



RANCH AT THE CANYONS

DESIGN GUIDELINES

Design Review Committee Rules and Guidelines

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Ranch at the Canyons Design Review Committee
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1. INTRODUCTION

These Design Review Committee Rules and Guidelines (these “Guidelines”) have been created to ensure that all improvements designed and constructed at Ranch at the Canyons preserve the natural beauty of the existing landscape, maintain a unified design theme, and protect property values. Any improvement, anywhere on the Ranch, whether on a landholding, common area, or rental property, shall be reviewed for approval by the DRC, prior to installation.

The Guidelines are to be used by all owners of homesites and their architects/designers, to govern new development, additions, remodeling, landscaping changes, and any alterations to previously approved plans at Ranch at the Canyons. The Guidelines will be administered and enforced by the Design Review Committee (the “DRC” or “Committee”) in accordance with procedures set forth in this document and the CC&R’s.

Declarant and the Landholders of Ranch at the Canyons have established a unique community on Ranch at the Canyons that preserves the natural beauty and site integrity of individual homesites, while allowing diversity in individual residences. Together with Ranch at the Canyons Design Review Committee (the “DRC”), we have established these Design Review Committee Rules and Guidelines (these “Guidelines”) to protect the natural beauty and landscaping, historic sites, design and agricultural quality, and character of Ranch at the Canyons; to establish parameters and standards for the use and care of Ranch at the Canyons and structures thereon; to protect the views and values of all Owners; and to assure that Ranch at the Canyons is developed and maintained to the highest practical aesthetic and environmental standards.

This booklet is intended to help you, your designer/architect and your builder understand the rules and guidelines and the necessary approval process. The DRC wants to ensure that the design review and approval process is administered fairly and effectively for the benefit of individual property Owners within Ranch at the Canyons, and for all Ranch at the Canyons residents. Please understand that we are charged to be certain that these Guidelines are rigorously enforced, in the interest of all Owners. We urge you to contact us prior to filing any application to be sure you have the most current set of Guidelines. It is the responsibility of each Owner to obtain and review a copy of the most recently revised Guidelines prior to preparing and submitting plans to the DRC for review.

Please call or email with your comments or questions:

Ranch at the Canyons Design Review Committee
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2. GOVERNING REGULATIONS

All development shall conform to the following:

The most recent version of this document in effect on the date that the Owner's first, complete Schematic submittal or remodeling application is made to the DRC;

The Declaration of Covenants, Conditions and Restrictions for Ranch at the Canyons;

All applicable Deschutes County Ordinances, Regulations, Overlay Zones, and Codes;

Applicable Local, State and Federal Codes and Regulations.

PLEASE NOTE: Landholdings 1-7 have additional restrictive covenants in place. Please review Deschutes County recorded document #2003-37143, Declaration of Restrictive Covenants, prior to beginning the Design Review Process.

2.1 THE DESIGN REVIEW COMMITTEE

Declarant has established a Design Review Committee ("DRC" or "Committee") to implement these Guidelines. The DRC shall exercise the functions for which it is given responsibility by Declarant as provided in the Declaration of Covenants, Conditions and Restrictions for Ranch at the Canyons (the "Declaration" or "Ranch at the Canyons Declaration" or the "CC&Rs"). Generally, the DRC will be responsible for the approval of plans and specifications for the development of Ranch at the Canyons, the approval of individual residences and the care and character of Ranch at the Canyons. In addition, the DRC will have responsibility for the establishment, modification and enforcement of its rules governing the use and maintenance of homesites, Landholdings, common areas and the improvements thereon. Please note that these are the design review procedures, rules and guidelines of Ranch at the Canyons; it is the responsibility of each Owner to comply with these procedures, and with all applicable local, state and federal regulations. As used herein, "common area(s)" shall mean the Ranch Properties, as that term is defined in the CC&Rs. As used herein, "Owner" and "Association" shall have the meaning given them in the CC&Rs.

The DRC shall consist of three persons who shall be appointed by Declarant until such time as Declarant turns over control of the DRC to the Association as described in the CC&Rs. Members of the DRC may be removed and replaced at any time by Declarant. Landholders are not required or expected to be members of the DRC, until such time as Declarant turns over control to the Association.

Except as otherwise provided herein, any two members of the DRC shall have the power to act on behalf of the DRC without the necessity of a meeting and without the necessity of consulting the remaining member of the DRC.

The DRC shall have the authority, where it deems appropriate, to waive individual criteria and/or procedures contained herein when it determines that the same will not negatively impact Ranch at the Canyons. Such determination shall be within the DRC's sole and plenary discretion.

3. RANCH AT THE CANYONS

3.1 DESIGN PHILOSOPHY

Ranch at the Canyons was carefully planned to be respectful of and to protect its extraordinary setting with proximity to the Crooked River and Smith Rock. Ranch at the Canyons is situated in the transitional zone between the arid High Desert of Eastern Oregon and the snow and glaciers of the Cascade Mountains. Ranch at the Canyons contains expansive meadows and experiences some of the climatic characteristics of both the alpine and arid deserts.

It is the intent of the developers of Ranch at the Canyons that the pastoral rural character of the site is protected and that any developments occur with minimal disturbance. Equally important is the need for effective water conservation and protection, wildlife protection and management, and protection from the potential for wildfire, which could destroy the beauty of this setting through careless neglect or irresponsibility.

It is therefore, the purpose of the following Guidelines, to ensure that the full potential of living along the Crooked River ecosystem is realized and that building within the Ranch at the Canyons is carried out with attractive residential and landscape improvements that are compatible with its unique setting.

The Guidelines are administered and enforced by the DRC. They are binding upon all persons who construct, refinish, add to, or alter any part of the exterior of any building or make landscape or other improvements upon, under, or above any property, create fill, make any change in the existing surface contour or drainage, or install any utility line thereon. In addition, all such persons must comply with the Deschutes County regulations, and the Ranch at the Canyons Declaration of Covenants, Conditions, and Restrictions.

In general, the aim of the DRC is to avoid harsh contrasts in the landscape, to preserve key view corridors, to encourage design appropriate to the region, and to foster harmony between buildings and their sites and among the buildings themselves.

Each building site at Ranch at the Canyons has unique characteristics and these Guidelines have been prepared taking into consideration the design opportunities and constraints unique to each site. Residential homesites are conveyed to individual buyers subject to deed restrictions and covenants, which are designed to create patterns of land development and to ensure that all residences are designed to conform to these overall design principles.

Presented in the pages that follow are standards that describe the design review process and provide direction and assistance to Owners with respect to design considerations. Modifications may be allowed to these guidelines, by Owners, only if it can be demonstrated, that the overall intent is being adhered to and such changes are approved by the DRC.

The Guidelines however, may be amended from time to time to reflect new experiences and to accommodate changing conditions. Modifications to these Guidelines can be made only if it can be demonstrated that the overall intent is being adhered to.

3.2 THE SETTING

Ranch at the Canyons is located in a very unusual landscape. It is the transitional zone between the Great Basin Desert, the largest in North America, and the glaciated Cascade Mountain Range, an alpine region which protects Ranch at the Canyons from moisture laden Pacific storms. The proximity of the Crooked River, Smith Rock, and the large areas of pasture meadow further enhance the setting.

As such, this landscape includes the flora and fauna of both desert and mountain. Its geologic history of volcanism has created adjacent landforms. As a result, Ranch at the Canyons has a unique environmental zone within a semi-arid climate. The visual effect is exceptional – a free flowing river in the foreground, followed by intermittent meadow and rock cliffs, with snow covered peaks in the background.

Ranch at the Canyons is at 2860 feet in elevation. Average annual precipitation at Terrebonne is about 11 inches. Annual cumulative snowfall averages 15 inches per year. Summers are characterized by long dry periods, warm days and cool nights.

4. THE RANCH AT THE CANYONS DESIGN REVIEW PROCESS

As an owner at Ranch at the Canyons, you should follow the steps outlined below if you plan to construct a residence.

4.1 GET TO KNOW THE RANCH AT THE CANYONS SITE

A residence at Ranch at the Canyons should reflect the locale, creating a living environment that responds to the individual site while conforming to the overall character of all Ranch at the Canyons homes. Because conditions may vary throughout the development, you should get to know the entire project and your homesite. Walk the area, experience the views, and consider the intentions of the original developer as reflected in the site plan. Together, these elements will help to shape the orientation and design of your future residence. Also review these Guidelines and acquaint yourself with all of the other documents that serve to regulate and guide the development at Ranch at the Canyons.

The DRC has the sole and plenary discretion to approve or disapprove the location of any landscape materials that may adversely affect any other landholdings. Design should strive to preserve areas of native vegetation, minimize site disturbance, and preserve views for other Owners. The DRC may restrict any plantings they deem necessary, to preserve the iconic and landmark views anywhere on the ranch.

4.2 HOMESITE LICENSED SURVEY

Prior to beginning construction on your homesite, a registered survey is required of all property lines, the approved building envelope, and the driveway. A copy of this survey must be submitted to the Design Review Administrator prior to design review applications.

A licensed surveyor will need to prepare a survey of your homesite. The surveyor will need to document the existing topography, all existing trees having 6" or greater diameter trunk size measured 48" above grade, tree type, rock outcroppings, utilities, view orientations, and existing neighbor's home footprints. Provide this stamped surveyor's document to the DRC at your earliest review meeting to verify compliance. This survey will be an important tool for your architect and landscape professional. No design work should be implemented until the survey has been completed.

4.3 CHOOSE AN ARCHITECT-DESIGNER / LANDSCAPE ARCHITECT-DESIGNER

The Landholder shall select an Architect-Designer, a Landscape Architect-Designer, and seek written approval for each party by the DRC. Applicants will need to provide examples of their work on similar projects for review and approval. Such approval may be granted or withheld in the sole and plenary discretion of the DRC. Applicants must gain approval for each individual project. The fact that an Architect or Landscape Professional has been approved for an earlier project at Ranch at the Canyons, does not guarantee that they will be approved on a subsequent home.

The addition of specialized design skills and an understanding of site and environmental possibilities can be of major importance in realizing the special character and quality you want in your residence. Be sure that your Design Team reads the Guidelines and becomes familiar with this document. In addition, your Design Team should be aware and follow the documents referred to in the Governing Regulations.

4.4 PRE-DESIGN MEETING

You and your Design Team are required to meet with the DRC to discuss your particular site and identify any important concerns prior to preparing a Schematic Plan or any proposed improvements for your homesite. This meeting will provide you with guidance prior to the initiation of design work and will acquaint you with the expectations of the DRC with respect to general design quality and standards required at Ranch at the Canyons. Pre-Design meetings are also recommended for any major remodeling additions or alteration project. A Pre-Design Meeting may be scheduled with the Administrator of the DRC.

4.5 SCHEMATIC PLAN REVIEW

After a thorough review of the Design Guidelines, obtaining the licensed survey document, review of the individual lot setback and envelope study, and the mandatory Pre-Design Meeting, it is time to have your Architect and Landscape Professional prepare Schematic Plans (Preliminary Plans) for your homesite. The purpose of this plan is to communicate to the DRC your design intentions. This important early review is to ensure that your initial design conforms to the concepts contained in these Guidelines. Response and feedback by the DRC at this early stage is intended to avert wasted time and professional fees that result from pursuing a design that is in conflict with the Guidelines. The Schematic Plan Submittal must include the application form Appendix D, and the appropriate submittal fee from Appendix G.

Each Landholding within Ranch at the Canyons is unique in terms of its natural characteristics, opportunities, and constraints. In order to take full advantage of those attributes, each Landholding will require different approaches in design and construction, and yet be subject to the common design characteristics of these Guidelines. It is expected that the design of each residence will be tailored to the unique features of each individual Landholding in an effort to achieve a synthesis of history, nature, residence and landscape design, consistent with these Guidelines. To preserve the natural features of each Landholding, such as views, significant existing plant materials and rock features, each residence will need to be situated so as to be sensitive to any disruption of the natural and historic environment surrounding the residence and the landscape area. The purpose of the preliminary approval process is to allow the DRC to evaluate each proposed design for the appropriateness to its own Landholding, and for consistency and fit with these Guidelines. The DRC may in its full and plenary discretion determine what is found acceptable in one holding may not be acceptable in another. The goal is for the appearance and character of all residences, landscaping, and improvements, to harmonize with the natural and historic character of the terrain and the design character of these Guidelines. The preliminary approval allows an early reading of preliminary design plans and DRC evaluations of areas of potential conflict and/or areas of support and approval.

Please note that the preliminary approval for the structure should be sought in conjunction with preliminary approval for the preliminary landscaping plans, as discussed in detail below.

The Schematic Plan submittal shall include three complete full size sets, and a full size digital set, of the following:

- A. Application for DRC Schematic Plan Review – Appendix D
- B. A written statement of the design approach.
- C. Graphic explanation of the design concept through the following documents:

SITE PLAN: The site plan shall include:

The perimeter dimensions of the home and site, building and access locations, location of all decks, patios, fences, driveway, walkways, all easements and setbacks at a minimum scale of 1" = 20'. Site plan must also show accessory areas for HVAC equipment/screening, trash areas, firewood storage, and meters, etc. This site plan shall be staked out on the site. Site Plan information should include topography (one foot contours), significant trees having 6" or greater diameter trunk size, measured 48" above grade, site features including rock outcroppings, changes in vegetation and view corridors. The site plan shall take notice of and include the several areas of each parcel or Landholding at Ranch at the Canyons encompassed in these Guidelines, including:

- (1) The proposed residence building envelope and perimeter, including all decks, patios and terraces; ancillary buildings and structures; landscape and retaining walls;
- (2) The landscape envelope around the residence, for which landscaping plans shall be submitted and will need approval;
- (3) The private area of each Landholding, as determined by Ranch at the Canyons sales contract and identified in the tenancy in common agreement for Ranch at the Canyons. As per the tenancy in common agreement and the CC&Rs, each Landholding includes a "private area" which is generally for the private use and enjoyment of the Owner of the applicable Landholding, but which is subject to such rights as are reserved by Canyons for itself or the Association in the Declaration and/or on the grant of the Landholding.
- (4) Ranch Properties of Ranch at the Canyons, which each property and Landholding will have shared ownership of, access to and use of, subject to these Guidelines and the Declaration of Covenants, Conditions and Restrictions. The preliminary approval process is intended to focus principally on the residential and landscape plans, but is also sensitive to the larger ownership and usage of Ranch at the Canyons, and to the impact of any preliminary proposal on neighbors, Landholdings, and on Ranch at the Canyons as a whole.

(a) SITE PLAN: Application for construction approval shall include a complete site plan at a minimum scale of 1" = 20'. The site plan shall include the perimeter dimensions for the homesite, the building and access locations, the topography (with one foot contours), existing site drainage, proposed finished grades at all major building corners and site improvements not to exceed 10 feet apart, location of all decks, fences, walkways or any site improvement, easements and setbacks, plus other material as required on the submittal form. The site plans shall also include finished floor elevations, ridge heights above finished grade and area calculations noting the percentage of site covered by built improvements. The site plan shall also demonstrate how all storm water is collected from any improvements and contained on site, and indicate how all irrigated water and lands are to be utilized.

(b) LANDSCAPING PLAN: See Section 7 - Landscaping plans for any portion of the homesite to be disrupted shall be submitted at a minimum scale of 1" = 20'; native and natural landscaping shall be employed in Ranch at the Canyons and in all Landholdings, except that ornamental landscaping may be used within 30 yards of the residence structure, subject to the review and approval of the DRC.

(c) BUILDING ELEVATIONS: All Exterior Elevations at a scale of 1/4" = 1' shall be provided showing the elevations of the proposed improvement(s) as situated on the Owner's homesite. Provide identification of all exterior materials, building heights, floor heights, existing and finish grades, roof pitches, etc.

(d) FLOOR PLANS: Floor plans at a scale of 1/4" = 1' shall be submitted showing the proposed improvement(s). Include all exterior patios, decks, dimensions and square footage of home.

(e) ROOF PLAN: A roof plan at a scale of 1/4" = 1' shall be submitted showing the proposed improvement(s). Provide identification of skylights, chimneys, roof venting, roof materials, roof pitches, gutters, downspouts, crickets, etc.

(f) PARKING SPACES: Each residence shall contain parking space within the Landholding for at least two automobiles in an enclosed garage, attached to the main structure of the residence. A minimum of two additional parking spaces should be provided to accommodate guest parking, and should be screened from common area and neighbor view, for example, by landscaping materials or by a stone "corral." Views of guest parking areas from adjacent Landholdings, roads, or common areas must be mitigated and diffused by such landscaping and walls and walls shall be between 36" and 48" high. No exterior storage of recreational vehicles or boats will be permitted on any Landholding. No Landholding shall include enclosed garage parking space for more than four vehicles and all proposals for parking space and enclosed parking and storage shall be subject to review at the sole and plenary discretion of the DRC.

(g) BUILDING SECTIONS: Provide two (2) building sections at a minimum scale of 1/4 inch per foot showing the proposed improvements, cut through the highest point of the building. The building section shall note existing grades, finished grades, finished floor elevations and top of ridge elevations above finished grade.

(h) 3D COMPUTER EXTERIOR COLOR MODEL: Submit several views of various sides of the project for DRC review. The intent of this requirement is to allow the DRC to review building massing.

(i) STAKING AND STRINGING: For DRC review, the property lines and building footprint shall be staked and strung for all preliminary reviews. Staking and stringing shall be incorporated on site 7 days prior to the DRC's review of the preliminary submittal. Failure to professionally stake and string the proposed submittal will result in a delay of the review process.

(j) FEE: The Preliminary Approval application shall be accompanied by the DRC submittal form, including applicant's fee from Appendix G, which fee is subject to change without notice. The DRC submittal form shall also specify the name, address and phone number of the contractor and architect/designer.

(k) Nature of Approval: The Preliminary Approval shall not be deemed to be approval for the construction of the improvement(s).

The Schematic Plan graphic submittal can be in any medium, but must be clearly labeled with pertinent information including the document date and sheet or page number, homesite number,

name, address and telephone number of the Owner and Architect. The complete Schematic Plan and application fee is to be submitted to the Administrator of the DRC on or before the 1st or the 15th of the month. Allow 15 days from the 1st or the 15th for a written response from the DRC. The DRC may extend its response time if the DRC deems the submittal incomplete.

