



REQUIRED INFORMATION FOR PLOT PLAN

It is understood that a property owner may not have all of the final plans for a proposed development, for his/her lot, at the outset of planning. However, it is beneficial to all parties when some long range planning occurs. Section 10 of the Homeowners CC&R's states that a detailed plot plan is to be submitted for approval. This document expands on the requirements for that submittal.

All improvements to lots must be approved by the Architectural Review Committee. This includes driveways, buried utilities, water systems, sanitary fields, fences and of course all structures (buildings). Before any improvement is made, the proposed development is to be submitted for approval. Accompanying any request for improvements, must be a Plot Plan showing as much detail as possible and the relationship to property lines, distances, set backs, etc. When an initial improvement is planned, and future developments have not yet been decided, the Plot Plan must show the initial concept with as much detail as possible. Later, when other plans are finalized, new Plot Plans must be submitted showing further developments.

Required: Plot Plans shall include the following;

- 1 Lot number & block number
- 2 Property lines
- 3 Existing survey markers
- 4 Dimensions (distances and/or angles)
- 5 Exact location of proposed improvements in relation to existing features.
- 6 Buried utilities
- 7 Water/well systems
- 8 Sanitary fields, both primary and reserve
- 9 Driveways
- 10 Fences
- 11 Relation to true North
- 12 Scale used
- 13 Name of preparer
- 14 Set backs
- 15 Trees to be removed and future landscape features

The attached SAMPLE Plot Plan indicates minimum required information. The drawing may be manually or electronically (auto-cad) generated but should be clear and easily understood.

Paper size: Sheet size is determined by the size of the project and the detail to be shown. For a small project an 8.5"x11" sheet may be sufficient.
An 11"x17" sheet size will be work for most projects. Large, detailed projects may require 18"x24".

Additional drawings: Detail drawings for structures (buildings, etc.) showing size, style, color and architectural features shall be submitted for approval along with the Plot Plan. These plans should be the equivalent of drawings submitted for County approval and for Building, Electrical and Plumbing permits.

Quantity: Two (2) sets of all plans should be submitted. One set will be returned to the owner.

When to submit: The Plot Plan should be submitted to the Homeowners Association prior to doing any work, and prior to any submissions to the County.

Resolved: Opinions have been heard and a vote has been completed whether or not Members of the Plainview Ranch Homeowners Association shall revise Rules and Regulations, Page 3 - "An Understanding of the Architectural Review Process."

The majority of the Members have voted to adopt this rule in its entirety and accept this revision.

The tally of the vote was 15 yes, 3 no, and 3 no response or abstain.

This document is being entered as page 3 to the Rules and Regulations of the Plainview Ranch Homeowners Association.

Revised 10-30-2020

AN UNDERSTANDING OF THE ARCHITECTURAL REVIEW PROCESS

1. Remind all property owners of Sec. 9 (CC&Rs), once a year, so that everyone is familiar with the review process. In simple language this section states, that before any changes to alter the appearance of a property, the owner must submit plans and obtain approval from the Architectural Review Committee (ARC). This includes, but is not limited to, color changes, structural changes, fences, roofing, siding, driveways, landscape/horticultural additions/removal, buildings added/removed, etc.
2. See Sec. 9 (CC&Rs) for items to be submitted to the ARC for review. Sufficient information must be included for the ARC to "visualize" the project. For a more detailed description of submittals, see "Required Information For Plot Plan" and the sample "Plot Plan" drawing. Copies of these have been sent to all owners. In the event that the ARC determines insufficient information has been submitted, the ARC may seek additional information and/or clarification. A property owner's submission shall identify the estimated date when the project will be completed. With some plans submitted, the ARC may deem it appropriate to have adjacent owners review the request and have the opportunity to offer an opinion about the proposed project to the ARC based on compliance or non-compliance with the CC&Rs.
3. The ARC can operate in an "emergency" mode when necessary. However, this should be reserved for true emergencies. In order to better serve our property owners, we will consider requests for an "accelerated review." When this is requested, the property owner must indicate a requested date for approval and the reason(s) for fast action. The ARC will decide if an accelerated review is warranted.
4. Once a request is approved, any subsequent changes desired by the property owner (anything added to or subtracted from) will require resubmission to the ARC for approval. Within 30 days of a project completion, the property owner shall send notification to the HOA secretary through email. The HOA secretary will then distribute it to the ARC. This notice is to affirm that all work was completed as approved by the ARC. If there are any unapproved changes included in the project (added to or subtracted from) the property owner shall indicate these changes in the completion notice sent to the HOA secretary. An inspection of the completed project may be conducted by one or more ARC members. Depending on the findings, an additional inspection by three or more ARC members may be required.
5. The ARC has the authority to issue a stop work order for any project that is in violation of the CC&Rs or this process description (this action requires the consent of the HOA Board of Directors). The stop work order will remain in force until a proposed corrective action has been approved by the Board of Directors with input from the ARC. Any lot owner disregarding a stop work order shall be subject to legal action as addressed by Sec. 30.3 of the CC&Rs.
6. It is the property owner's responsibility to advise the General Contractor or hired contractor that will be performing changes to the property that the work requires ARC approval consistent with the CC&Rs and this process description.

