tree limbs within the trim zone



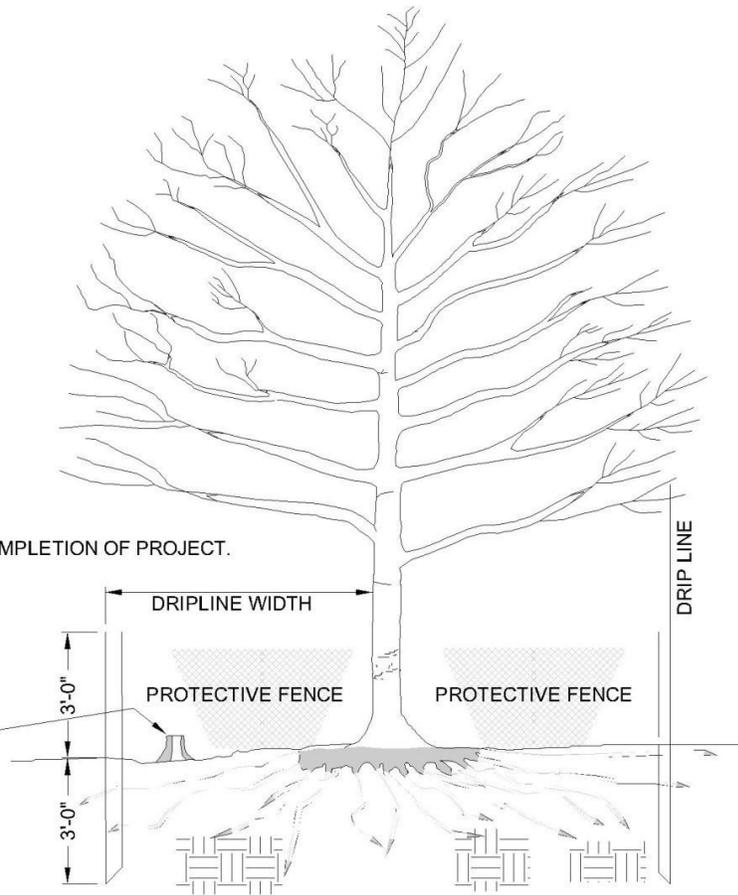
Option 2: Remove the shrub

# Exhibit-G

## TREE PROTECTION FENCING

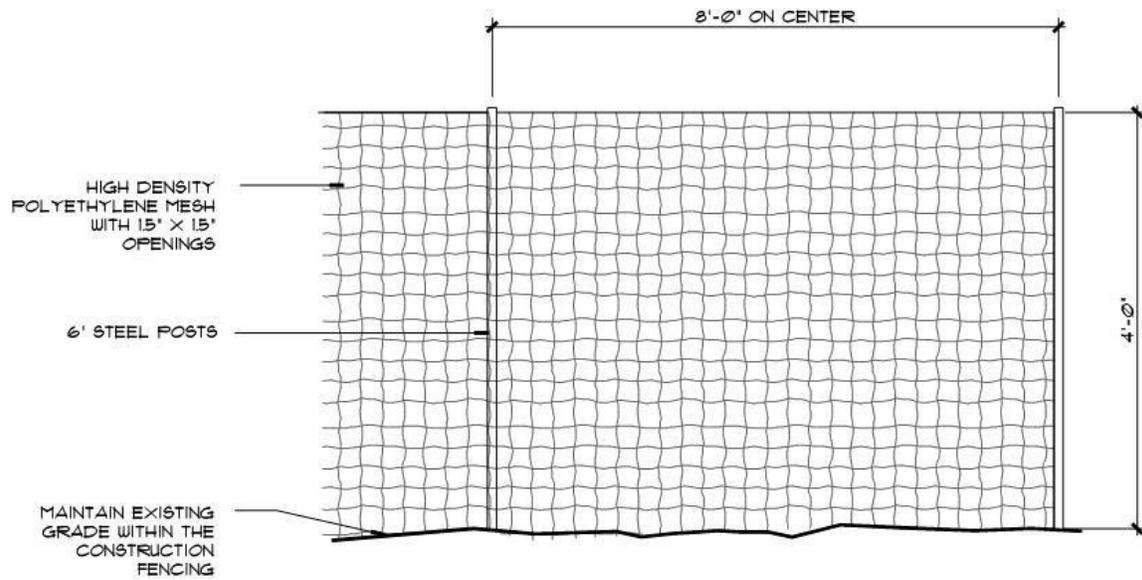
- NOTES:  
1. REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT.

DEAD TREES AND SCRUB OR UNDER GROWTH SHALL BE CUT FLUSH WITH ADJACENT GRADE. NO GRUBBING ALLOWED UNDER DRIP LINE.



## Exhibit-H

### CONSTRUCTION AREA FENCING



#### NOTES:

1. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
2. POLYETHYLENE FENCING MAY BE BROWN, GREEN OR ORANGE IN COLOR.
3. NO PEDESTRIAN TRAFFIC, EQUIPMENT STORAGE, CHEMICAL STORAGE, LUMBER, ETC. IS PERMITTED INSIDE THE PROTECTIVE FENCING.