In the event that the Schematic submittal is denied, and the re-submittal is also denied, additional re-review fees will be charged for each additional submittal in accordance with the schedule in Appendix G.

4.6 FINAL DESIGN REVIEW (Design Development)

The Final Design Review Plan (final construction plan) submittal shall include three complete full size sets, and a full size digital set, of the following:

- A. Application for DRC Design Development Review – Appendix E
- B. Graphic explanation of the design concept through the following documents:

CONSTRUCTION APPROVAL (REQUIRED):

1. Before any improvement(s) may be undertaken in Ranch at the Canyons, the Owner must obtain a construction approval letter from the DRC. To obtain such approval, required documents, including an Insurance Certificate of Liability naming Ranch at the Canyons as an additional insured, accompanied by payment of the required fee, must be submitted to the DRC. The DRC will respond with approval, requests for additional information, notification of the need for an additional 60 days for review, or identification of required modifications within 60 days of the date all required documents and fees have been received. The Owner shall be responsible for compliance with all applicable law and the terms of all recorded instruments.

(a) COUNTY AND STATE REGULATIONS: The applicant shall comply and be solely responsible that their project meets all Deschutes County applicable law, including, without limitation, the County Solar Setback requirements and any LM zone. It is the responsibility of the Owner to comply with all relevant County and State regulations.

(b) SITE PLAN: Application for construction approval shall include a complete site plan at a minimum scale of 1" = 20'. The site plan shall include the perimeter dimensions for the homesite, the building and access locations, the topography (with one foot contours), existing site drainage, proposed finished grades at all major building corners and site improvements not to exceed 10 feet apart, location of all decks, fences, walkways or any site improvement, easements and setbacks, plus other material as required on the submittal form. The site plans shall also include finished floor elevations, ridge heights above finished grade, and area calculations noting the percentage of site covered by built improvements. The site plan shall also demonstrate how all storm water is collected from any improvements and contained on site, and indicate how all irrigated water and lands are to be utilized.

The perimeter dimensions of the home and site, building and access locations, location of all decks, patios, fences, driveway and walkways and all easements and setbacks at a minimum scale of 1" = 20'. Site plan must also show accessory areas for HVAC equipment/screening, trash areas, firewood storage, and meters, etc. This site plan shall be staked out on the site. Site Plan information should include topography (one foot contours), significant trees having 6" or greater diameter trunk size, measured 48" above grade, site features including rock outcroppings, changes in vegetation and view corridors. The site plan shall take notice of and include the several areas of each parcel or Landholding at Ranch at the Canyons encompassed in these Guidelines, including:

- (1) The proposed residence building envelope and perimeter, including all decks, patios and terraces; ancillary buildings and structures; landscape and retaining walls;
- (2) The landscape envelope around the residence, for which landscaping plans shall be submitted and will need approval;
- (3) The private area of each Landholding, as determined by Ranch at the Canyons sales contract and identified in the tenancy in common agreement for Ranch at the Canyons. As per the tenancy in common agreement and the CC&Rs, each Landholding includes a “private area” which is generally for the private use and enjoyment of the Owner of the applicable Landholding, but which is subject to such rights as are reserved by Canyons for itself or the Association in the Declaration and/or on the grant of the Landholding.
- (4) Ranch Properties of Ranch at the Canyons, which each property and Landholding will have shared ownership of, access to and use of, subject to these Guidelines and the Declaration of Covenants, Conditions and Restrictions. The preliminary approval process is intended to focus principally on the residential and landscape plans, but is also sensitive to the larger ownership and usage of Ranch at the Canyons, and to the impact of any preliminary proposal on neighbors, Landholdings, and on Ranch at the Canyons as a whole.

(c) LANDSCAPE & LIGHTING PLAN: See Section 7
Landscape Plan (presented at a minimum of 1”=10’0”) to indicate:

1. Proposed plant materials (names, sizes, quantities)
2. Existing plant materials (names and sizes); Note that general descriptions using words like “such as” will not be accepted. Include and label historic and continuing uses such as orchards, agricultural areas, etc.
3. Indicate locations of existing plant materials proposed to be removed including size and species.
4. Decks, pavements, walkways, patios, lawn areas, garden and site walls including wall height, retaining walls including wall height, stairways, fences including height, screens including height, gates, arbors, trellises, gazebos, bbqs, outdoor play equipment with screening, parking areas with screening by landscaping or stone “corral”, pet runs, kennels and invisible fence areas, satellite dishes if in landscape envelope, swimming pools and required code enclosure requirements, water features, basketball hoops, service yards, driveways, and other freestanding structures.
5. (Exterior Lighting Plan) Locations for outdoor lights, address sign monument and added rockery or boulders
6. Complete irrigation plan including required double check backflow prevention device and installation per code.
7. Proposed spa or hot tub locations and required visual screening
8. Roof lines and downspout locations on proposed and existing structures.
9. Finished floor elevations (FFE) of structures.
10. Existing and proposed topographic contours.
11. Existing and proposed site drainage patterns and systems.
12. Desirable views.
13. Existing natural rock and historic rockscaping, and other natural and historic site features.
14. Any sensitive wildlife areas; Raptor – Golden and Bald Eagles, Prairie Falcons... or Bird – White-Throated Swifts... nesting sites, River Otter or Beaver habitat areas, etc., or significant wildlife movement patterns located on site.
15. Solar access area(s).
16. Staging area(s).

17. Equestrian areas and fencing on Landholdings at least 10 acres in size and west of Vineyard Way.
18. All applicable local, state and federal rim rock setbacks shown.
19. Invasive weeds present and mitigation methods to eradicate.

See Appendix J for lists of approved plant materials; only plant materials shown on the approved list may be used in Ranch at the Canyons.

(d) FLOOR PLANS: Floor plans for construction shall be submitted at a scale of $1/4" = 1'$. The square footage of each floor shall be designated as well as the total square footage of the proposed plan. Include all exterior patios, decks, dimensions and square footage of home.

(e) ROOF PLAN: A roof plan at a scale of $1/4" = 1'$ shall be submitted showing the proposed improvement(s). Provide identification of skylights, chimneys, roof venting, roof materials, roof pitches, gutters, downspouts, crickets, etc.

(f) EXTERIOR ELEVATIONS: All Exterior Elevations for construction shall be submitted at a scale of $1/4" = 1'$ of the proposed improvement(s) as situated on the Owner's homesite. Provide identification of all exterior materials, building heights, floor heights, existing and finish grades, roof pitches, etc.

Indicate the exterior appearance of all views, usually four, labeled in accordance with the Site Plan, the height of chimneys, natural and proposed finished grades for elevations of all views, the heights of ridge lines above existing and proposed finished grades, all roof penetrations including skylights, all flues and plumbing vents, foundation vents and all above ground utility meters and boxes with required visual screening.

Describe all exterior materials, colors and finishes (walls, roofs, trim, chimneys, windows, doors, foundation vents, light fixtures etc.). The elevation drawings should indicate material textures.

Provide and tag design details to sufficiently represent the visual expression of the building, exposed connections and all material interfaces.

(g) BUILDING SECTIONS: Building Sections (presented at a minimum of $1/4"=1'0"$) Provide Two (2) longitudinal building sections, at a minimum scale of $1/4$ inch per foot, showing the proposed improvements, cut through the highest point of the building. The building sections shall note existing grades, finished grades, finished floor elevations and top of ridge elevations above finished grade. The building sections shall be cut with a 90 degree difference in orientation from each other.

Indicate building walls, floors, roof eaves and fascia detail, deck railing, interior relationships, existing and finished exterior grades and any other information to clearly describe the exterior relationships of the building.

(h) 3D COMPUTER EXTERIOR COLOR MODEL: Revised final 3D exterior color model to match 2D documents. Submit several views of various sides of the project for DRC review. The intent of this requirement is to allow the DRC to review building massing.

(i) EXTERIOR DETAILS: Submit final design details of all exterior connections, interfaces, and to sufficiently represent the visual representation of the building. These details would be typically drawn at larger scales such as $3"=1'-0"$ or $1 \frac{1}{2} "=1'-0"$ and depict all exterior material sizes,

finishes, and connections for each specific element being described. Each project will require a unique set of details depending on the nature of the design. Each unique exterior condition should be provided for review.

Examples of such elements for a typical project might include:

Fascia at eaves, gable eaves, eave soffit, corbels, chimney caps, railings, trellises, exposed beam connections, window and door head/jamb/sill trims at various adjacent material treatments, corner trims, other exterior trims, crawl space vents, wall caps, flashing interfaces, stone veneer to adjacent materials, stucco to adjacent materials, transitions between materials, stair stepped elements, custom exterior lighting or cut sheets from the manufacturer, screening walls, and landscape features – water features, etc. Provide additional project specific features as necessary for all unique exterior conditions – flower boxes, attic vents, etc.

The DRC does not need to review typical structural details (foundation or framing, etc.) or interior details that have no bearing on the exterior.

(j) COLOR SAMPLE BOARD: (Please see example in Appendix K) Color Sample Board (24" x 36" and at least 1/8" thick) and a typed summary on 8-1/2" x 11" paper.

The DRC will retain this sample board. The sample board must be marked with the owner's name and address. Samples must be identified with the manufacturer's name, color and/or number, model types or other relevant identifying information.

Provide an 8-1/2" x 11" typed summary that clearly states the manufacturer's colors, style, brand names or other identifying information for proposed materials shown on the board for the DRC's permanent records.

The board should depict:

1. Roof and flashing materials and colors.
2. Wall materials and colors.
3. Exterior trim materials and colors.
4. Exterior fireplace/chimney materials.
5. Window materials and colors.
6. Exterior door material and color.
7. Samples of stone/rock and mortar to be used, including details of corners and cuttings.

Provide photos of:

1. Exterior light fixtures, artwork, and hardware.
2. Walkway and driveway materials if other than asphalt or concrete.
3. Cut sheets of all exterior doors.

Paint chips, paper paint samples, or painted stir stick will not be accepted for review.

(k) STAKING AND STRINGING: For DRC review, the property lines, building footprint, building height, corners, driveway, parking area, exterior decks, grade level patios and walkways shall be staked and strung prior to application for final Construction Approval. Staking and stringing shall be incorporated on site 7 days prior to the DRC's review of the final submittal. Failure to professionally stake and string the proposed submittal will result in a delay of the review process. The Owner shall remove and properly dispose of, off site, all staking and stringing 14

days from the date noted on the DRC's notice of review.

The submittal shall include a site-staking plan showing all building corners, driveways, and other improvements. In determining the proper location for each improvement, the DRC shall consider the location of existing and future improvements on adjacent sites and such other economic or aesthetic considerations as it may deem appropriate.

The following provisions shall be complied with:

1. The improvements shall be defined with 4-foot wood or steel stakes and the primary corners shall be identified as N.E., N.W., S.E., and S.W. corners. The outline of the improvement may be required to be marked by string or ribbon, or construction paint on the ground between corner stakes. Side and front parcel lines may also be required to be marked in a similar manner. The existing grade, proposed grade and main floor elevation of the structure shall be clearly marked on the building corner stakes.
2. All property corners shall be clearly marked.
3. Stakeout inspections shall only be conducted at a time when the site is free from snow.
4. Driveway locations will be staked at each side of the drive at 10-foot intervals from the access road to the site.
5. In addition to the access to the proposed residence, all other improvements shall be staked.

(l) ON SITE MOCK-UP: During construction, before any exterior materials are placed, an on-site mock-up of suitable size shall be erected on site for DRC review. The mock-up shall include the following minimum requirements:

1. Roofing material for each different application exposed to view. (3 feet wide x 3 feet high)
2. Siding material for each different type of siding proposed. (3 feet wide x 3 feet high)
3. Masonry (4 feet wide x 4 feet high)
4. Sheet metal and Flashing exposed to view. (2 feet long)
5. Pavers.
6. Stonework.
7. Any other exterior treatment exposed to view.

The sample sizes noted are required minimums. The applicant may wish to increase the mock-up size noted above to adequately allow the DRC to view the mock-up from neighboring properties or common areas. All samples shall demonstrate the proposed construction details to be incorporated into the exterior design. All stained/painted samples shall show the actual colors proposed and be of the same material, finish, grade and grain that is proposed to be incorporated into the exterior of the submittal. All masonry shall demonstrate the proposed coursing pattern, masonry and grout color.

Applicant will gain DRC approval of mock-up prior to placing any exterior materials or finishes on the project.

(m) CONSTRUCTION SCHEDULE: A printed Construction Schedule (may be graphic such as a Gant Chart or worded.) Include starting and completion dates of the residence, as well as the landscape work.

The Complete Design Development Plan and application fee is to be submitted to the Administrator of the DRC on or before the 1st and the 15th of the month; allow 15 days from the 1st or the 15th for a written response from the DRC. The DRC may extend its response time as appropriate if the DRC deems the submittal to be incomplete. The Design Development Submittal must include the application form Appendix E, and the appropriate submittal fee.

The DRC will review the Design Development submittal in detail for compliance with the previously approved Schematic Plan and to ensure that it meets the intent of the Guidelines. Although modification to the Guidelines may be approved in certain instances, this will be the exception rather than the rule. You must thoroughly document the logic or hardship justifying any requested exception. Should the design be in substantial variance with the general intent of the Design Philosophy for Ranch at the Canyons and the previously approved Schematic Plan, or violate any of the Guidelines, disapproval may result and a revised submittal correcting these problems will be required.

In the event a Design Development submittal is denied, and the subsequent revised Design Development is also denied, additional re-review fees will be charged for each additional submittal in accordance with the schedule listed in Appendix G.

1. **Inspection:** Submittal of an application shall be authorization to the DRC to make an on-site inspection of the proposed homesite and improvements. In addition, the Owner is responsible for notifying the DRC upon completion of the proposed improvement(s), at which time the DRC shall again make an inspection to verify compliance with the plan as submitted.
2. **Deposit and Submittal Form:** The application shall be submitted with the required deposit as may be set by the DRC from time to time and a completed DRC submittal form and signed Construction Agreement (Attachment 1).
3. **Expiration Date of Approval:** Once granted, the construction approval shall be valid for a period of one year at which time it shall expire, unless construction has commenced during such year and is completed within 18 months of commencement.

DRC approval is valid for 12 months from the date of each approval, which includes new construction, remodeling and landscaping. Prior to the end of the 12 months owners may apply for an extension of time. If construction has not begun within that time or an extension has not been applied for (or consent is revoked) a new application must be made and **all** previous fees and deposits will be forfeited.

The design, decoration, landscaping and ornamentation of all homes in Ranch at the Canyons are subject to annual review by the DRC, consistent with the original approved plans (including colors), a copy of which shall be kept on record.

4.7 REMODELING, ADDITIONS OR ALTERATIONS

Before an improvement in Ranch at the Canyons may be altered or refinished, whether by excavation, fill, alteration of existing drainage, exterior color change, the planting of new trees, shrubs or other vegetation, cutting or removal of existing vegetation, shrubs or trees (other than replacement vegetation substantially similar to dead or removed vegetation), such alteration must be approved by the DRC. To obtain such approval, two (2) sets of required documents, accompanied by payment of the required fee, must be submitted to the DRC. The DRC will respond with approval, request for additional information or required modifications within 30 days of the date all required documents and fees have been received.

Remodeling and additions to existing homes and improvements are required to meet the same criteria as new construction. All criteria concerning existing approved building envelopes, architecture, location and any other criteria deemed significant will be considered by the DRC. A

Pre-Design meeting with the DRC is strongly recommended for any remodeling project and approval by the DRC is required prior to any exterior alteration.

The Remodeling Plan Submittal must include application form Appendix F; a written explanation of the Design approach and appropriate plans noted above in Section 4.5. Additionally at this time you must submit the appropriate submittal fees and construction deposit noted in Appendix G. This includes any necessary landscape revisions. Any landscape disturbed during a remodeling project must be restored to the approved landscape plan on record for that residence.

Repainting or re-staining applications must be accompanied by stained/painted samples showing the actual colors proposed and be of the same material, finish grade and grain as the home exterior. The sample size shall be a minimum of 4 feet x 2 feet.

Each additional submittal will be reviewed by the DRC and the DRC consultants and will require additional fees. Also all construction regulations in Section 8 will be enforced during any remodeling project.

A final inspection is required on any approved alteration as is noted in Appendix H. After final inspection and after all Guideline requirements have been met, any construction deposit that was submitted will be refunded.

4.8 BUILDING PERMIT

Upon approval of your Design Development plans by the DRC, you must obtain a Building Permit from Deschutes County. Owners are advised that the County may have certain additional submittal requirements, which have to be met before issuance of a Building Permit.

4.9 ON-SITE INSPECTIONS

During construction of your residence, the DRC will conduct periodic inspections. It is the responsibility of the Owner to ensure that construction conforms to the plans, and all Ranch at the Canyons construction rules.

The design, decoration, landscaping and ornamentation of all homes in Ranch at the Canyons are subject to annual review by the DRC, consistent with the original approved plans (including colors), a copy of which shall be kept on record.

4.10 PROJECT COMPLETION REVIEW

To ensure that the completed residence is consistent and in accordance with the approved Design Development submittal, a Project Completion Review will be required. You should inform the Administrator of the DRC within 10 days of the County Occupancy Permit inspection that a Project Completion Review is requested. The DRC will respond within 14 days of receipt regarding the conformance or non-conformance of the residence and site construction. The construction deposit that was actually paid in accordance with Appendix G of the Design Development submittal will be refunded after compliance with Design Development Plans is established and after any uncollected fines or reimbursements for uncorrected damage to Ranch at the Canyons property have been deducted.

4.11 CHANGES IN PLANS

No significant changes in plans or materials previously approved by the DRC may be undertaken without advanced written DRC approval. Exterior changes desired after construction begins, must

be submitted for approval. Once the residence is complete, no work shall be undertaken (other than routine maintenance and repair) which will result in changes to the exterior building appearance, or landscape improvements, without prior written approval of the DRC.