LIVESTOCK REQUEST FOR APPROVAL
Plainview Ranch Homeowners Association

COVENANTS, CONDITIONS AND RESTRICTIONS OF USE OF PROPERTY.

Sec. 2 Each lot shall be used exclusively for single family residential, agricultural or livestock purposes. Owners wishing to raise or keep livestock on their lots must obtain approval from the Board of Directors.

Procedural steps for requesting approval for livestock / animals you plan to raise or keep on your property.

Property owner must include in the request:

1. Full Name(s), Address, Block and Lot Number, and Date Requested:

2. Have you received approval from the Architectural Review Committee (ARC) for livestock-related facilities, fencing, etc.?

Please circle: YES NO

3. If number 2 is NO, have you applied to the ARC for livestock-related facilities, fencing, etc.?

Please circle: YES NO

4. The type of livestock:

5. The number of animals (to be compliant with Table 1, Livestock Requirements):

6. Proposed location of livestock on your property:

7. Livestock Management Plan (attach pages as required), to include:

- a) Planned waste management practices to include animal waste disposal location(s), frequency of waste removal, waste processing (e.g., composting, burial, off-site disposal, etc.)
- b) Location of livestock
- c) Fencing type and locations
- d) Hay/feed storage
- e) Shelter
- f) Water, including use of bucket heaters during the winter
- g) Fly control

Board of Directors Approval:

Initials and Date: _____

LIVESTOCK REQUEST FOR APPROVAL
Plainview Ranch Homeowners Association

Any approval by Board of Directors will be specific to the type, number, intended purpose for the animals, location and ownership of livestock and consistent with the Livestock Requirements as identified in pages 4b and 4c of the Rules and Regulations. The Board of Directors shall not knowingly approve a livestock request that is inconsistent with Deschutes County Code Chapter 18.32 Multiple Use Agricultural Zone MUA guidelines.

Once approved, no additional approvals are normally required if the number of livestock decreases with time. Likewise, seasonal changes in livestock numbers do not require approval if the type or maximum number of animals originally approved do not change.

Once approved, changes to the type of livestock or number of livestock exceeding the original approval will require a new livestock approval.

An approval of a property owner's request by the Board of Directors requires adherence to the CC&Rs in regards to the spirit of neighborliness and avoiding negative impacts on our community.

