

RULES AND REGULATIONS, ACCESSORY DWELLING UNIT (ADU)

Resolved: Opinions have been heard and a vote has been completed whether or not the Members of the Plainview Ranch Homeowners Association shall allow an Accessory Dwelling Unit (ADU)

The majority of the Members have voted to approve Accessory Dwelling Unit as described below.

The tally of the vote was: 19 yes, 1 no, 1 abstain

DESCHUTES COUNTY CODES AND SENATE BILLS 391 AND 644 NOW ALLOW ADUs ON MUA-10 PROPERTY (OUR PROPERTIES) OF 2 ACRES OR MORE.

HOA REQUIREMENTS:

Comply with CC&Rs Sec. 6 STRUCTURES: All buildings must conform to the laws and regulations of the State of Oregon, Deschutes County and any applicable municipality relating to zoning fire protection, building construction, water sanitation and public health. Dwellings must be suitable for year round use and must be placed on permanent foundations in accordance with the state and county building codes. Exteriors of all buildings are to be finished with natural materials or materials that have a natural or rustic appearance. Roofing shall be tile, metal or other state-of-the art materials that complement the building's exterior finish....Spark arresters shall be installed on all chimneys. Sec. 12 BUILDING HEIGHT: Dwellings shall be single family not exceeding two stories or not to exceed 30 feet in height measured from the natural grade.

Receive Architectural Review Committee approval.

DESCHUTES COUNTY REQUIREMENTS:

Provide water, electric, gas, additional septic if needed, driveway permit and all Deschutes County permits required for the ADU, also subject to relevant Combining Zone Standards and Landscape Management Zone.

STANDARDS:

- Limited to 900 square feet of useable floor space
- Property owners can use an ADU for long-term rental

PROHIBITIONS:

- Cannot be located more than 100 feet from the existing single family dwelling and limited to a single ADU onsite
- Cannot be utilized for short-term vacation occupancy (NO Airbnb or VRBO)