4.12 DESIGN ASSESSMENTS FOR NON-COMPLIANCE

If the DRC requires a contractor to make a correction to a home under construction; e.g. unapproved exterior changes, and the correction does not occur within 30 days, an assessment of up to \$1,000 will be deducted from the construction deposit. When a fine is assessed against this deposit, the owner must reimburse the Association for the fine within 10 days or a “stop construction notice” will be placed on the lot until the deposit is replenished.

5. ARCHITECTURAL GUIDELINES

In addition to the Site Design Guidelines there are also Architectural Guidelines that apply to the design and construction of residences and other building improvements.

5.1 DESIGN INTENT

TUSCAN STYLE FOR ALL HOUSING AT THE RANCH AT THE CANYONS

The Declarant has determined that, in order to complement the character of the natural surroundings of the Ranch, all housing must be of stone type construction, known as a “Tuscan” style. Principal elements of this style include: (i) predominant “dry stack” stone construction, with a supplementary use of stucco, glass, wood and landscaping; (ii) integration of indoor/outdoor space, including the use of courtyards, patio, terraces, and lattice; (iii) “low profile,” non-vertical style, not to exceed two stories on any residence, respecting the natural contours of the land, except that the DRC may at its sole and plenary discretion approve stone or stucco towers consistent with the “Tuscan” style; (iv) use of tile, shutters, exterior fireplace, swing, and stone wall accessories; (v) the avoidance of excessively modern angular or geometric style and design; (vi) the avoidance of plastic or reflective materials; and (vii) architectural features such as stone columns and arches, lattice work, courtyards, and sensitivity to landscape and views.

Building Designs. Homes built at Ranch at the Canyons shall be predominantly stone (not prefabricated or pre-manufactured) and stucco, consistent with the ranch character and natural environment of Ranch at the Canyons, and the Tuscan style of these Guidelines, and subject to the exclusive review and determination of the DRC.

Pursuant to this section, the DRC encourages all Owners to review the existing housing designs currently built at the Ranch at the Canyons, which are generally consistent with the criteria set forth above. These existing house designs may serve as examples relating to the Tuscan style. These current examples may also be expanded on, in order to create a unique design that will also have the defined characteristics of these Guidelines. It is not the purpose of these Guidelines to create look-alike residences or suggest that they all have identical detailing, colors or materials, but to create a harmonious architectural context that is sympathetic to the incredible natural setting. The architectural standard and design criteria set forth in these Guidelines may be viewed, by the individual Owners, as the tool that will protect, preserve, and enhance this special environment over time.

It is expected that the design of each dwelling will be tailored to the unique features of each individual homesite. Each home design must address the special needs of its homesite. No preconceived designs suited for other environments or landscape will be permitted. Each design must begin with a thorough site evaluation and take into account the site’s topography, sun angles, view corridors, relationships to rock outcroppings, native landscape, and other homes. It is only

after a complete understanding of these natural characteristics that a homesite Owner and their architect or designer can begin a homesite design.

There is a multitude of ways to meet the requirements off the Guidelines, and it will be at the DRC's sole discretion as to whether the proposed design is in keeping with the overall character of the Ranch at the Canyons.

These Guidelines include by reference the plans and specifications previously approved by this committee for homes within Ranch at the Canyons. The previously approved plans and pictures of the housing are available for review at the offices of the DRC upon reasonable notice. Each Owner within Ranch at the Canyons is encouraged to review the current on site home designs, for examples of the type of housing encouraged and approved pursuant to the Guidelines set forth above. If a prospective Owner does not wish and is not willing to comply with the "Tuscan" style, and to accept and honor a good faith obligation to work within and carry out these Guidelines, or if a prospective Owner desires a significantly different style of residential structure or landscaping, such prospective Owner should not purchase at Ranch at the Canyons, precisely because these Guidelines are designed to protect the natural, historic, and design character of Ranch at the Canyons, and to protect the values and views of each respective Landholding and the historic features, natural beauty of terrain and wildlife, and design character of Ranch at the Canyons as a whole.

5.2 GENERAL DESIGN CONSIDERATIONS

Ranch at the Canyons is an exclusive farm use community and special consideration must be given to the siting of all improvements with emphasis on the relationship to existing grades, preservation of natural site features, rock outcroppings, and trees, and the relationship to neighboring sites and vistas. All residences will have exterior elevations, roofs and details that shall be coordinated and consistent in their architectural treatment. The harmony between all designs throughout Ranch at the Canyons is extremely important.

In some instances, specific design elements are recommended for functional and/or aesthetic reasons. The design and construction of those elements are solely the responsibilities of the Owners, their architects, and their contractors. Ranch at the Canyons shall accept no liability incurred by the incorporation of these elements into the Owner's design.

6. DESIGN GUIDELINES AND STANDARDS

To help the Owner and Architect design residential structures that are compatible with the project intent and setting, a number of site, architectural and landscape guidelines have been prepared. These requirements must be addressed at the Schematic Plan stage; however, certain provisions may be modified by the DRC upon a showing by the Owner and/or Architect that the basic intent of Ranch at the Canyons will not be affected by minor modifications.

6.1 GENERAL DESIGN CONSIDERATIONS

At Ranch at the Canyons, the harmonious integration of new residential construction and landscape improvements with the natural landscape is of paramount importance. The intent of this section is to ensure that adverse impact to the land is minimized as a result of careful siting of improvements combined with the creation of natural areas, which will remain free of disruption. These steps, together with the incorporation of certain performance standards and management programs will aid in maintaining the current rural ranch character of the desert/alpine setting.

Utilities: In Ranch at the Canyons, electric power is available from Central Electric Cooperative, Inc. Propane tanks are available from local suppliers. Well and septic facilities are the responsibility of individual Owners. Telephone and cable are available to the driveway of the Landholding.

Deschutes County Building Requirements: The County requires that a building permit be obtained prior to beginning construction of any improvement or making additions or changes to an existing structure. It is the responsibility of the individual Owners to comply with current adopted codes of Deschutes County and the State of Oregon. Deschutes County has also adopted setback standards which may have an impact on the design, landscaping and siting of residences, and landscape management setbacks and requirements, which are the responsibility of each individual Owner.

6.2 ADJACENT PRIVATE PROPERTY

Adjacent Landholdings may not be used for access to any construction site under any circumstances. Adjacent Landholdings also may not be used as a parking lot, by any contractor or subcontractor working on the homesite. In the event of damage to adjacent Landholdings, Ranch at the Canyons property Owner and general contractor will be held responsible.

6.3 ANIMAL RUNS AND ANIMAL RESTRAINT AREAS

All animal runs and animal restraint areas shall be situated on a homesite so as to be completely concealed or screened from view from roadways and neighboring Landholdings, unless otherwise approved in advance by the Board of Directors. All dogs shall be kept within the individual residential unit of the Owner, under voice control of the Owner, as required by Ranch at the Canyons Declaration.

6.4 APPEALS

Any decision of the DRC may be appealed to the Board of Directors of the Association, subject to the payment of a reasonable review fee and such procedures as the Board of Directors may prescribe from time to time. The Board of Directors shall have no obligation to hear any appeal and any decisions made by the Board of Directors shall be final. In the event that the Board of Directors refuses to hear an appeal, then the decision of the DRC with respect to that matter shall be final.

6.5 ACCESSORY BUILDINGS

Except for Landholdings owned by Declarant, only buildings to be used as temporary construction shelter may be erected on a homesite prior to construction of the main residence building. Accessory buildings are not encouraged and are typically not permitted, except as they are directly connected to and integral with the design of the principal residence and landscaping (for example, pool, patio, terrace, lattice, outside fireplace design); and do not extend beyond the residential building and landscape envelopes. Any proposed accessory building or improvements are subject to the careful scrutiny and review as provided for within the Declarations of Ranch at the Canyons, and as subject to the sole and plenary approval of the DRC.

A limited number of landholdings may be allowed to have additional agriculture accessory buildings, on a case by case basis.

6.6 BUILDABLE AREA

Each homesite at Ranch at the Canyons shall be set back 30 feet from the Landholding boundary. This is also a primary criterion for approval, and depending upon design and other factors, the DRC may consider and approve a variance. Following these same guidelines, the DRC may at its

sole and plenary discretion authorize a variance for the building of ground level decks or terraces within the 30 foot setback established by this section.

6.7 BUILDING HEIGHT AND DESIGN

Building height limits have been established to promote buildings that are compatible with surrounding natural features while not detracting from views to and from neighboring homesites. The maximum height of residential homes as well as homesites within the designated landscape management zone shall be 30 feet from existing grade to any point of the structure exclusive of chimneys or mechanical vents.

Building height limitations may be imposed by the DRC at its sole and plenary discretion in order to preserve views from neighboring homes and to minimize the impact of structures on sensitive natural areas of the property. In no event shall the DRC be obligated to impose height limitations or to protect or restore the views from any Landholding or home. In general, the DRC will encourage structures designed to conform to the terrain, and discourage structures that are excessively vertical or otherwise stand out in sharp contrast to the natural terrain, except as such structures may have vertical elements consistent with the historic "Tuscan" style of the DRC, as determined in the sole and plenary judgment of the DRC. Typically, residences should be nestled into and "grow out of" the land so as to be part of the site, and to respect the natural contours of the terrain; residential structures should not be sharply linear, angular, or modern in design, but should reflect the natural character of the terrain and the historic character of the "Tuscan" style as provided for in these guidelines; that style historically and traditionally allows for some rectangular character, but moderated by different elements of the residential unit to adjust to and respect the natural contours of the terrain, and by the natural and historic landscaping encouraged by these guidelines. Step buildings and down slopes are encouraged, using split and multi-level solutions whenever possible to follow existing contours and achieve a balance and limit the impact of construction fill and removal. When the construction is finished, the earth around the residence and terraces or patios or site walls should lie against the residential or patio or wall structure as near the original angle of slope and terrain as possible, and subject to the sole and plenary discretion of the DRC.

6.8 BUILDING SIZE

It is expected that residences will contain at least 3,000 square feet of living area; however, smaller residences may be approved by the DRC if, in its opinion, the residential and landscape design would not result in a residence out of character with other residences, and would result in a residence consistent with the design characteristic of these design guidelines. Notwithstanding, no residence will contain less than 2,500 square feet of living area. It is expected that no residence will exceed 8,000 square feet of living area, excluding garage areas and terraces. However, a larger residence may be approved by the DRC if in its opinion the residential and landscape design would not result in a residence out of character with other residences, and would result in a residence consistent with the design characteristics of these DRC guidelines. Square footage shall be measured from outside of exterior wall to outside of exterior wall. In the case of an exposed walkout basement, the floor area of the basement will be included in the calculations because the massing and the proportions of the entire structure would then be affected.

6.9 CHIMNEYS / FIREPLACES / FIREPITS

All exterior chimneys must be of stone, stucco, tile, or non-reflective metal and must incorporate a flue shroud and spark arrestor. A metal chimney must be of such a color as to blend aesthetically with the residence and is subject to approval by the DRC.

Exterior fireplaces and fire pits are allowed but must be submitted for approval to DRC. All amenities of this nature must be in compliance with Deschutes County code. The design of these fixtures shall include a gas starter. Wood burning is permitted with proper spark arrestors and chimneys. These outdoor amenities must be designed and finished to be consistent with the architecture of the home. (Note - Fire pits, due to certain design's organic nature, may be especially difficult to document for DRC review – the applicant is charged with responsibility to provide a credible presentation or risks not being approved.)

6.10 DOORS AND WINDOWS

Generally, deeply recessed and articulated doorways and windows are desirable. Careful consideration should be given to the size, number and placement of windows to achieve an effective and sensitive counterpoint to wall surfaces. Reflective, colored glass, and glass block are not acceptable. Window frames may be made of wood, either finished naturally or painted a natural color. Exterior window cladding is preferred, as long as the color is compatible with other elements of the building. Windows should be finished with trims appropriate to the architectural style.

6.11 DRAINAGE

The existing drainage on each homesite shall be carefully considered when siting an improvement. The natural drainage pattern should be preserved if at all possible. Drainage ways should be maintained in as near natural condition as possible. This is recommended so that the volume of run-off entering and leaving the site does not change significantly and any pollutants generated on-site do not reach waterways. If drainage courses are disrupted, they should be rehabilitated to match their natural state as much as possible. Open grass-lined swales are preferred over artificial channel and piping.

Site drainage should be designed to prevent water flows in the direction of the road or adjacent houses. To accomplish this, site plans must indicate site and road edge swales with drainage to retention ponds or dry wells.

Driveways should be designed to channel run-off into swales. Swales should be vegetated and/or rock-lined to prevent erosions.

Site drainage should be detailed on submitted grading plans. The builder and property owner are fully responsible for drainage and storm water run-off, and may be held responsible for damage to adjacent properties from inadequate or improper storm water control.

Roof drains must be considered and included in submitted grading and drainage plans.

No Owner or contractor shall interfere with or direct the natural course of any drainage and run-off, nor construct any improvement, place any landscaping, or allow the existence of any condition whatsoever which shall alter the drainage pattern or run-off from its natural flow to or across the land of another, except to the extent such alteration in drainage pattern or run-off is required by governing authorities or the DRC and approved in writing by the DRC.

6.12 DRIVEWAYS

Driveway cuts onto Ranch at the Canyons roadways will be limited to one per homesite, unless otherwise approved by the DRC. Entrance driveways should be located so as to minimize their visual impact on important natural features of each Landholding and of common areas of Ranch at the Canyons; to minimize light and noise impact on adjacent Landholdings and residences; and to minimize disruption of the existing landscape. Driveways shall be a maximum of 20 feet wide at the Landholding line and shall intersect with the Ranch Properties roadway at a minimum angle of

60 degrees and in such a way as not to interfere with drainage in the roadway. Landholders shall use driveway material colors and appearance to be consistent with common area roadways of Ranch at the Canyons, which have been designed consistent with historic scenic driveways of Central Oregon and the natural contours of the land, and there shall be a presumption that driveways of different color, or material or configuration shall be rejected at the sole and plenary discretion of the DRC, except that the DRC may at its sole and plenary discretion consider other driveway materials within the landscape area of any residence. In general, driveway surfacing shall conform to the paved surfacing materials and appearance used on the Ranch Properties roads in Ranch at the Canyons, and the amount of paved areas exposed to view from adjacent roadways or homesites shall be kept to a minimum. Driveway material shall be asphalt, asphalt and red cinder, composition, concrete, or stone, and shall be subject to the prior review and written approval of the DRC.

6.13 DUPLICATION

No significant repetition of a house design will be allowed without written DRC consent.

6.14 EXCAVATION

Each homesite shall be developed with minimal modification of the existing topography. All dirt and debris resulting from excavation must be removed from the site.

The protection and preservation of native vegetation outside the building envelope is strongly encouraged. However, removal of vegetation and pruning of trees outside the building envelope will be permitted by the Committee on a limited basis. Owners are strongly encouraged to utilize native vegetation from within the building envelope for restoration of disturbed areas.

6.15 EXISTING TREES

Every effort should be made to protect existing trees on homesites. Removal of trees to accommodate a home is expected within the footprint of the structure and within 10' of such footprint for fire safety, etc. However, approval of the DRC is required prior to the removal of any tree on site. Trees removed without permission or damaged during construction shall be replaced at the Owner's cost and at the discretion of the DRC.

Care must be exercised during construction, and afterwards, not to change the soil environment within the "drip line" (area underneath branches where roots are concentrated to soak up rainwater) of existing trees. The Committee, at its discretion, may require that a fence be erected at the drip line of an existing tree during construction if it is located precariously close to any home construction or lot grading.

Care must also be taken when developing outside the drip line. Newly constructed barriers (e.g. concrete foundations, swimming pools, garden walls, etc.) often act as dams that trap water and cause root or crown rot, eventually killing the tree. Where instances like this are likely to occur, the landscape plan must provide for the necessary drainage mitigation to ensure continued health of the existing tree.

Caution must be observed when altering the existing grades around trees. Two common disturbances that may result in eventual tree death are compaction of the roots from heavy equipment, or cutting and filling of an unnatural grade within the drip line. Should the proposed grade levels change near existing trees, the level inside the trees drip line should not be disturbed. Excavation or fill may not occur within the drip line of a tree. This means that the walls, site walls, foundation walls, footings, leveled or filled patios, or any other grading may not occur under the canopy of a tree that has been designated "to-be-saved."

If there are no other means to bring a utility line to the home except to pass within the drip line of a tree designated “to-be-saved,” then the excavation must be supervised by an ISA [International Society for Arboriculture] certified arborist [or other professional approved in advance by the Committee] and performed by hand.

Although relegating excavation to those areas outside of the tree drip lines reduces the likelihood of encountering a significant tree root, it may occasionally happen. If, in the course of excavation, a root 2 inches in diameter or greater is encountered, it must be wrapped immediately in a material that keeps it moist and dark until the soil can be replaced. Additional excavation around a significant root must be performed by hand. Smaller roots must be trimmed at the ends and coated with a substance that reduces the uptake of pathogens through the roots.

When roots must be removed, they should be cut cleanly and not left ragged. A certified Arborist must approve and supervise significant tree root removal from trees designated “to-be-saved” within 24 hours of unearthing of the root. Additionally, this individual must be called to monitor the removal [if any] of buried rocks from within the drip line of one of these trees, as roots may be entwined and possibly damaged by careless removal.

6.16 EXTERIOR COLORS

All exterior colors shall be compatible with predominate year-around colors of the immediate surrounding natural environment, and with the predominant historic colors of the “Tuscan” style required by these DRC guidelines, and as determined by the DRC. All exterior colors shall be reviewed and judged on their individual site and merit by the Design Review Committee, and shall be subject to the sole and plenary judgment of the Committee.

Color schemes must still be approved on an individual basis specifically for each Landholding. Monotone and uniformly flat exterior colors are not encouraged, whereas washed, faux antique, or faded colors are encouraged. Matte, non-gloss and non-glare finish is required for all exterior building materials, and the only areas which may receive a clear finish or sealer are the flat deck, bench surface or stair treads. All wood deck screening, fascia, rails, balusters, supports and stair risers are to be stained or painted the same color as the approved house body. Trim color, for shutters, door and window trim, shall complement the body color, and must be approved by the Design Review Committee.