Table 1
Livestock Requirements
Plainview Ranch HOA

Rev:7292020

Animal	Space Requirements (see note 1)	Facility Requirements (see note 2)	Other Comments/Requirements
Large Equines and Llamas (see note 3)	- Maximum per property: No more than one animal allowed per fenced acre dedicated to them. The footprint of a barn is not counted as fenced acreage available to an animal. - A barn stall or approved shelter must be accessible for each animal.	- Barn stall or run-in shelter (fully covered, enclosed on at least 3 sides) for each animal with minimum dimensions of 12 by 12 feet. - Enclosed barn or shed required to store hay, feed, tack, etc. - Livestock fencing located along or near a property line (e.g., perimeter property fencing) shall be either top rail or multi-rail wood fencing 4 to 5 feet high. - Top rail fencing requires 2x4-inch 'no climb' wire from top rail to ground. - Livestock fencing internal to a property shall conform to the above-referenced requirements unless a waiver is granted by the ARC.	- Free-standing pipe panels are not to be used to enclose paddocks, as perimeter fencing, or for permanent housing of animals. - Free-standing pipe panels are permitted to construct one round pen per property (up to 60 feet in diameter) for exercising animals. - Use of pipe panels not conforming to the above will be considered by the ARC on a case-by-case basis; waivers may be granted at the discretion of the ARC. In considering a waiver, the ARC must solicit and consider input from property owners who will have visual exposure to the pipe panels. - Animal waste to be managed to not cause odor or nuisance to other lot owners.
Small Equines and Alpacas (see note 4)	- Maximum per property: No more than two animals allowed per fenced acre dedicated to them. The footprint of a barn is not counted as fenced acreage available to an animal. - A barn stall or approved shelter must be accessible for each animal.	- Barn stall or run-in shelter (fully covered, enclosed on at least 3 sides) for each animal with minimum dimensions of 12 by 12 feet. - Enclosed barn or shed required to store hay, feed, tack, etc. - Livestock fencing located along or near a property line (e.g., perimeter property fencing) shall be either top rail or multi-rail wood fencing 4 to 5 feet high. - Top rail fencing requires 2x4-inch 'no climb' wire from top rail to ground. - Livestock fencing internal to a property shall conform to the above-referenced requirements unless a waiver is granted by the ARC.	- Free-standing pipe panels are not to be used to enclose paddocks, as perimeter fencing, or for permanent housing of animals. - Free-standing pipe panels are permitted to construct one round pen per property (up to 60 feet in diameter) for exercising animals. - Use of pipe panels not conforming to the above will be considered by the ARC on a case-by-case basis; waivers may be granted at the discretion of the ARC. In considering a waiver, the ARC must solicit and consider input from property owners who will have visual exposure to the pipe panels. - Animal waste to be managed to not cause odor or nuisance to other lot owners.

Table 1 (cont.)
Livestock Requirements
Plainview Ranch HOA

Rev: 07292020

Animal	Space Requirements (see note 1)	Facility Requirements (see note 2)	Other Comments/Requirements
Cows/Cattle	Maximum per property: No more than one animal allowed per fenced acre dedicated to them.	- For animals kept on the property from December 1 to February 28, a run-in shelter (fully covered, enclosed on at least 3 sides) for each animal with minimum dimensions of 12 by 12 feet. - Enclosed barn or shed required to store hay, feed, etc. - Livestock fencing located along or near a property line e.g., perimeter property fencing) shall be either top rail or multi-rail wood fencing 4 to 5 feet high. - Top rail fencing requires 2x4-inch 'no climb' wire from top rail to ground. - Livestock fencing internal to a property shall conform to the above-referenced requirements unless a waiver is granted by the ARC.	- Free-standing pipe panels are not to be used to enclose paddocks, as perimeter fencing, or for permanent housing of animals. - Use of pipe panels not conforming to the above will be considered by the ARC on a case-by-case basis; waivers may be granted at the discretion of the ARC. In considering a waiver, the ARC must solicit and consider input from property owners who will have visual exposure to the pipe panels. - Animal waste to be managed to not cause odor or nuisance to other lot owners.
Sheep and Goats	Maximum per property: No more than four animals allowed per fenced acre dedicated to them.	- Barn stall or run-in shelter (fully covered, enclosed on at least 3 sides) to house up to four animals with minimum dimensions of 12 by 12 feet. - Enclosed barn or shed required to store hay, feed, etc. - Livestock fencing located along or near a property line e.g., perimeter property fencing) shall be either top rail or multi-rail wood fencing 4 to 5 feet high. - Both top rail and multi-rail fencing requires 2x4-inch 'no climb' wire from top rail to ground. - Livestock fencing internal to a property shall conform to the above-referenced requirements unless a waiver is granted by the ARC.	- Free-standing pipe panels are not to be used to enclose paddocks, as perimeter fencing, or for permanent housing of animals. - Use of pipe panels not conforming to the above will be considered by the ARC on a case-by-case basis; waivers may be granted at the discretion of the ARC. In considering a waiver, the ARC must solicit and consider input from property owners who will have visual exposure to the pipe panels. - Animal waste to be managed to not cause odor or nuisance to other lot owners.
Other Animals	See other comments/requirements.	See other comments/requirements.	Other animals and related requirements to be considered by the Board of Directors on a case-by-case basis.