A painted sample of the actual material that is to be finished showing wood species, grade, grain, texture and commercial name, identity, or composition for all exterior colors proposed is required with all submittals. In addition, the Design Review Committee requires submission of all exterior colors at the same time, so these can be compared to the mock-up. Mock-up requirements are specified under Construction Approval.

6.17 EXTERIOR LIGHTING

No exterior or interior light whose direct source is visible from a neighboring property or which produces excessive glare to neighboring properties or to pedestrian or vehicular traffic shall be installed. Indirect sources and horizontal cut-off fixtures are recommended to reduce glare (see Deschutes County code requirements) and provide general ambient light. Use of other than white or pale yellow exterior lights will require specific approval of the DRC. Final approval of the proposed illumination plan and all exterior fixtures will be required by the DRC.

The architectural plans shall include the exterior lighting plan and components which are attached to structure. Plans and Exterior elevations will present locations and styles. The landscape plan shall include an exterior lighting plan showing landscape lighting components. Any proposed lighting plan shall be subtle and understated in character, and shall encourage indirect lighting, and discourage lighting where the source of light is directly visible. All lighting shall adhere to Deschutes County's "dark sky" requirement. Landholders may apply for security lighting systems, such as, lighting systems designed to turn on automatically and temporarily for security purposes, which security lighting systems shall be reviewed by the DRC informed by sensitivity to the priority importance of Landholders' safety and security. Landholders may also apply for down lighting along driveways within the building and landscape envelopes, subject to the sole and plenary discretion of the DRC.

The landscape plan shall include a lighting plan that calls out and illustrates the proposed fixture type and light source visibility, fixture manufacturer, lamp type, lamp wattage and total quantity and placement of fixtures proposed. Legible, 8-1/2 x 11 photocopies of all proposed lighting fixtures shall be submitted with the plans. The DRC reserves the right to request that actual fixtures be submitted to the DRC for review and approval onsite. All landscaping and lighting plans are subject to the sole and plenary discretion of the DRC.

Up lighting of trees or walls is prohibited per Deschutes County code.

6.18 EXTERIOR MATERIAL TREATMENT

Exterior material treatment used on the building walls shall be consistent with the "Tuscan" style provided for in these Guidelines, as related to exterior colors, and building height and design, landscaping, and exterior lighting provisions of these Guidelines.

6.19 EXTERIOR WALLS AND TRIMS

The following materials may be approved for use in exterior walls and trims:

(a) Stone and stucco; the predominant character of exterior walls shall be stone or stucco, in natural colors, typically in "dry stack;" The use of stone shall be natural, preferably native or field stone. Faux stone, glass block and exposed unit masonry are prohibited. The incorporation of garden and site walls of native stone is encouraged.

Particular attention should be paid to the use of stone on the structure to ensure that the stone appears to be functional and integrated into the structure of the home. It is important that it does not appear to be a cosmetic veneer. Corners and column bases should be thickened and buttressed, as they would be when used as traditional structural elements. Stone courses should continue around corners, terminating in a traditional manner as it would if used for a structural element. Small inlays of stone which will appear as veneers between columns such as between garage doors should be avoided. Sloping stone caps are preferred to precast or mortar caps.

(b) Wood and "hand-hewn beams", treated with earth-tone semi-transparent or solid body stains or earth-tone paints.

(c) Siding applications that involve a mix of directions (horizontal, diagonal, vertical) may be approved at the sole and plenary discretion of the DRC.

(d) Exterior glass/decks/lattice work may be approved, at the sole and plenary discretion of the DRC.

Trim and detailing should reflect the design style of each home and must be used consistently on all sides of all structures. Trim and detailing should be designed with appropriate proportions and should have a substantial, high quality appearance. Exterior lighting fixtures, overhangs, porches, railings and garden walls must all show attention to detail.

Raised decks should be carefully designed to blend with the home and site. Decks and stair structures supported by open posts are not permitted.

6.20 FENCING / GATES AND PRIVACY WALLS (See Section 7 below.)

Fences, walls and barrier devices may be used for privacy and screening purposes within the building envelope, but must be incorporated in to the total residential structure design. The construction of fences along property lines and outside building envelopes is strictly prohibited in order to maintain existing wildlife movement and natural open space. The DRC shall review the design, appearance, appropriateness, size, materials, and construction of such structures in relation to the proposed residence and neighboring sites. Chain link, concrete block, glass block, or wire fencing is prohibited.

Fences and gates may be allowed within a building envelope at Ranch at the Canyons, and the DRC will consider proposals for fences/gates within the landscape envelope. Any fence/gate, including “invisible” fencing for dog run areas, shall require specific approval on an individual basis from the DRC, at the sole and plenary discretion of the DRC. Fencing of natural stone, consistent with the historic and existing fencing on Ranch at the Canyons, is encouraged and may be approved in the sole and plenary discretion of the DRC. Fencing of any kind shall not be allowed to define the perimeter of any Landholding or landscape envelope, except (1) for perimeter fencing permitted by the CC&Rs; (2) that Landholders may propose and the DRC may review at its sole and plenary discretion proposals for security fencing behind the rimrock setback and along the rim and/or (3) for fencing that is intended for equestrian purposes, is on a Landholding that is at least 10 acres in size and is located west of Vineyard Way and that is approved by the DRC in its sole and plenary discretion. Gates may be permitted at the sole and plenary discretion of the DRC, but if permitted shall be comprised of stone, metal and wood in a style consistent with the entry gate or approved home design, and shall not include pictorial iron work. Except in temporary and exceptional circumstances, such as security fences and gates shall be confined to the building envelopes of each residence, and shall not border roadways without prior written DRC approval.

6.21 FIRE SPRINKLERS

Fire sprinklers are recommended, but not required for all homes at Ranch at the Canyons. Fire sprinklers will result in increased safety and may also decrease home insurance premiums.

6.22 FIREWOOD STORAGE

Firewood must be screened from the view of the public and other homesites. All firewood screens and covers must conform to the standards set by the Declaration.

6.23 FOUNDATION SURVEY

Upon completion of the foundation system and prior to the start of framing, the applicant shall submit to the DRC, a complete site survey locating the property lines and building envelope foundations on site. The survey shall be prepared by a licensed surveyor in the State of Oregon. Construction is not allowed to continue past the placement of the perimeter foundation system without Design Committee review and written approval of the foundation survey. Foundations located contrary to the construction documents approved by the Design Committee will be

removed at the Owner's expense, both as to the DRC determination of such non-compliance, and as to the actual cost of removal. If the project fails to proceed two months after removal of an improperly located foundation, the Owner shall return the damaged and scarred property back to its original grade and plant all scarred areas with Committee approved natural grasses and plant materials.

6.24 GARAGES AND PARKING SPACES

Garages must be architecturally integrated with the residential design of the main building. Each home must have an enclosed garage for at least two cars. Each home must have a minimum of two guest parking spaces. A garage may be a separate structure or may connect to the main house by a roof or screen or be part of the house structure. The design of the garage shall be consistent with or related to that of the residence in terms of design and construction materials, exterior treatment, lighting, and landscaping. Parking areas should be enclosed with stone corral (see Section 7) to provide screening of autos and auto lights from neighboring views and roadways. Carports are not allowed. Garage doors are encouraged to be located away from adjacent Landholdings and main roads.

Landscaping must appropriately screen any glare of headlights in the guest parking spaces, from adjacent homesites and roads. Trailers, motor (mobile) homes, trucks, boats, boat trailers, tractors, vehicles other than automobiles, campers not on a truck, snow removal equipment, and garden or maintenance equipment shall be prohibited unless it can be kept in an enclosed structure or screened from view from adjacent homesites and roads at all times except when in use. Owners are encouraged to discuss any special requirements with the Committee at the Pre-Design Meeting.

6.25 GRADING

To the maximum extent feasible, all grading shall conform to natural contours and minimize impact to the site's natural drainage patterns and collection. Berms or landscape mounds are subject to review and approval by the DRC. All graded surfaces shall be seeded with native grasses, and planting of native shrubs or trees. All grading must comply with applicable law, and shall require prior DRC approval.

Grading must be designed and completed to capture all storm water run-off on site. No grading that directs or allows run-off to enter water features or neighboring properties will be permitted.

A 10:1 slope is the maximum allowed unless otherwise approved by the Committee. Grading resulting in the need for a landscape retaining wall exceeding 30" height will be reviewed on a case by case basis.

6.26 GUTTERS AND DOWNSPOUTS

All gutters and downspouts shall be designed as a continuous architectural design feature.

6.27 HEATING, COOLING AND SPECIAL EQUIPMENT

All exterior elements of heating and/or cooling systems must be screened from the view of neighboring property and roadways. No heating or cooling system that produces noise at a level higher than 80 decibels, as measured at the Landholding line, shall be allowed on any Landholding or living unit.

No roof mounted or wall mounted heating or cooling equipment will be permitted. Exterior equipment must be shown on the plans and must be adequately screened for noise and visual appearance.

Emergency electrical generators may be approved at the discretion of the Committee on a case by case basis. The Committee shall consider noise level, fuel safety and storage, adequate visual screening, complete automatic controls to protect the power distribution systems and workman, and any other factors that in its sole judgment it deems relevant.

6.28 HILLSIDE HOMES

Exposed understructures of homes built on hillside homesites are prohibited. Siding material must extend to within eight inches of the finished grade and skirt walls more than four feet from the finish floor level and shall have foundation landscaping to reduce the scale of the skirt wall.

6.29 HOT TUBS / OUTDOOR SPAS

Thermal pools will be permitted within the building envelope. However, they must be visually screened from adjacent homesites by landscaping and/or fencing to be approved by the Committee. See Section 7.

6.30 IMPACTS OR EFFECTS ON OTHER LANDHOLDINGS

Whenever a criterion herein is stated with reference to another Landholding (including impacts on such other Landholding), it shall include both pre-existing and subsequently created Landholdings.

6.31 LANDSCAPE STRUCTURES

Additional landscape structures such as arbors, gazebos, trellises and decks may be part of the total architectural design. These elements must meet the same design requirements as other architectural features. Generally, they must complement the architectural style and should not be highly visible. The DRC will review all landscape structures.

6.32 LANDSCAPING

See Section 7

6.33 LIENS

At all times, each Owner shall take such steps as are necessary to assure that no portion of Ranch at the Canyons, including, without limitation, any Landholding other than his or her own, becomes subject to any construction or other lien as a result of (i) such Owner's actions or failure to act; (ii) activities occurring on such Owner's Landholding; (iii) activities occurring at such Owner's request; or (iv) activities occurring on such Owner's behalf.

6.34 MAILBOXES, NEWSPAPER RECEPTACLES AND STREET NUMBERS

Group mailboxes, individual newspaper receptacles, and designated Ranch at the Canyon address signs are provided by the Association at owners cost. No deviation from the above shall be allowed without DRC approval.

6.35 MAINTENANCE

Each property Owner is required to keep his or her Landholding, including the building envelope and landscape area, together with all improvements and landscaping thereon, in good repair and attractive condition.

6.36 OUTDOOR PLAY EQUIPMENT / ORNAMENTATION / STATUARY

Erecting, constructing or allowing any permanent unnatural or man-made ornaments, signs, statuary, sculptures, flagpoles, are prohibited unless they are included and made part of the architectural or landscape submittal and approved by the DRC. Lawn ornaments are prohibited.

6.37 PARKING AND SCREENING

A minimum of four parking places shall be required for each homesite, unless otherwise authorized in writing by the DRC. Parking must be in a garage or an area adequately screened from roadways and neighboring views. Camping trailers, trucks, campers, boats, cars under repair and boat trailers must be parked so as to be inside and completely concealed from view from roadways or neighboring homesites, or be parked in the designated recreational vehicle area as set forth in Ranch at the Canyons Declaration. Parking area shall be screened from view, e.g. by a stone "corral."

Each site and landscape plan shall contain parking space within the Landholding for at least two automobiles in an enclosed garage. A minimum of two additional parking spaces shall be provided to accommodate guest parking, and should be screened from common area and adjacent Landholding, for example by landscaping materials or by a stone "corral." Views of guest parking areas from adjacent Landholdings, roads or common areas must be mitigated and diffused by such landscaping and walls. Walls shall be between 36" and 48" high, except as submitted to and approved by the DRC at its sole and plenary discretion.

6.38 PET CONTROL

Pets may be contained within kennels and dog runs which are fenced and located within the building envelope. Invisible electronic fences are allowed, however the DRC may establish on a case by case basis the minimum setbacks from adjoining property and portions of the homesite on which the pet run areas will be permitted. Such improvements must be approved by the DRC.

6.39 PREFBRICATED AND MANUFACTURED HOUSING

Prefabricated and/or manufactured housing is not allowed, except on a temporary basis for purposes of construction and subject to DRC approval, including regulations with regard to the appearance of such prefabricated or manufactured housing, and the appearance and cleanliness of the construction site. The Declarant shall have the right to install and use prefabricated and/or manufactured housing on individual Landholdings if Declarant determines the same are necessary to preserve building rights and/or for the development of Ranch at the Canyons, in Declarant's sole and plenary discretion.

6.40 RETAINING WALLS

Use of retaining walls is discouraged. Retaining walls shall not be used unless approved by the Committee. Retaining walls, where appropriate, shall be constructed at a maximum height of 48 inches as measured from the low side of the retaining wall.

6.41 ROOFS

The preferred roof material is true barrel tile, set in an "antique" style with mortar boosting, row undulation, and blended color selection. The preferred roof pitch is 5/12. Slate, clay, concrete or ceramic tiles shall be the only considered roof materials, unless other materials are specifically approved in writing by the DRC, at its sole and plenary discretion. In no event shall metal roofs be permitted. Roof materials shall be earth tone colors, and shall be non-reflective.

In general, relatively low-profile buildings with a variety in massing and rooflines are desired. Large, expansive areas of unbroken roof planes and ridgelines are undesirable. Overly complex mixes of varied shapes, hip, shed, and gable are equally undesirable.

All roof vents, plumbing vents, flues, and exterior mechanical equipment shall be collected and centralized and screened from view. Where practical, incorporation within chimneys or masses is encouraged. To the extent that vents cannot be concealed within chases or chimneys, they should be

located on the side of the roof away from the road and to the extent possible fairway views.

- a) All chimneys are to have roof saddles, downdraft preventers and spark arresters.
- b) Roof skylights are permitted subject to the approval of the Committee.
- c) All flashing and approved, unconcealed plumbing vents shall be painted to match roof color; or be constructed of a weathering metal, i.e. copper, bronze or zinc.
- d) Large roof or eave overhangs are encouraged with wood soffits. Plywood and Masonite soffits are prohibited.
- e) Fascias should also be stepped to avoid cupping and rapid deterioration from freeze/thaw cycles.
- f) Roof venting shall be unobtrusive – typically continuous ridge and eave vents. Mushroom vents are prohibited.

6.42 SATELLITE DISHES

Satellite dishes or antenna may be permitted subject to DRC approval, but shall be visually unobtrusive from neighboring properties, common area or roadways. Maximum size is 18" diameter and their specific location must be reviewed and approved by DRC.

6.43 SERVICE YARDS

When not provided by other structures, each residence shall have a screened service yard, enclosing garbage and trash containers, firewood, clothes drying apparatus, bicycles, outdoor maintenance equipment and so forth. The same is subject to approval by the DRC. None of these shall be placed where they will be seen from roadways or neighboring Landholdings.

6.44 SIGNS

There shall be no "for sale" sign or construction or architectural signage in Ranch at the Canyons. Declarant shall not be subject to this prohibition. There are to be no subcontractors' or lenders' signs. Any signage required by local or state regulations, e.g. temporary building permit display, shall be in a form approved by the DRC in writing.

Address identification monuments for each residence are required and must be in compliance with Appendix I. Location of standard monument provided by Ranch at the Canyons must be submitted for DRC approval prior to installation.

6.45 SKYLIGHTS

Roof skylights are permitted subject to the approval of the Committee. All plastic, bubble or other skylight devices are strongly discouraged and will not be permitted by DRC.

6.46 SOLAR ENCROACHMENT

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

6.47 SOLAR HEATING OR ELECTRIC SYSTEMS

Any solar heating or electric system must be reviewed on an individual basis and requires the approval of the DRC.

6.48 STAGING AREA

Each construction approval submittal must designate at least one staging area for each residential site, along with designated ingress, egress, and parking for construction personnel subject to approval by the DRC. It shall be the goal and policy of the DRC that each staging area and

residential construction access and parking shall seek to minimize the impact and damage of any construction on the site, as encouraged by designating “off limits” and natural areas to be protected, and as subject to DRC oversight; and it shall be the goal and policy of the DRC to seek “zero impact” of construction on adjacent Landholdings and residences, and on Ranch at the Canyons, to the extent possible. Construction personnel on any construction site or staging area are to have access that is restricted to that area alone, and they shall not have access to other parts of Ranch at the Canyons, including without limitation other Landholdings. Without limiting the generality of the foregoing, construction crews are not permitted in the canyon roads and lands of Ranch at the Canyons without the express written approval of the DRC, and shall not engage in any touring, hunting or fishing or any disruption of Ranch at the Canyons wildlife without the written permission of the DRC. No dogs or other animals shall be permitted on the construction site. It shall be each Owner’s obligation to inform construction crews of the requirements contained herein and of the natural and historic character of Ranch at the Canyons and of policies designed to maintain and protect Ranch at the Canyons as a wildlife preserve. Each Owner shall be responsible for any violation of this document, the CC&Rs, the rules and regulations of Ranch at the Canyons or applicable laws by contractors, service persons or construction crew members working on his or her Landholding. Such liability shall include the payment of fines as may be established by the Association and/or the DRC from time to time. Construction personnel shall be subject to the careful rules, regulation, and oversight of the DRC. The DRC shall have the right to regulate construction as it deems necessary, including, without limitation, limitations on hours of construction and noise levels, parking, access, clean-up, and dumping of debris.

6.49 SWIMMING POOLS / SPORT COURTS / PRIVATE BARNS

Individual swimming pools may be approved by the DRC, and shall be screened from the view of nearby Landholdings, and shall not obstruct the view of nearby Landholdings.

Swimming pools require the approval of the Committee and must be placed within the building envelope. Pools shall be designed to complement the residential structure and should be placed so as to minimize impacts on adjacent homesites. See Section 7.

If, in the opinion of the Committee, the placement of a swimming pool on a homesite would negatively impact views or the use of adjacent lots, the application will be denied.

Individual tennis courts are not permitted in Ranch at the Canyons. There shall be no tennis courts on individual Landholdings at Ranch at the Canyons. Declarant shall be exempt from this prohibition.

Basketball hoops and backboards may be installed at any residence at the sole and plenary discretion of the DRC, and subject to stipulations imposed by the Committee as a condition of such installment, including restrictions on lighting, noise, and appearance, and including mandatory requirements that such basketball hoops and backboards not be visible from any adjacent residence or roadway. Basketball hoops and backboard, if any, must come down when no longer utilized, and removal may be required at the sole and plenary discretion of the DRC.

Play structures, trampolines, swing sets, or other such devices are not allowed at Ranch at the Canyons Appeals for exceptions to this policy may be made to the DRC for a determination of a homesite design that would provide adequate screening and privacy from surrounding neighbors and public viewing, etc.

There shall be no private barns, pasture or agricultural buildings in Ranch at the Canyons, except for the existing historic barn structure on Good Pasture Road, other barns and pastures permitted

by the CC&Rs, or barns and/or pastures approved by the DRC (which must be west of Vineyard Way) in its sole and plenary discretion.

6.50 UTILITIES

All connections from trunk lines to individual structures must be underground; exposed plumbing and electrical lines are not allowed. Materials and installations must conform to the electrical and plumbing codes. Water and sewer hookups must be approved by the appropriate state and/or local inspectors. All areas of excavation for site utility work must be restored. All utility meter panels shall not be visible to a road and shall be installed according to guidelines available from utility companies.

6.51 UTILITY AND METER CONNECTIONS AND TREATMENT

Utility and meter locations shall be shown on the plans and elevations, and adequate visual screening shall be provided subject to review and approval by the DRC.

6.52 VACANT HOMESITES

Some Owners may not elect to start construction immediately after purchasing in Ranch at the Canyons. While vacant, owners are responsible to keep the homesites clear of dead material (excluding ghost trees), fallen branches, debris, shrubs, weeds, and other vegetation. Existing grassland areas must be left natural. Storage of materials is allowed within two months of commencement of construction.

6.53 WATER FEATURES

See Section 7.

6.54 WILDFIRE MANAGEMENT

The potential for wildfire should be the concern of every Owner and all Owners should adhere to the following planning and design considerations:

- A. All dead vegetation should be removed from the homesite.
- B. Trees should be limbed to a height of 12" above the ground.
- C. A non-combustible space is recommended around the residence for a distance of 30', irrigation is encouraged in this area.
- D. Fire wood should be stored in separate enclosures.
- E. New trees should be planted at a distance from structure to not touch structure based on mature width of tree canopy. Example; if a mature tree canopy is 30 ft. in width the minimum distance the tree may be placed from the structure is 16 ft. (canopy radius + 1 ft.)
- F. Roofs and exterior surfaces of the buildings should be of fire resistant materials and "pre-treated".
- G. All chimneys should be equipped with UL or I.C.B.U. approved spark arrester.
- H. All roofs and gutters should be maintained free of leaves and pine needles.
- I. Plants contiguous to building structures should be irrigated.

6.55 WILDLIFE MANAGEMENT

Because Ranch at the Canyons is located in a deer migratory zone, the Guidelines have attempted to recognize the importance of this resource and the need for satisfying their requirements.

The deer population has three requirements: (1) adequate food, water and cover (trees and shrubs); (2) safe passage to their established winter and summer ranges; and (3) non-disturbance.

For this reason, as well as maintenance of the overall natural condition of Ranch at the Canyons,

homesites shall be designed such that each building envelope and its landscaping shall be an island surrounded by a continuous border of native landscaping.

7. LANDSCAPE GUIDELINES

Each homesite in Ranch at the Canyons is unique and it is the intent of the Landscape Guidelines to preserve those special attributes and, to the extent possible, minimize adverse impacts to the natural environment. Owners should realize that Ranch at the Canyons' setting results in extreme differences in climate from season to season. The list of plants that can be expected to flourish is limited. It is the responsibility of the Owner and their designers to respond accordingly in the landscape design of each residence. The approved plant lists are provided in Appendices B and C.

7.1 LANDSCAPE DESIGN AND IMPLEMENTATION

This section of the Guidelines relates to landscaping at Ranch at the Canyons. It is intended to establish and clarify the Ranch vision and procedures concerning landscaping. It is written and approved to inform and assist Landholders as they address issues relating to landscape planning, and to establish and clarify procedures, rules and guidelines that inform the workings of the DRC in the implementation of these Guidelines.

Ranch at the Canyons and the DRC have established and updated these Guidelines relating to landscaping in order to insure that the quality and character of landscaping on the Ranch is retained for the benefit of individual Landholders and the Ranch as a whole. Landscaping plans shall be sensitive to the impact of proposed landscaping on adjacent and surrounding Landholdings, and on the canyon, natural vegetation and site ecology, wildlife patterns and habitats, historic land use features, site geology, and mountain views of the Ranch. The DRC is mandated to review proposed landscaping from the perspective of the Landholder, from the perspective of adjacent and surrounding Landholdings and from the perspective of the Ranch as a whole.

“Designing With History and Nature.” The geologic history of Central Oregon is manifest throughout the Ranch and Ranch Landholdings, and shall inform all landscaping plans and evaluations. Existing geologic, terrain and historic land use features inform the landscape vision and guidelines of Ranch at the Canyons, and the DRC is mandated to encourage and implement landscaping informed by a vision of “designing with history and nature.” With this vision in mind, the DRC strongly recommends Landholders carefully evaluate proposed candidates prior to hiring a landscape architect or landscape designer. Approval of such landscape architect or design shall be sought by submitting the required request form to the DRC. Final selection of a landscape Architect-Designer shall be subject to the written approval of the DRC.

Landholders are encouraged to submit landscape plans that are sensitive to the natural terrain and agricultural character of each Landholding and of the Ranch. The nature of this environment dictates that, except as provided for in Ranch improvements and in these Guidelines, agricultural meadows shall remain as agricultural meadows; upland sage, steps and grassland stay as such; juniper forests are managed and remain as juniper forests; and riparian areas continue to be riparian in character. Ranch landscape guidelines also require and emphasize sensitivity to native plants, native plant densities, historic plantings (including orchards, if any) and the natural terrain and historic landscape of Ranch at the Canyons.

The use of natural materials, including in particular natural rocks and rockscaping, is encouraged. The DRC shall encourage natural and historic rockscaping, and will not approve the use of scarred or exposed undersides of boulders. Landholders may propose historic stone wall fences as part of

a landscape plan, subject to the “Fencing and Gates” provisions of these Guidelines.

“Complementary” Landscaping, Sensitive to the Surrounding Environment. These Guidelines are intended to discourage and prohibit landscaping that is excessively extensive, diverse or eclectic in character, or landscaping that includes artificial densities of indigenous or non-indigenous plants. Overall, landscaping at the Ranch shall not be ostentatious and shall be supplemental and complementary in character, and sensitive to the surrounding canyons, rockscapes, views, meadows and the considerable agricultural, open and natural terrain of Ranch at the Canyons as a working ranch.

“Concentric” Landscaping: “Tuscan,” Transitional and Natural. These Guidelines are also intended to encourage “concentric” landscaping. The “concentric” vision for residential landscaping is intended to give Landholders greater latitude to propose ornamental, flower and other Tuscan or non-indigenous deer-resistant plant materials in the building envelope, subject to these Guidelines and procedures. This vision also includes a designated “landscape envelope” around the building envelope, to allow the Landholder to plan and propose transitional landscaping beyond the landscaping immediately adjacent to the residence or villa. Finally, the Ranch vision of “concentric” landscaping requires Landholders to respect the more natural and agricultural character of surrounding land use, Landholdings and environment in areas beyond the landscape envelope.

It is also possible to submit for Committee consideration landscaping plans related to Landholding areas outside of a landscape envelope – provided that the Landholder making any such submission understands and agrees that: a) any water rights on individual Landholdings are, in all cases, controlled by the Association; b) any and all expenses associated with the evaluation, installation and maintenance of such landscaping beyond the landscaping envelope will be as determined by the Association, and be the full responsibility of the Landholder, to be reimbursed on a timely basis and upon demand; and c) there is a strong DRC presumption against the approval of landscaping plans beyond the landscape envelope, particularly when those areas are subject to historic and continuing agricultural use. Any such proposal for landscaping beyond the landscape envelope may be declined at the sole and plenary discretion of the DRC.

Landholders should not plan or expect to build in all areas of their “building envelope,” nor to landscape in all areas of their “landscape envelope.” Landholders should plan and expect to submit landscape plans that are sensitive to the need to protect historic agricultural meadows, orchards and vineyards and agricultural usage of the Ranch.

These Guidelines strongly discourage and anticipate the presumptive disapproval of the proposal of any additional lakes or ponds, subject to the sole and plenary discretion of the DRC. For a discussion of “swimming pools, water features and hot tubs,” see Paragraph 7.4 -7 below.

Landholders shall not seek onsite or immediate decisions from the Committee, and shall respect the Committee’s need for time for internal and professional review and careful and professional due diligence. No decision of the Committee shall be binding unless in writing and signed by the chairman of the Committee or his or her designee. Decisions by the DRC with respect to submitted landscape plans shall be final, subject only to the terms of these Guidelines and the constitutive documents of Ranch at the Canyons

Landholders are expected to read, understand and comply with these landscaping guidelines. It is each Landholder’s responsibility to submit landscape plans that are consistent with these

Guidelines, and Landholders should anticipate and understand that plans that are inconsistent with or in violation of these Guidelines, as determined by the DRC, will not be approved. If Landholders are unwilling to comply with these landscaping guidelines in good faith, they should not purchase Landholdings at Ranch at the Canyons. Landholders shall assure that their agents and design professions review and fully comply with the terms of these Guidelines. Any questions with regard to meaning and interpretation of individual landscaping plans are appropriately raised with the DRC.

7.2 PRELIMINARY REVIEW SUBMISSION AND REVIEW CRITERIA

The Landholder's preliminary landscape plan shall show all proposed aspects of the landscape design, including but not limited to elevations, foundations and stem walls, grading, excavation, rockscaping, plant material, irrigation systems, landscape lighting, parking areas, rock walls, pools, spas, patios, fire pits, barbeques, arbors and walkways. In addition, any plans shall show the proposed building footprint and siting within the building envelope.

To permit a meaningful review of the plan, the Landholder shall assure that prior to submission of the preliminary plan, the building envelope and the landscape envelope lines, driveway, parking spaces and car corrals are all staked and strung, including elevations. At the DRC's request, the Landholder and its Agent may be required to make an onsite presentation.

Based upon the items and information submitted, the DRC shall review and make appropriate Committee determination on all landscape plans. Thereafter, the DRC will send a written response outlining the Committee's findings (as provided in A.5. above) from the preliminary review within 45 days of receipt of the application. Even if the preliminary plans are approved, such preliminary approval shall not constitute a final DRC approval. Instead, an approval of the preliminary plan shall give the Landholder the opportunity to respond to feedback from the DRC to prepare and submit a final landscaping plan.

7.3 FINAL REVIEW SUBMISSION AND REVIEW CRITERIA

The final landscape plan shall include the perimeter dimensions of the homesite, building and access locations, topography (with one foot contours), location of all decks, patios, fences and walkways and all easements and setbacks at a minimum scale of 1" = 20'. This site plan shall be staked out for design and elevations on the site, including the staking of driveway, parking spaces and car corrals. Site Plan information shall include topography, significant trees 6" or greater in trunk diameter, measured 48" above grade; site features including rock outcroppings; and changes in vegetation. The site plan shall take notice of and include the several areas of each parcel or Landholding at Ranch at the Canyons encompassed in these Guidelines, including all decks, patios and terraces, walkways, hot tubs, outside fire pits, barbeques, retaining walls, stem walls or any site improvements. Lattice work, arbors, walkway coverings, deck railings or all exposed beam structures will be dimensionally compatible to the villa. Refer to Section 4.6 – 4 (c) for detailed landscape plan requirements.

7.4 SPECIFIC LANDSCAPING GUIDELINES

1. Grading/Excavation

All landscape plans shall show elevations and contours that inform the relationship between the natural terrain and all proposed structural and landscaping improvements.

Any proposed excavation requiring cut or fill requires prior written DRC approval. Natural slopes and contours should be maintained up to the villa, patios, walkways, lawn areas, pools, spas and

terraces. The existing drainage on each Landholding shall be carefully considered, and drainage plans for villa and landscape improvements shall be submitted with landscape plans. The natural drainage should be preserved whenever possible. To the maximum extent feasible all grading shall conform to natural contours. All berms or landscape mounds are subject to review and approval at the sole and plenary discretion of the DRC. All grading must comply with applicable law, and shall require prior written DRC approval.

2. Irrigation Systems

Proposed landscape plans must be accompanied by an irrigation design, which addresses any irrigation system within the building and landscape envelope, as well as any proposed use of water outside the landscape envelope, which may interact with or be in conflict with Ranch irrigation systems. The proposed irrigation design shall show all canal systems. The Landholder may use his or her well as a water source and irrigate within the building and landscape envelope, subject to approval by the DRC, and subject to all applicable local, state and federal regulations.

3. Fencing/Gates

Fences and gates may be allowed within a building envelope at Ranch at the Canyons, and the Committee will consider proposals for fences/gates within the landscape envelope. Any fence/gate, including “invisible” fencing for dog run areas, shall require specific approval on an individual basis from the DRC, at the sole and plenary discretion of the DRC. Fencing of natural stone, consistent with the historic and existing fencing on Ranch at the Canyons, is encouraged and may be approved in the sole and plenary discretion of the DRC. Fencing of any kind shall not be allowed to define the perimeter of any Landholding or landscape envelope, except (1) for perimeter fencing permitted by the CC&Rs; (2) that Landholders may propose and the DRC may review at its sole and plenary discretion proposals for security fencing behind the rim rock setback and along the rim and/or (3) for fencing that is intended for equestrian purposes, is on a Landholding that is at least 10 acres in size and is located west of Vineyard Way and that is approved by the DRC in its sole and plenary discretion. Gates may be permitted at the sole and plenary discretion of the DRC, but if permitted shall be comprised of stone, metal and wood in a style consistent with the entry gate or approved home design, and shall not include pictorial iron work. Except in temporary and exceptional circumstances, such as security fences and gates shall be confined to the building envelopes of each residence, and shall not border roadways without prior written DRC approval.

4. Parking Spaces

Each landscape plan shall contain parking space within the Landholding for at least two automobiles in an enclosed garage. A minimum of two additional parking spaces shall be provided to accommodate guest parking, and should be screened from common area and adjacent Landholding, for example by landscaping materials or by a stone “corral.” Views of guest parking areas from adjacent Landholdings, roads or common areas must be mitigated and diffused by such landscaping and walls. Walls shall be between 36” and 48” high, except as submitted to and approved by the DRC at its sole and plenary discretion.

5. Lighting Plan

The landscape plan shall include an exterior lighting plan. Any proposed lighting plan shall be subtle and understated in character, and shall encourage indirect lighting, and discourage lighting where the source of light is directly visible. All lighting shall adhere to Deschutes County’s “dark sky” requirement. Landholders may apply for security lighting systems, such as, lighting systems designed to turn on automatically and temporarily for security purposes, which security lighting systems shall be reviewed by the DRC informed by sensitivity to the priority importance of

Landholders' safety and security. Landholders may also apply for down-lighting along driveways within the building and landscape envelopes, subject to the sole and plenary discretion of the DRC. The landscape plan shall include a lighting plan that calls out and illustrates the proposed fixture type and light source visibility, fixture manufacturer, lamp type, lamp wattage and total quantity and placement of fixtures proposed. Legible, 8-1/2 x 11 photocopies of all proposed landscape lighting fixtures shall be submitted with the landscape plan. The DRC reserves the right to request that actual fixtures be submitted to the Committee for review and approval onsite. All landscaping and lighting plans are subject to the sole and plenary discretion of the DRC.

6. Landscaping/Plant Materials, Lawns and Site Construction

The DRC shall maintain and make available a list of plant types and species that may be considered by the Landholder in developing a proposed landscape plan. Inclusion of any given plant or combination of plants on this plant list does not mean or suggest that such plants would automatically or presumptively be approved by the DRC. Rather, the Committee reserves full and plenary discretion to approve or disapprove landscape plans, including plants that may be listed on this plant list depending upon the landscape plan and site-specific conditions of each Landholding. The use of native plants is strongly encouraged within and beyond the landscape envelope of each Landholding. The DRC shall retain sole and plenary authority to approve or disapprove proposed plant types and densities.

The DRC may, at its sole and plenary discretion, require an owner to plant trees and/or add contouring to a site in order to screen certain elements, and/or to establish an increased buffer between onsite elements and offsite vantage points. In other situations the DRC may, in its sole and plenary discretion, require a Landholder to remove plants, trees and/or other plant material and other features.

All Landholder proposals for the removal of trees or any native plant species will be reviewed on an individual basis and require written approval from the DRC. No trees shall be cut or removed without the prior written approval of the DRC.

All homesites shall be maintained to present an attractive and natural appearance to all off-property vantage points, to enhance Ranch appearance, to minimize fire danger in the area and to moderate wind-blown dust. Landholders are encouraged to maintain the natural appearance of the site, to demarcate and rope off trees, planting and areas to be protected during construction, to restore unsightly scarred areas created by construction activity or other damage and to remove dead plant material and refuse from the site. Landholders are responsible for their agents and sub-agents, including with regard to ingress and egress, parking, noise, animals and speed control. Any off-site access to or use of Ranch properties or amenities by agents shall require the prior written approval of the DRC. The Ranch seeks "zero" offsite impact of landscaping and improvement construction.