Notes:

Table 1 (cont.)

Rev: 07292020

Livestock Requirements

Plainview Ranch HOA

- (1) The Board of Directors may grant waivers to the space requirements for an animal(s). In considering a waiver, the Board of Directors shall review the applicant's Livestock Management Plan and solicit and consider input from property owners who may be impacted by the animal(s) (e.g., visual, noise, odor).
- (2) All initial facility construction and subsequent improvements, including fencing, is subject to approval by the Architectural Review Committee (ARC).
- (3) Equines greater than 400 pounds.
- (4) Equines up to and equal to 400 pounds.

YARD SALES, GARAGE SALES, ESTATE SALES

Resolved: Opinions have been heard and a vote has been completed whether or not the Members of the Plainview Ranch Homeowners Association shall allow Estate Sales/no yard sales/no garage sales as described below and replace Rules and Regulations Page 5

The majority of the Members have voted to allow Estate Sales only.

The tally of the vote was 17 yes, 3 no vote and 1 abstain.

PLAINVIEW RANCH HOMEOWNERS ASSOCIATION

ESTATE SALE

Definitions

Estate Sale: Liquidating the belongings of a family due to downsizing, moving, divorce, bankruptcy, or death. These belongings are already on the property and shall not be brought in from another location. An Estate Sale does not include an auction format

Where: Estate sales will only be allowed on a property that has a “residence”

Qualifications for an Estate Sale: One time per owner or joint owner for the entire time the property is owned. In the case of two owners to a lot, if one owner has an estate sale, the remaining owner could make an appeal to the Homeowners Association for an additional estate sale

How does it work: Professional company comes in and prices all items for the estate sale. They are responsible for discreet road signs, advertising, admittance procedures or sign-up sheets, and marking one side of the road “No Parking” to allow for safe and continual traffic flow. All unwanted items remaining will be disposed of or donated to a charity as agreed by the owner

Sale length of time: No more than 2 days. If an additional day is needed, the owner can make an appeal to the Homeowners Association or an additional day

Notice: A courtesy notice shall be sent to all owners of the Plainview Ranch Homeowners Association at least one week prior to the date of advising the dates for the Estate Sale

Greenhouse Guideline

Resolved: Opinions have been heard and a vote has been completed whether or not the Members of the Plainview Ranch Homeowners Association shall abide by the Greenhouse Guideline.

At the Annual Meeting of Homeowners, the majority of the Members have voted to adopt this guideline.

Greenhouses must be constructed of materials that blend with and enhance the Plainview Ranch development. Acceptable materials for greenhouse construction include wood, glass and rigid transparent or semi-transparent panels. Use of plastic sheeting is not allowed nor is any construction material or design that will result in a hoop house or polytunnel appearance.

All proposed greenhouse locations and plans shall be approved by the Architectural Review Committee (ARC) prior to construction. Property owners who will have visual exposure to a proposed greenhouse from their property (adjacent and non-adjacent properties) shall be provided with the plans under review by the ARC. The ARC shall solicit and consider comments from such property owners.

Guidelines on greenhouse construction shall be effective on 7th October, 2018. Greenhouses as currently configured (approved or constructed prior to 7th day of October, 2018 are not subject to the construction materials guidelines described above.

DEFENSIBLE SPACE

Resolved: Opinions have been heard and a vote has been completed whether or not the Members of the Plainview Ranch Homeowners Association shall abide by the Defensible Space Guideline.

At the Annual Meeting of Homeowners, the Members voted unanimous to adopt this guideline.

Guidelines that Homeowners and Lot Owners may follow that do not require Architectural Review Committee Approval:

- Create up to 30 feet of fire-resistant space around your home to prevent fires from starting or spreading near your home. This area may consist of non-combustible or nonflammable materials such as green lawns, ornamental shrubbery, rock walkways, driveways, gravel borders, etc
- Clearing or removing brush and low hanging limbs, as well as thinning out dense stands to reduce potential fire reaching other tree tops, is allowed on property to reduce the spread of fire.
- Reducing flammable brush around your home, under nearby trees and pruning dead limbs throughout your property is a way to reduce ladder fuels.
- Remember: Trees provide cover and privacy. Respect neighbors and discuss with them before removing a tree that could also affect them.