The allowable lawn area shall be within the landscape envelope for each Landholding, and shall not exceed four (4) times the building footprint area, excluding garages and outbuildings, unless otherwise approved in writing by the DRC. Natural landscaping and significantly smaller lawns are strongly encouraged. The Landholder shall be solely responsible for compliance with all state and local laws and regulations limiting or restricting the use of water for irrigation purposes, including restrictions on the size of lawns that may be watered from well water. Landscape applications may, at the discretion of the Landholder, include plans for a natural setting, viewing, picnic or barbecue area; provided, however, that any such proposed area shall be designed in such a way as to be consistent with the residential and landscape design, and shall be natural and

historic in character; any such plans shall use materials consistent with the residential and landscape design; and the improvements shall, if approved, be operated entirely in accordance with the fire regulations of Ranch at the Canyons. Such plans may be approved or denied in the sole and plenary discretion of the DRC.

All Landholders are required to comply with all applicable rim setbacks, whether mandated by law, recorded instrument or contract. Subject to the foregoing, the DRC may allow lawn areas to extend toward a canyon rim, and may allow security fencing along the rim, but any proposal for lawn or fencing shall be subject to the guidelines and procedures of the DRC, and shall be subject to the sole and plenary discretion of the DRC, shall be sensitive to the natural character of the terrain, and shall comply with all applicable local, state and federal rim rock setback laws and regulations.

7. Swimming Pools, Water Features and Hot Tubs

Water features, if any, may be proposed as part of a landscape plan, but shall be natural and “complementary” in character as that term is defined in these Guidelines; and may include, for example, fountains on Tuscan water features within a courtyard.

Landholder may apply for approval to build a private swimming pool, water feature or hot tub, but swimming pools and water features must be within the building envelope of any Landholding, and hot tubs must be individually approved at the sole and plenary discretion of the DRC. Swimming pools or water features, if any, should be designed to be structurally and visually connected to the residence within walls or courtyards, and must be screened from adjacent residences and all roadways. Landholder pool design shall be consistent with the design of the residence and exterior wall treatment and landscaping, and may be of stone or of classic “Tuscan” style. Plans for a swimming pool, hot tub or water feature, if any, shall be submitted together with landscaping plans that would enhance, screen, and shield such swimming pool, hot tub or water feature. No swimming pool, hot tub or water feature shall be installed or changed without the prior written approval of the DRC, at the sole and plenary discretion of the DRC.

8. Outdoor Ornamentation, Statuary and Fireplaces / Fire Pits

Erecting, constructing or allowing any permanent unnatural or man-made ornaments, signs, statuary, flagpoles, game poles, playground equipment, backboards or devices are prohibited unless they are included and made a part of a landscape plan submitted to and approved by the Committee. Lawn ornaments and similar items in the landscaping surrounding the residence are prohibited. Fire pits and fireplaces may be submitted for approval.

9. Maintenance

Each Landholder is required to keep his or her Landholding, including the building envelope and landscape area, together with all improvements and landscaping thereon, in good repair and in clean and attractive condition. The Landholder is strongly encouraged to institute a weed abatement and landscape restoration program as needed within the Landholding.

As part of the Landscape approval process, the Landholder will give the DRC a written warranty and assurance that in the Landholder's absence all landscape areas will be monitored and maintained consistent with landscape plans and the written approval of the DRC. In the event of failure or significant deterioration in any or all of the landscape improvements, as approved by the DRC, the Landholder shall be responsible to remedy such failure. In the event the Landholder fails to timely remedy such failure, the DRC may, but shall not be required to remedy at the expense of the Landholder. As with all defaults hereunder, such failure to comply shall also subject the Landholder to fines pursuant to the Association's fine schedule.

Preserving the native vegetation and systems is both cost effective and ecologically sound. The area

contains volcanic, well-drained soils and experiences short growing seasons, and hot dry summers. These conditions combine to make re-vegetation of trees and shrubs difficult. The best strategy is to minimize disturbance. It is recognized that in certain instances it will be necessary to selectively clear trees to provide solar access, enhance views, and accommodate roads and homes. Site planners should, however, strive to integrate buildings and roadside into the existing landscape with minimal disturbance to vegetation.

All areas disturbed during construction must be re-vegetated to blend with the existing natural condition. No rocks, plants, trees, etc. shall be removed from any portion of Ranch at the Canyons other than from the Owner's property without written permission from the Committee.

Included with the preliminary landscape plans the Landholder will provide to the DRC a contact list of individuals or companies to be contacted in the event of a problem on the Landholding during the Landholder's absence.

10. Inspection

Submittal of an application shall authorize the DRC to make onsite inspections of proposed landscape improvements. In addition, the Landholder is responsible for notifying the DRC upon completion of the proposed improvement(s), at which time the DRC shall again make inspections to verify compliance with the plan as approved by the DRC.

8. CONSTRUCTION REGULATIONS

To ensure the integrity of the residences in Ranch at the Canyons the DRC requires all contractors to adhere to current State of Oregon contractor licensing requirements and be in good standing with Ranch at the Canyons. Prior to construction the Committee requires all new contractors to provide a brief resume noting past building projects. All contractors must provide a completed Appendix B, a current copy of proof of insurance and a copy of their Oregon contractor's licenses. Contractors who are not in good standing in Ranch at the Canyons will not be allowed to build homes in Ranch at the Canyons. Owners should contact the DRC office prior to selecting a contractor to ensure the contractor is in good standing.

To also ensure that sites will not be irreparably damaged during the period a residence is being built, the following construction regulations shall be enforced during the construction period. These regulations shall be a part of the construction contract document specifications for each residence, and all contractors and Owners shall abide by these regulations.

A refundable contractor deposit as noted in Appendix G is required for each site and a pre-construction meeting will be held with each contractor, prior to the start of construction. At this meeting the Construction Schedule required in section 4.6.m of the Guidelines and the Construction Area plan required in section 8.1, will be reviewed. The DRC may use, apply or retain any part of the contractor deposit to the extent required to reimburse the DRC for any cost it may incur on behalf of the construction activity.

Any violation of the Guidelines during construction must be rectified within 72 hours of notice or if such violation would reasonably take longer than 72 hours to correct, then a schedule of such correction, acceptable to the DRC, must be submitted and approved within 72 hours. After 72 hours the current, daily, fine rate will be imposed until the violation is rectified. Fines for violations will be charged against the contractor's deposit. When a fine is assessed against this deposit, the owner or contractor must reimburse the Association for the fine within 10 days or a "stop construction notice" will be placed on the lot until the deposit is replenished. Any violation not rectified within 7 days after notice will cause a "specific stop construction notice" to be placed on the lot. No further construction

will be allowed on the residence until the specific violation is rectified and the deposit replenished.

8.1 CONSTRUCTION AREA

The Owner or contractor shall provide the Administrator of the Committee with a detailed plan showing how the homesite will be protected and the areas in which all construction activity will be confined prior to construction, including size and location of construction material storage, limits of excavation, drive areas, parking, chemical toilet locations, temporary structures (if any), dumpsters, storage or debris, fire extinguisher, utility trenching and construction sign. This plan should identify the methods for protection, such as snow fencing, flagging, rope, barricades or other means to be set up prior to construction. A meeting between the construction site supervisor and the Administrator of the Committee is required prior to the start of construction to ensure that all construction rules are understood and that the above plan has been approved.

Each site shall be protected by a series of re-bar or heavy duty tee posts on 5 foot centers, set at least 8 inches into the ground with roping marking the perimeter of the construction access and construction site protecting adjacent properties and the landholding private areas.

8.2 IMPROVEMENT SURVEY

After the foundations have been poured, a licensed surveyor is required to make a site inspection to certify that all improvements are located within the homesite's building envelope and that they match all approved plans. Verification will be sent to the Committee within 10 days of the survey.

8.3 CONSTRUCTION ACCESS

The *only* approved construction access during the time a residence is being built will be over the approved driveway for the homesite unless the Committee approves an alternative access point.

8.4 CONSTRUCTION TRAILERS OR TEMPORARY STRUCTURES

Temporary structures must be located on the homesite and must be approved by the Committee as to size, configuration and location. All temporary structures shall be removed after the occupancy permit issuance. Any damage caused by the placement, use or removal of such equipment will be promptly repaired restored at the Owner's or Contractor's expense within 48 hours. Any damage not restored within 48 hours will be restored by the Association and charged against the refundable construction deposit.

8.5 STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT

Storage areas shall be designated according to the approved construction area plan prior to construction. The contractor will be responsible for the continuous maintenance of these areas.

8.6 DAILY OPERATION

Daily working hours for each construction site shall be Monday through Friday from 7:00 a.m. - 7:00 p.m. and Saturdays from 8:30 a.m. - 5:00 p.m. unless otherwise restricted by the DRC. No Construction will be allowed on New Year's Day (January 1), Memorial Day (designated Monday in May), July 4th, Labor Day (designated Monday in September), Thanksgiving (designated Thursday in November) or Christmas (December 25). On all other legal holidays construction will be permitted from 8:30 a.m. - 5:00 p.m.

The only gate to be used for construction traffic is the construction access gate off of NE Eby road. Use of the main gate at NE Cayuse and NE 9th street for construction access is a violation of these construction regulations and violators shall be subject to fines in accordance with Appendix G.

Contractors may not enter the gate until 7:00 a.m. The Gatehouse entrance may not be blocked and NE Eby, Austin, Cayuse, and Ninth Street may not be used as a parking area prior to 7:00 a.m. Sub-contractors who obtain access codes to Ranch at the Canyons and are unlawfully entering the Community before the approved times or leaving after the prescribed leave time, will be considered trespassers and will be treated as such. Arrangements for earlier arrivals due to mitigating circumstances may be approved on a case by case basis by the Association Manager; however written approval must be obtained.

8.7 BLASTING

Any plans to blast shall be brought to the attention of, and approved in writing by the Administrator of the Committee before commencement. Proper safety and protective actions shall be used and evidence of insurance coverage shall be provided with The Ranch at the Canyons Owner's Association named as an additional insured.

8.8 RESTORATION AND REPAIR

Damage to any property other than the Owner's, by contractors, shall be promptly repaired at the expense of the Owner employing the person or entity causing the damage. (This includes damage done by cleaning out concrete trucks on-site, damage to asphalt roads and shoulders edges, utilities, signs, vegetation, etc.) It is the contractors' responsibility to keep the roads free of dirt and mud. The contractor must clean the roadways consistently (at least bi-weekly) throughout the construction process. They may be swept or washed. If the roadway is not kept clean the Owner's Association will pay to have the road cleaned and the owner and contractor will be responsible for the cost.

8.9 DUST, NUISANCE AND NOISE CONTROL

- A. It is the contractors' responsibility to control dust and noise on the site. All dirt piles must be completely covered with plastic sheeting or tarps, (clear, brown or black only). Irrigation of the loose dirt may be a solution; however any solution must be effective 24 hours a day, seven days a week.
- B. The playing of radios or use of other audio equipment by construction crews is prohibited.
- C. No swimming, sunbathing, or consumption of alcoholic beverages is allowed.

8.10 EXCAVATION

Excess excavation material shall be removed from Ranch at the Canyons. The material shall not be placed in common areas, road, or other homesites. Excavation, except for utility trenching, shall be done on the homesite only.

8.11 DEBRIS AND TRASH REMOVAL

- A. Proper disposal of refuse and storage of material is the Owner's and the contractor's responsibility. Debris and trash shall be picked up daily and stored in covered trash containers. A dumpster is required on each site and must be covered at all times by a net. All debris will be removed on a weekly basis and legally disposed of outside of Ranch at the Canyons. Owner and Contractor will take the necessary precautions to prevent debris and/or material from blowing off the homesite and the cost of cleaning up blown and scattered debris from the construction site will be charged against the refundable construction deposit.
- B. A warming and/or trash fire, or the burning of any construction debris on construction sites, is prohibited. However between December 1 and March 15 a single warming fire in a 55 gallon drum a minimum of 20' from any other combustible material is permitted.

8.12 VEHICLES AND PARKING

The speed limit in Ranch at the Canyons is 25 miles per hour. If a contractor or sub-contractor has been observed speeding in the Community they will be notified. If they are observed more than once, they will lose their privilege to work in Ranch at the Canyons.

All vehicles will be parked so as not to inhibit traffic, and within the designated construction area so as not to damage the natural landscape. Changing oil in vehicles and equipment without proper receptacles and removal procedures is forbidden.

Prior arrangements must be made with the Gatehouse for trucks and trailers over 40 feet in length to ensure that they can safely negotiate the entry gates and island turn-a-rounds. Trucks and trailers that have not made prior arrangements will be turned away at the gate. The Owner/Contractor will be responsible for restoring any damaged roadways caused by construction vehicles or equipment within 48 hours. Any damage not restored within 48 hours will be restored by the Owners Association and charged against the refundable construction deposit.

8.13 PORTABLE TOILETS

Portable toilets shall be provided by the contractor and placed in an approved location.

8.14 SIGNAGE

There shall be no "for sale" sign or construction or architectural signage in Ranch at the Canyons. Declarant shall not be subject to this prohibition. There are to be no subcontractors' or lenders' signs. Any signage required by local or state regulations, e.g. temporary building permit display, shall be in a form approved by the DRC in writing.

8.15 FIRE EXTINGUISHER

A minimum of one serviceable 1016 ABC-rated dry chemical fire extinguisher shall be located on each construction site in a conspicuous location.

8.16 FLAMMABLE ITEMS

Careless use or storage of cigarettes and flammable items will not be allowed.

8.17 PETS

Contractors, subcontractors and their employees are prohibited from bringing dogs and other pets to the Ranch at the Canyons construction site.

8.18 FIREARMS

Possession of or discharging of firearms by any contractor or subcontractor at Ranch at the Canyons is prohibited.

8.19 UTILITIES

Utilities should be designed and constructed for the most intensive use that can reasonably be foreseen.

All utilities should be buried. Water and sewer piping must be located in different trenches, with separation distances as required by Deschutes County. Power, gas, telephone, and television cable may be in common trenches with other services, *if acceptable by governing building codes and regulations*. Contractors should check with utility companies to determine current installation standards.

The following general considerations are applicable to buried utilities.

In order to avoid damage from the rocky sub-soils of the area, all pipe and wiring (including wiring in conduit) should be bedded over and under with at least 4 inches of sand, or pea gravel *minimum, or as required by governing authority.*

No pipe or wire should be installed directly above another; at least 18 inches horizontal offset should be provided.

Location tape should be provided above all buried utilities, at a depth of approximately 1-foot. Location tape above non-metallic piping should be magnetically detectable. A separate location tape should be provided for each pipe or wire even if installed in a common trench.

9. DRC COMPLIANCE, VIOLATIONS, FEES, AND PENALTIES

9.1 DRC DISCRETION

Whenever these Guidelines call for the DRC to take action, including without limitation review of documents, designs, or requests for variances, the DRC shall be free to act or not act in its sole and plenary discretion.

9.2 VIOLATIONS OF DRC GUIDELINES

The DRC has the authority to issue “stop work” and “restoration” orders. Once such an order has been issued, no further construction will be allowed on the residence until the specific violation is rectified, any fine paid, and/or the deposit replenished. The DRC shall also adopt and administer a fine schedule, as authorized by the CC&Rs and approved by the Board of Directors of the Association. Violations of these Guidelines shall be subject to fines in accordance with the adopted fine schedule. Finally, the DRC shall have the right to correct any violations on behalf of a Landholder and charge such Landholder all costs incurred in connection therewith, including, without limitation, a reasonable overhead and interest in an amount set by the Board from time to time. The following provisions shall also apply to violations.

Any Owner who violates or refuses to follow DRC guidelines and procedures, as determined by the DRC, or who fails to follow approved plans, as determined by the DRC, shall be responsible for all costs associated with measures necessary to bring such breaches into conformity with the DRC guidelines and procedures and approvals.

In addition to the remedies provided in the Declaration or elsewhere, the following terms shall apply:

- A. Upon reasonable written request and notice, the DRC may enter and inspect any planting, construction, or other improvements on any Landholding in Ranch at the Canyons, at the violator’s expense. Any Owner found to be in violation of the Guidelines or DRC procedures shall be subject to such fines as are established from time to time by the DRC and/or the Board of Directors of Ranch at the Canyons Association, Inc. (the “Association”). Such fines shall be in addition to all other remedies available to the DRC and/or the Association (and the obligations of non-complying Owners) hereunder or under the CC&Rs.

- B. In the event that any Owner constructs or permits to be constructed on said Owner’s

property an Improvement contrary to the provisions of the CC&Rs or these Guidelines, or in the event that an Owner maintains or permits any Improvement, condition or other thing on his or her Landholding contrary to the provisions of the CC&Rs or these Guidelines, the Association and/or the DRC may, no sooner than sixty (60) days after delivery to such Owner of written notice of the violation, order the Owner to cease and desist all work, construction, repair, alteration, landscaping and excavation of any kind, until such breach is remedied, and certified in writing by the DRC. The "Stop Work Order" shall continue until the violation has been corrected as authorized by the DRC, as certified in writing by the DRC. If the Owner and/or contractor and/or subcontractor refuse to stop work, a certified letter shall be sent to the Owner who is in violation. The letter shall describe what the violation is and require that all work be discontinued until the problem is rectified to the satisfaction of the DRC, which satisfaction shall be evidenced, if at all, in writing. A limit shall be placed on the amount of time allowed to correct the problem, which time limit shall be within the sole discretion of the DRC. In the event the written notice is ineffective or is breached, the Association may seek an injunction to force compliance or may undertake the corrective work itself. A fine may also be levied in conjunction with the stop work order, in conjunction with a schedule of fines reviewed and approved on an annual basis by the DRC, and subject to the oversight and approval of the Association. Any fine levied or costs incurred by the Association under this Section 7.B shall be an assessment against the applicable Tenancy in Common Interest and Landholding and may be collected by lien and foreclosure as provided in Article XII, Section 1 of the CC&Rs.

- C. The violating Owner shall pay all professional and consulting expenses of the DRC itself, including architectural, engineering, landscape, legal and administrative expense of the DRC relating directly to the breach. It is the intention of this provision to hold the Owner found to be in violation of these Guidelines, the DRC procedures and approvals in the CC&Rs and/or these Guidelines responsible for the costs and expenses of the DRC and the Association in finding, addressing and remedying such breaches, unless otherwise ordered by a court that finds the Owner not in default.
- D. The violating Owner shall pay all expenses associated with the remedy of such violations and non-compliance, in accordance with plans submitted to and approved in writing by the DRC, including the reasonable expenses of the DRC in reviewing such remedy and securing such compliance.

In all such matters involving violations or non-compliance of these Guidelines, the DRC procedures and approvals of Ranch at the Canyons, the DRC shall to the best of its judgment act in good faith and in accordance with the constitutive documents and CC&R's of Ranch at the Canyons, shall avoid any conflict of interest as defined by Oregon law, and shall be presumed to be acting in good faith, unless and until there is specific evidence to the contrary as determined by a court of law. Similarly, in all such matters involving violation or non-compliance with these Guidelines, procedures and approvals of Ranch at the Canyons, the Owner shall act in good faith and in accordance with the constitutive documents and CC&R's of Ranch at the Canyons, and shall have a duty of loyalty to carry out these Guidelines and procedures and approvals in good faith, and to recognize that they were present and in place when the Owner purchased the subject Landholding, and are intended to protect the views, values and design character and quality of all Landholdings within Ranch at the Canyons.

9.3 FEE STRUCTURE

At the time of submittal of proposed villa and landscape plans to the DRC for preliminary

approval, the Complete Plan Review and Inspection Fee as per Appendix G, payable to Ranch at the Canyons Association, Inc. shall be required. The Association will apply the deposit to costs incurred in administrating the design procedures, rules and guidelines as they pertain to but are not limited to:

- Pre-design meeting
- Preliminary review
- Final review
- Final approval
- Construction, inspection and monitoring

In the event of protracted proceedings (including any process that has extended beyond three submissions), the Committee shall provide Landholder with written notice that additional review fees are necessary to allow the Committee to recover its continuing review costs. In that event, the following fees shall apply:

1. Consulting architect, current hourly rate as per Appendix G, excluding reimbursable expenses which include but are not limited to travel, printing reproductions and miscellaneous materials as required;
2. Legal counsel: Current hourly rate as per Appendix G.
3. Design Review Committee Chair and Members, current hourly rate as per Appendix G.
4. All other actual costs incurred by the Committee and/or the Association; and
5. Additional preliminary and final review costs.
 - a) Preliminary review: Each subsequent review as per Appendix G.
 - b) Final review: Each subsequent final review as per Appendix G.

The architect, DRC and legal fees are subject to change without notice. All fees shall be accounted for and invoiced to Owners through Ranch at the Canyons Association Inc. The Association will apply the deposit to actual costs incurred as specified in this section, and refund or bill additional costs to Owners, as applicable.

9.4 EFFECT OF APPROVALS

Whenever these Guidelines call for the review, inspection and/or approval of the DRC, such review, inspection, grant of approval or denial of approval shall neither relieve the Owner or any other party from liability, nor create liability on the part of the DRC, for any deficiencies that exist in the document or item approved or any failure to comply with applicable laws or regulations.

No individual member of the DRC shall have any personal liability to any Landholder or any other person for the acts or omissions of the DRC if such acts or omissions were committed in good faith.

Any review and approval made by the DRC is limited to compliance with the intent of the Guidelines of the Ranch as may from time to time be established or revised by the DRC and/or the Board of Directors of the Ranch at the Canyons Association, Inc. or as otherwise set forth in these Guidelines. The review and approval made by the DRC is not to be construed as superseding, replacing, or modifying any review, approval, or permit required by any local, state or federal jurisdictional agencies. Nor is any DRC review and approval intended to analyze or determine compliance with applicable governmental laws and regulations. It is the Landholder's responsibility to obtain and comply with any permits that may be required by any local, state, or federal jurisdictional agency.

9.5 SEVERABILITY

If any section, subsection, paragraph, sentence, clause or phrase of these Design Review Committee (DRC) Rules and Guidelines (Guidelines) and any regulation is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portion of these Guidelines.

9.6 NONWAIVER

Consent by the DRC to any matter proposed to it or within its jurisdiction, or failure by the DRC to enforce any violation of these Guidelines, shall not be deemed to constitute a precedent or waiver impairing the DRC'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.

APPENDIX A: RANCH AT THE CANYONS - DESIGN REVIEW COMMITTEE

Ranch at the Canyons Design Review Committee
c/o Catherine Smith Consulting, LLC
cathyconsulting@outlook.com
(541) 668-0848

Request for Pre-Design Conference

Date: _____ Homesite: _____

Requested by: _____ Phone: _____

Owner: _____ Phone: _____

Address: _____

Email: _____

Architect: _____ Phone: _____

Address: _____

Email: _____

Landscape Professional: _____ Phone: _____

Address: _____

Email: _____

APPENDIX B: RANCH AT THE CANYONS - DESIGN REVIEW COMMITTEE

Ranch at the Canyons Design Review Committee
c/o Catherine Smith Consulting, LLC
cathyconsulting@outlook.com
(541) 668-0848

Application for Contractor in Good Standing

Date: _____ Homesite: _____

Requested by (Owner): _____

Owners are ultimately responsible for all construction activity on their lot. Any Committee requirements during construction will be conveyed upon the owner and any fines will be imposed against the construction deposit as noted in Section 8.

Contractor name: _____

Contractor business name: _____

Contractor CCB#: _____

Address: _____

Telephone number: _____ Cellular Phone number: _____

This form must be submitted with examples of relevant projects, including pictures, addresses and references for review by the Committee. The Committee shall have sole discretion to approve or disapprove this application. No work by this contractor may commence without permission from the Committee. A copy of current proof of appropriate insurance coverage and a copy of the Oregon contractor's license for this contractor must also be included.

NOTICE TO OWNER:

Following your request to approve your new contractor to contractor in good standing in Ranch at the Canyons the Committee:

- Approves your request.
- Approves your request with the following conditions:

Disapproves your request for the following reasons:

Signed: _____

APPENDIX C: RANCH AT THE CANYONS - DESIGN REVIEW COMMITTEE

Ranch at the Canyons Design Review Committee
c/o Catherine Smith Consulting, LLC
cathyconsulting@outlook.com
(541) 668-0848

Request for Building Envelope and/or Setback Changes

Date: _____ Homesite: _____

Owner: _____

Phone: _____ Email: _____

Address: _____

Architect: _____

Phone: _____ Email: _____

Address: _____

This request will be considered complete only if the following are submitted:

Three (3) copies of a written explanation of your building envelope and/or setback plan change and a clear explanation of why the change is needed,

Three (3) copies of a graphic explanation of the changes requested.

.....

A non-refundable filing fee per Appendix G must be submitted at this time.

The Design Review Committee (“DRC”), as provided for in The Declaration of Covenants, Conditions and Restrictions for Ranch at the Canyons (the “CC&Rs”), is charged with maintaining high standards in the Rules and Guidelines for the design, development, renovation and use of homes and property and for assuring conformance and compliance with such standards. When an owner wishes to construct any improvements, an application shall be made to the Committee. Completion of the following pages and demonstration of compliance with the Rules and Guidelines will provide the Committee with the information necessary to review the proposed construction for compliance with the Rules of the Committee. The applicant has the burden of demonstrating compliance with the rules and guidelines. The Committee may be contacted through Catherine Smith Consulting at (541) 668-0848 or cathyconsulting@outlook.com for information and assistance.

APPENDIX D: RANCH AT THE CANYONS - DESIGN REVIEW COMMITTEE

Ranch at the Canyons Design Review Committee
c/o Catherine Smith Consulting, LLC
cathyconsulting@outlook.com
(541) 668-0848

Application for Schematic Plan Submittal

Date: _____ Homesite: _____

Owner: _____

Phone: _____ Email: _____

Address: _____

Architect: _____

Phone: _____ Email: _____

Address: _____

Landscape Professional: _____

Phone: _____ Email: _____

Address: _____

Contractor: _____

Phone: _____ Email: _____

Address: _____

This application will be considered complete only if the following are submitted:

Three (3) copies of a written explanation of your design approach and three (3) copies of a graphic explanation of the design concepts.

Copy of Licensed Survey Document
Site Plan (1"=20'0" minimum)
Landscape Plan (1"=20'0" minimum)
Floor Plans (1/4"='10" minimum)
Roof Plans (1/4"='10" minimum)
Exterior Elevations – all sides (1/4"='10" minimum)
Building Sections (1/4"='10" minimum)
3D Computer Model views – all sides
Staking & Stringing of Site

Application Fee per Appendix G

.....
Site staking of building corners, driveway and other improvements must be done at this time for the Committee approval.
.....

The Design Review Committee (“DRC”), as provided for in The Declaration of Covenants, Conditions and Restrictions for Ranch at the Canyons (the “CC&Rs”), is charged with maintaining high standards in the Rules and Guidelines for the design, development, renovation and use of homes and property and for assuring conformance and compliance with such standards. When an owner wishes to construct any improvements, an application shall be made to the Committee. Completion of the following pages and demonstration of compliance with the Rules and Guidelines will provide the Committee with the information necessary to review the proposed construction for compliance with the Rules of the Committee. The applicant has the burden of demonstrating compliance with the rules and guidelines. The Committee may be contacted through Catherine Smith Consulting at (541) 668-0848 or cathyconsulting@outlook.com for information and assistance.

APPENDIX E: RANCH AT THE CANYONS - DESIGN REVIEW COMMITTEE

Ranch at the Canyons Design Review Committee
c/o Catherine Smith Consulting, LLC
cathyconsulting@outlook.com
(541) 668-0848

Application for Design Development Submittal

Date: _____ Homesite: _____

Owner: _____

Phone: _____ Email: _____

Address: _____

Architect: _____

Phone: _____ Email: _____

Address: _____

Landscape Professional: _____

Phone: _____ Email: _____

Address: _____

Contractor: _____

Phone: _____ Email: _____

Address: _____

This application will be considered complete only if the following are submitted:

Three (3) copies of a graphic explanation of the design concepts:

- Site Plan (1"=20'0" minimum)
- Landscape, Irrigation, & Lighting Plan (1"=20'0" minimum)
- Floor Plans (1/4"='10" minimum)
- Roof Plans (1/4"='10" minimum)
- Exterior Elevations – all sides (1/4"='10" minimum)
- Building Sections (1/4"='10" minimum)
- Exterior Details (3"=1'-0" or 1 1/2"=1'-0")
- Exterior Lighting Plan & Elevations w/ cut sheets
- Updated 3D Computer Model views – all sides
- Color Sample Board – all exterior finishes
- Exterior Material Cut Sheets & Brochures
- Updated Staking & Stringing of Site
- Construction Schedule

The Design Review Committee (“DRC”), as provided for in The Declaration of Covenants, Conditions and Restrictions for Ranch at the Canyons (the “CC&Rs”), is charged with maintaining high standards in the Rules and Guidelines for the design, development, renovation and use of homes and property and for assuring conformance and compliance with such standards. When an owner wishes to construct any improvements, an application shall be made to the Committee. Completion of the following pages and demonstration of compliance with the Rules and Guidelines will provide the Committee with the information necessary to review the proposed construction for compliance with the Rules of the Committee. The applicant has the burden of demonstrating compliance with the rules and guidelines. The Committee may be contacted through Catherine Smith Consulting at (541) 668-0848 or cathyconsulting@outlook.com for information and assistance.

APPENDIX F: RANCH AT THE CANYONS - DESIGN REVIEW COMMITTEE

Ranch at the Canyons Design Review Committee
c/o Catherine Smith Consulting, LLC
cathyconsulting@outlook.com
(541) 668-0848

Application for Remodeling/Alteration Plan Submittal

Date: _____ Homesite: _____

Owner: _____

Phone: _____ Email: _____

Address: _____

Architect: _____

Phone: _____ Email: _____

Address: _____

Landscape Professional: _____

Phone: _____ Email: _____

Address: _____

Contractor: _____

Phone: _____ Email: _____

Address: _____

This application will be considered complete only if the following are submitted:

Three (3) copies of a graphic explanation of the design concepts showing all areas of exterior change or restoration required by these changes:

A written explanation of your remodeling project

Site Plan (1"=20'0" minimum)

Landscape, Irrigation, & Lighting Plan (1"=20'0" minimum)

Floor Plans (1/4"=10" minimum)

Roof Plans (1/4"=10" minimum)

Exterior Elevations – all sides (1/4"=10" minimum)

Building Sections (1/4"=10" minimum)

Exterior Details (3"=1'-0" or 1 1/2"=1'-0")

Exterior Lighting Plan & Elevations w/ cut sheets

3D Computer Model views – all sides

Color Sample Board – all exterior finishes

Exterior Material Cut Sheets & Brochures

Staking & Stringing of Site

Construction Schedule

(Note – A predesign meeting is encouraged with DRC committee, as some of these documents may not be required for each project, depending on scope of alteration or remodel.)

.....
Filing Fee and Refundable Construction Deposit per Appendix G must be submitted at this time.

The Design Review Committee (“DRC”), as provided for in The Declaration of Covenants, Conditions and Restrictions for Ranch at the Canyons (the “CC&Rs”), is charged with maintaining high standards in the Rules and Guidelines for the design, development, renovation and use of homes and property and for assuring conformance and compliance with such standards. When an owner wishes to construct any improvements, an application shall be made to the Committee. Completion of the following pages and demonstration of compliance with the Rules and Guidelines will provide the Committee with the information necessary to review the proposed construction for compliance with the Rules of the Committee. The applicant has the burden of demonstrating compliance with the rules and guidelines. The Committee may be contacted through Catherine Smith Consulting at (541) 668-0848 or cathyconsulting@outlook.com for information and assistance.

APPENDIX G: Application Fees

(Subject to change without notice)

Outlined below is the Ranch at the Canyons Design Review Committee's fee schedule for architectural review and inspection within the subdivision, as is required for in the Ranch at the Canyons CC&Rs, effective April 13, 2022.

1. Non-refundable complete Plan Review and inspection fee for a new residence or any addition larger than 800 sq ft	\$10,000
2. Non-refundable Plan Review and inspection for remodels, additions and redesigns to existing residences exteriors where the addition is less than 800 sq ft.	\$2,000+
Owner shall be responsible for any DRC consultant fees over the \$2,000	
3. Refundable Construction Deposit for new construction or any addition over 800 sq. ft.	\$5,000
4. Refundable Construction Deposit for remodel of existing home where the addition is less than 800 sq ft.	\$2,000
5. Request for Design Guideline Changes	\$1,000
6. Resubmittal Fees for incomplete or non-compliant submittals- Actual Cost plus	\$500
7. Re-review of previously approved Design Development plans, when construction starts more than 12 months after initial approval of the plans	\$1,000
8. Minor additions or changes- deck enclosures, exterior material changes, exterior lighting,, spas or landscaping/ irrigation changes. Actual costs of review plus \$100	
9. Minor repairs, repainting or restaining with existing colors	No Charge
10. Resurfacing existing driveway, replacing landscape material (No change of materials)	No Charge
11. Infractions for violations of the Guidelines will be charged a daily fee until rectified. (In addition to any required submittal fees.)	Per day: \$200

Protracted Proceedings-Fees

1. Consulting Architect and Administrative Fees: Up to \$250 per Hour
2. Legal Counsel: \$300 per Hour
3. Design Review Committee Chair and Members: \$300 per Hour
4. Additional Preliminary Review: \$500 plus costs per each subsequent review
5. Additional Final Review: \$500 plus costs per each subsequent review

APPENDIX H: RANCH AT THE CANYONS - DESIGN REVIEW COMMITTEE

Ranch at the Canyons Design Review Committee
c/o Catherine Smith Consulting, LLC
cathyconsulting@outlook.com
(541) 668-0848

Application for Project Completion / Estoppel Certificate

Date: _____ Homesite: _____

Requested by: _____ Phone: _____

Owner: _____ Phone: _____

Architect: _____ Phone: _____

Date of Occupancy Permit Inspection: _____

Notice Date: _____

NOTICE TO OWNER:

Following your request for Project Completion Review, the Committee feels that your final building and site construction:

Conforms to the plans and specifications approved in your final submittal. Please find enclosed a refund of your deposit.

Does not conform to the plans and specifications approved in your final submittal.

Additional inspections will be made for \$200.00 each.

Signed: _____

APPENDIX I: ADDRESS MONUMENT REQUIREMENTS

Ranch at the Canyons address signage will be of a standard type throughout the development. The signage, purchased by the owner, from Empire Stone in Bend, will consist of a 36" wide by an approximately 20"-14" sloped height Sandstone Slab. Once the slab is selected, the owner will work with Dana Signs to have the slab sandblasted with 3/8"-1/2" deep engraved numerals and/or text, then Black Enamel Paint, filled with Reflective Glass Beads. Numbers will conform to those which have been assigned by the Deschutes County Planning Department, in coordination with the Fire Protection District of Terrebonne. If they would like, owners may include the name of their particular landholdings.

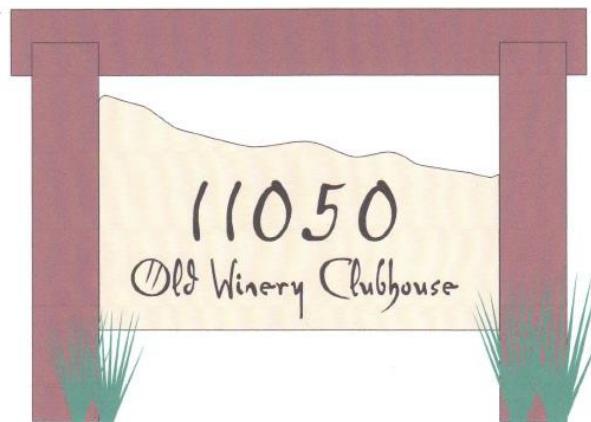
The monument will be sited at the driveway entrance, by the owner's contractor, of each homesite, at an angle of 45 degrees to the direction of the street. The Sandstone slab shall be attached to and framed by supporting timbers set in concrete below grade and painted a uniform community color. The placement is required to reduce the impact of snow removal during the winter months.

The monument may be lighted by a low voltage "Kichler 12 volt, K15084 Verdigris, MR 16-50w/K15587", or similar, accent feature. The light shall be positioned for the sole purpose of providing light to the address monument and should not be offensive to the adjoining properties or street areas. Photocell operation is recommended.

Alternative address monument installations; e.g. within a stone fence, will be considered on a case by case basis and must be submitted for DRC review and approval prior to installation.

Additional installation of address numbers on homes may be considered on a case by case basis. Appropriate location, number font, style, materials and colors must be submitted for approval by the Committee prior to installation.

All installations shall be pre-approved by the Ranch at the Canyons DRC.

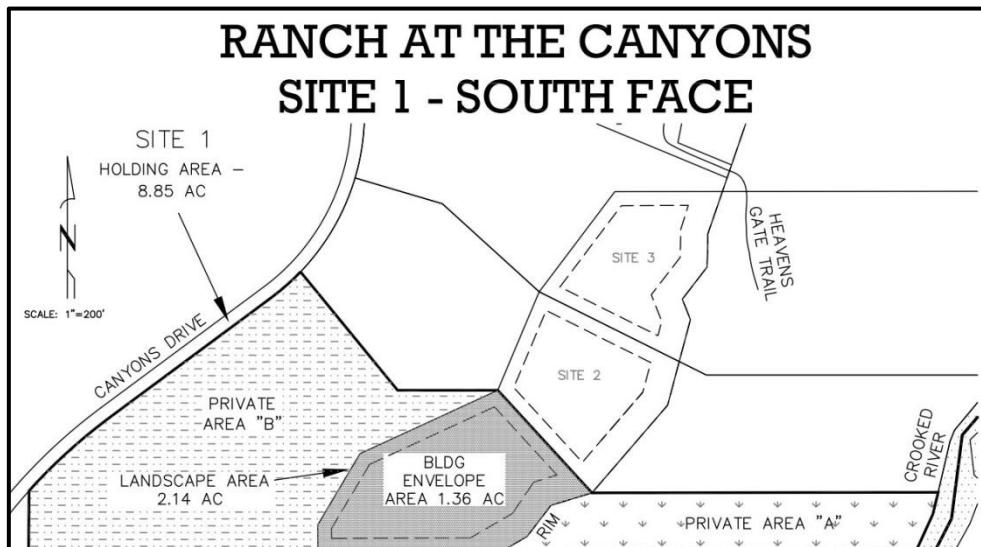


Signs Manufactured from Sandstone Slab with 3/8" - 1/2" deep sandblasted engraved numerals and / or text, then black enamel paint filled with reflective glass beads.

Sandstone sign slabs measure 36" w, height varies from approximately 20" on high side to 14" on low side.

APPENDIX J
RANCH AT THE CANYONS-PLANT LIST
Approved Home Site Residential Zone Plant List

ZONES: L – Landscape Area B – Building Envelope P - Private Area
(See diagram below)



<u>APPROVED ZONES</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
ADAPTED EVERGREEN CONIFERS		
L	Pinus aristata	Bristlecone pine
L, B	Pinus sylvestris	Scotch Pine
L, B	Pinus heldreichi leucodermis	Bosnian Pine
L	Picea abies	Norway Spruce
L	Picea glauca 'Densata'	Black Hills Spruce
L	Picea pungens 'Bakeri', 'Fat Albert', 'Hoopsii', or 'Baby Blue' Spruce (These are all slower, shorter cultivars of Colorado Blue Spruce)	
ADAPTED DECIDUOUS TREES		
L, B	Acer negundo 'Sensation'	Boxelder
L	Acer saccharinum 'Skinneri'	Cutleaf Silver Maple
L, B	Amelanchier x grandiflora	Serviceberry Tree
L, B	Eleagnus angustifolia	Russian Olive
L	Gleditsia triacanthos 'Moraine'	Moraine Honeylocust
L	Malus/Crabapple	'Brandywine' Crabapple 'Klehm's Improved Bechtel' 'Profusion' or upright equivalents
L, B	Populus bolleana	Silver Maple Leaf Poplar
L	Populus tremula 'Erecta'	Swedish Columnar Aspen
L	Prunus cerasifera	Flowering Plum
L	Prunus maackii	Amur Chokecherry
L	Prunus virginiana 'Shubert'	Canada Red Chokecherry
L, B	Pyrus calleryana 'Aristocrat', 'Chanticleer'	Flowering Callery Pears
L	Quercus rubra or palustris	Red or Pin Oak
L, B	Robinia pseudoacacia	'Purple Robe' Locust
L	Salix alba 'Tristis'	Golden Weeping Willow

L, B	Salix alba 'Vitellina'	Golden Willow
L, B	Salix matsudana 'Navajo'	Globe Navaho Willow
APPROVED ZONES	BOTANICAL NAME	COMMON NAME
	ADAPTED SHRUBS	
L	Berberis japonica	Japanese Barberry
L	Buddleia x davidii	Butterfly Bush
L	Caragana	Pea Shrub
L, B	Caryopteris 'Blue Knight' or 'Blue Mist'	Caryopteris
L	Chaenomeles japonica	Flowering Quince
L	Forsythia 'Northern Gold' or 'Sunrise'	Forsythia
L	Genista lydia	Lydia Broom
L, B	Hippophae rhamnoides	Sea Buckthorn
L	Lonicera tartarica	Honeysuckle bush
L, B	Potentilla fruticosa	Shrubby Potentilla
L	Prunus glandulosa 'Rosea'	Flowering Almond
L	Rhamnus 'Asplenifolia'	Fernleaf Buckthorn
L, B	Rhus aromatica	Fragrant Sumac
L, B	Rhus aromatica 'Gro-Low'	'Grow-Low' Sumac
L	Salix purpurea 'Nana'	Dwarf Arctic Willow
L	Salix caprea	Pussy Willow
L	Salix alba 'Britzensis'	Coral Bark/ Flame Willow
L	Spiraea	Spirea
L	Syringa	Lilacs
	ADAPTED VINES	
L	Lonicera sp.	Honeysuckle vine
L	Clematis tangutica	Yellow Lantern Clematis
L, B	Polygonum aubertii	Silver Lace Vine
L	Campsis radicans	Trumpet Vine
L	Parthenocissus quinquefolia	Virginia Creeper
L	Humulus species	Hops
	ADAPTED GRASS AND GRASS-LIKE PERENNIALS	
L	Calamagrostis brachytricha	Korean Feather Reed Grass
L, B	Helictotrichon sempervirens	Blue Oat Grass
L, B	Sisyrinchium bellum	Blue eyed Grass
L, B	Yucca glauca or filamentosa	Yucca
	ADAPTED WILDFLOWERS (under regular irrigation)	
L	Calendula officinalis	Calendula
L	Cheiranthus allioni	Siberian Wallflower
L	Delphinium ajacis	Rocket Larkspur
	ADAPTED WILDFLOWERS (under irregular irrigation)	
<i>Pink, blue and lavender mix:</i>		
L	Centaurea cyanus	Bachelor Buttons/ Cornflower
L, B	Clarkia pulchella	Deerhorn Clarkia
L, B	Cleome serrulata	Rocky Mt. Bee Plant
<i>Gold, Yellow, Red, Orange Mix:</i>		
L, B	Baileya Multiradiata	Desert Marigold
L, B	Coreopsis tinctoria	Plains Coreopsis
L	Dimorphotheca aurantiaca	African Daisy
L	Eschscholzia californica	California Poppies
L, B	Gaillardia pulchella	Annual Gaillardia
	ADAPTED TURFGRASS (under regular irrigation)	
L, B	A Blend of: Bluegrass, Perennial Ryegrass and Fine Fescues (<i>if aesthetics is high priority</i>) OR Turf-type Tall Fescue (<i>if drought tolerance is high priority</i>)	

L, B

ADAPTED LOW MOW GREENBELT (under irregular irrigation)

A Blend of: Fine-Fescues and Creeping Fescues OR
Round Butte Seed Company's Blend is "Low Maintenance Lawn"

FOR ADDITIONAL INFORMATION REGARDING TURF AND LAWNS, PLEASE REFER TO:
Section 7.4 SPECIFIC LANDSCAPING GUIDELINES
Article 6 Landscaping/Plant Materials, Lawns and Site Construction.

DEER-RESISTANT PERENNIALS BY FLOWER OR FOLIAGE COLOR

NOTE: This list is approved for the Landscape Area (L) and Building Envelope (B)

Grey foliage

Achillea 'Moonshine'/ *Yarrow*
Antennaria microphylla/ *Rosy Pussytoes*
Anthemis tinctoria 'Sauce Hollandaise'
Anthemis schmidtiana 'Silver Mound'
Artemesia 'Silvermound'
Cerastium tomentosum/ *Snow in Summer*
Santolina/ *Lavender Cotton*
Stachys byzantina/ *Lambs Ears*
Tanacetum densum amanum/ *Partridge Feather*

Blue/ Lavender/ Purple

Aster novae-angliae/ *Michaelmas Daisy*
Centaurea cyanus or montanus/ *Cornflower*
Delphinium grandiflorum/ 'Blue Butterfly' or 'Magic Fountains' *Delphinium*
Hyssop officianalis 'Nana'
Iris siberica/ *Siberian Iris*
Lavendula 'Munstead' or 'Hidcote' /Lavender
Liatris punctata or spicata/ *Gayfeather*
Linum perenne/lewisii/ *Blue Flax*
Lupinus/ *Lupine*
Nepeta 'Six Hills Giant'/ *Tall Catmint*
Nepeta 'Walkers Low'/ *Dwarf Catmint* Penstemon strictus/*Rocky Mt. Penstemon*
Perovskia 'Lil Sprite'/ *Russian Sage*
Salvia nemerosa/ 'May Night' or 'East Frieland'

Pink/ White/ Violet

Anthemis cooperi/ *Snow Daisy*
Centranthus rubber/ 'Jupiter's Beard'
Dianthus barbatus/ *Sweet William*
Deanthus deltoids/ *Pinks*
Echinacea/ *Coneflower*
Lychnis coronaria
Oenothera speciosus 'Rosea'/ *Showy Primrose*
Paeonia/ *Peony*
Physotegia/ *Obedient Plant*
Saponaria ocymoides/ *Soapwort*
Scabiosa 'Pink Mist'/ *Pincushion Flower*
Silene/ *Catchfly*
Thymus/ *Thyme*

Yellow/ Orange/ Red

Achillea 'Moonshine'/ *Yellow Yarrow*
Achillea 'Paprika'/ *Russet Red Yarrow*
Agastache rupestris/ 'Sunset' *Hyssop*

Anthemis beibersteiniana/ *Marguerite Daisy*
Coreopsis verticillata/ 'Zagreb' *Coreopsis*
Coreopsis verticillata/ 'Moonbeam' *Coreopsis*
Gaillardia/ *Blanket Flower*
Helianthus 'Lemon Queen'/ *Sunflower*
Lilies/ Asiatic, Tiger, Oriental, and *Daylilies*
Kniphofia/ *Red Hot Poker*
Lychnis chalcedonica/ *Maltese Cross*
Papaver orientale/ *Oriental Poppy*
Penstemon pinifolius/ *Pinemat Penstemon*
Penstemon eatonii/ *Firecracker Penstemon*
Ratibida/ *Mexican Hat*
Rheum/ *Rhubarb*
Rudbeckia/ *Coneflower*

CREEPING PERENNIALS for sunny areas

Euphorbia myrsinites/ *Donkeys Tail*
Veronica repens/ *Speedwell*
Saxifraga cespotosa/ *Saxifrage*
Thymus praecox 'Coccineus'/ *Red Thyme*
Cerastium / *Snow in Summer*
Alyssum saxatile/ *Basket of Gold*
Delosperma nubigenum/ *Yellow Iceplant*
Delosperma cooperi/ *Purple Iceplant*
Veronica pectinata/ *Blue Wooly Veronica*

SHADE-TOLERANT GROUNDCOVERS AND PERENNIALS

Aegopodium/ *Bishops Weed*
Ajuga reptans/ *Carpet Bugle*
Asarum europaeum/ *Wild Ginger*
Brunnera 'Jack Frost'/ *Brunnera*
Campanula portenschlagiana/ *Bellflower*
Campanula poscharskyana/ *Adriatic Bellflower*
Dicentra spectabilis/ *Old-fashion Bleeding Heart*
Dicentra 'Luxuriant'/ *Dwarf Bleeding Heart*
Galium odoratum/ *Sweet Woodruff*
Lamium maculatum/ *Spotted Nettle*
Polemonium/ *Jacob's Ladder*
Pulmonaria/ *Lungwort*
Pulsatilla vulgaris/ *Pasque Flower*

NATIVE PLANTS FOR RIPARIAN AREAS OR AREAS UNDER IRRIGATION

<u>APPROVED ZONES</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
NATIVE RIPARIAN EVERGREEN TREES		
L, B, P	Picea engelmanni	<i>Engelmann Spruce</i>
NATIVE RIPARIAN DECIDUOUS TREES		
L, B, P	Larix occidentalis	<i>Western Tamarack</i>
L, B, P	Populus trichocarpa	<i>Black Cottonwood</i>
L, B, P	Populus tremuloides	<i>Quaking Aspen (deer eat)</i>
NATIVE RIPARIAN SMALL TREES/LARGE SHRUBS		
L, B, P	Acer glabrum	<i>Rocky Mt. Maple (deer eat)</i>
L, B, P	Amelanchier alnifolia	<i>Serviceberry/Saskatoon (deer eat)</i>
L, B, P	Prunus virginiana	<i>Chokecherry (deer eat)</i>
NATIVE RIPARIAN SHRUBS		
L, B, P	Cornus sericea	<i>Red Osier Dogwood (deer eat)</i>
L, B, P	Ribes aureum	<i>Golden Currant (deer eat)</i>
L, B, P	Salix exigua	<i>Willow</i>
L, B, P	Spirea douglasii	<i>Douglas Spirea</i>
L, B, P	Sambucus carleae	<i>Blue Elderberry</i>
L, B, P	Symporicarpus racemosus	<i>Snowberry</i>
NATIVE RIPARIAN GRASSES AND GRASS-LIKE PERENNIALS		
L, B, P	Iris missouriensis	<i>Wild Iris</i>
L, B, P	Sisyrinchium idahoense	<i>Blue-eyed Grass</i>
L, B, P	Linum lewisii	<i>Blue Flax</i>
L, B, P	Deschampsia caespitosa	<i>Tufted Hair Grass</i>
<u>APPROVED ZONES</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>

NATIVE PLANTS FOR DRYLAND AREAS UNDER LIMITED IRRIGATION

L, B, P	Pinus ponderosa	<i>Ponderosa pine</i>
L, B, P	Juniperus occidentalis	<i>Western Juniper (hard to find)</i>
NATIVE DRYLAND SHRUBS		
L, B, P	Artemesia tridentata	<i>Sagebrush</i>
L, B, P	Atriplex spinosa	<i>Hopsage</i>
L, B, P	Cercocarpus ledifolius	<i>Curl leaf Mt. Mahogany (deer eat)</i>
L, B, P	Chamaebatiaria millefolium	<i>Desert Sweet</i>
L, B, P	Chrysothamnus viscidiflorus	<i>Green Rabbitbrush</i>
L, B, P	Chrysothamnus nauseosus	<i>Gray Rabbitbrush</i>
L, B, P	Holodiscus dumosus	<i>Desert Oceanspray</i>
L, B, P	Philadelphus lewisii	<i>Lewis Mockorange (deer eat)</i>
NATIVE DRYLAND VINES		
L, B, P	Clematis hirsutissima	<i>Clematis Vine (Purple/White)</i>
NATIVE DRYLAND GRASSES		
L, B, P	Koeleria macrantha	<i>Prairie June Grass</i>

L, B, P	<i>Achnatherum hymenoides</i>	<i>Indian Rice Grass</i>
L, B, P	<i>Festuca idahoensis</i>	<i>Idaho Fescue</i>
L, B, P	<i>Pseudoroegneria spicata</i>	<i>Bluebunch Wheatgrass</i>
L, B, P	<i>Hesperostipa comata</i>	<i>Needle and Thread Grass</i>

NATIVE DRYLAND WILDFLOWERS AND GROUNDCOVERS

L, B, P	<i>Antennaria rosea</i>	<i>Pink Pussytoes</i>
L, B, P	<i>Balsamorhiza sagittata</i>	<i>Arrowleaf Balsamroot</i>
L, B, P	<i>Erigeron filifolius</i>	<i>Thread Leaf Daisy</i>
L, B, P	<i>Eriophyllum lanatum</i>	<i>Oregon Sunshine</i>
L, B, P	<i>Penstemon humilis</i>	<i>Lowly Penstemon</i>
L, B, P	<i>Linear leaf Erigeron</i>	<i>Golden Fleabane</i>
L, B, P	<i>Spaeralcea ambigua</i>	<i>Orange Globemallow</i>
L, B, P	<i>Sphaeralcea coccinea</i>	<i>Scarlet Globemallow</i>
L, B, P	<i>Salvia dorri</i>	<i>Purple Sage</i>
L, B, P	<i>Eriogonum umbellatum</i>	<i>Desert Buckwheat</i>
L, B, P	<i>Oenothera caespitosa</i>	<i>Desert Evening Primrose</i>
L, B, P	<i>Mimulus nanus</i>	<i>Dwarf Purple Monkey-flower</i>
L, B, P	<i>Penstemon speciosus</i>	<i>Showy Penstemon</i>
L, B, P	<i>Penstemon richardsonii</i>	<i>Richardson's Penstemon</i>
L, B, P	<i>Linum lewisii</i>	<i>Blue Flax</i>
L, B, P	<i>Geranium viscosissimum</i>	<i>Sticky Geranium</i>
L, B, P	<i>Lupinus aridus</i>	<i>Dry-ground Lupine</i>
L, B, P	<i>Phlox diffusa</i>	<i>Showy Creeping Phlox</i>
L, B, P	<i>Gilia aggregate</i>	<i>Scarlet Gilia</i>
L, B, P	<i>Bitterroot rediviva</i>	<i>Bitterroot</i>
L, B, P	<i>Haplopappus armerioides</i>	<i>Thrift Goldenweed</i>
L, B, P	<i>Balsamorhiza careyana</i>	<i>Carey's Balsamroot</i>
L, B, P	<i>Balsamorhiza sagittata</i>	<i>Arrow-leaf balsamroot</i>
L, B, P	<i>Senecio canus</i>	<i>Gray groundsel</i>
L, B, P	<i>Erysimum asperum</i>	<i>Wallflower</i>

APPENDIX K: Example of Approved Color Sample Board

