



ARC DESIGN GUIDELINES

Revision date: December 1, 2009

No improvements may be made until they have been reviewed and approved by the Architectural Review Committee (ARC). Failure to secure ARC approval before proceeding may result in a stop work order and/or a \$100 per day penalty. **The fee for ARC review is \$500, payable at the time construction approval is requested.** The \$500 review fee covers all consultation, review and approvals for one (1) year after approval of construction plans. New fees may be assessed for any requests after the one year has elapsed. Before formalizing your plans, we urge you to schedule a pre-application review of preliminary drawings. This step can save considerable time and expense, as modifications required by the ARC can be made early in the process.

The ARC makes value judgments about a proposed improvement's subjective qualities, such as design, scale, style, and harmony with the natural and built environment. Although each application is evaluated on its own merit, proposals that adhere to the following general guidelines stand the highest chance of being approved as submitted.

There are 2 kinds of ARC approval:

CONSTRUCTION covers everything except those matters handled by the Exterior Finish approval.

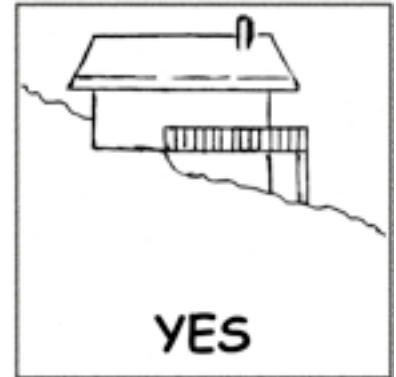
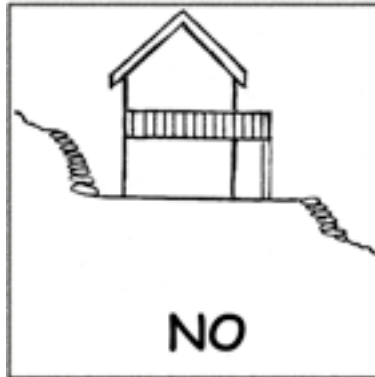
EXTERIOR FINISH covers exterior paint colors, exterior veneers (brick, shingles, stucco), and gutter colors. Window and roof colors must be approved under Construction.

CONSTRUCTION DESIGN GUIDELINES

SENSITIVITY TO THE BUILT ENVIRONMENT: Your house should be sensitive to the impact it will have on the views of your neighbors, existing and future. For example, one of your neighbors may need to look across the front of your lot to see the lake, so your house may need to be a bit farther from the street than would otherwise be possible. Or, your roof may need to be hipped to allow a view across the top of your house. Windows may need to be moved if they will look into a neighbor's window. The ARC may reject a design if the house is not a good "fit" with the surrounding homes.

SENSITIVITY TO THE LAND:

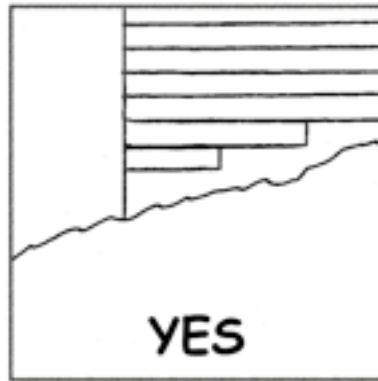
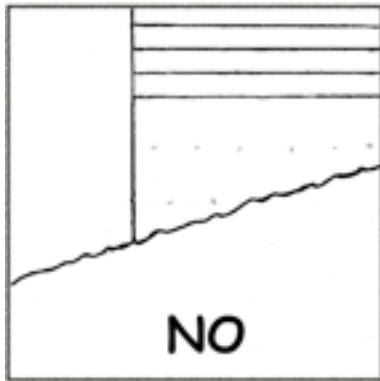
The ARC is looking for a high degree of sensitivity to the topography of the lot and the adjacent street. The ARC may reject a design if the house is not a good "fit" with the lot. Design the home to conform to the site, instead of changing the site to fit the home.



HEIGHT RESTRICTION: Refer to the individual lot maps attached to the CC&R's for the elevation limits of your lot. Structures may not be higher than these limits unless an exception is granted. Exceptions are more likely to be approved when the protruding area is aligned so as to cause minimum intrusion into other lots' lake view.

FILL DIRT DISPOSAL: To protect natural drainage patterns, to reduce erosion and to preserve topsoil and existing vegetation, disposal of excavated soils will generally not be allowed on the lot. However, in some cases, surplus topsoil's (soils found less than 18" from the surface) may be used to create landscaping fills. Properly compacted structural fills to create a driveway may also be allowed. Such fills must be approved by the ARC. Shade Tree maintains a list of local landowners who accept clean fill at no charge. Shade Tree's on-site disposal dump fee is \$3 per cubic yard.

VARIETY: Each house should be different from its neighbors. The ARC is looking for creative, unique design ideas.



FOUNDATIONS: Visible foundation walls are limited to less than 18" vertically.

SENSIBLE HOME SIZE: We urge you to consider building the smallest home that will meet your needs. Across the country, people are starting to reject the trend of ever-larger houses, choosing instead to build smaller, more nurturing and sensible homes. These scaled down homes require fewer natural and human resources, money and time to build, maintain, heat, cool and clean, and take up less ground area. Of course, you'll also pay less taxes and insurance.

The following excerpt from "The Not So Big House" by architect Sarah Susanka (www.ntsobighouse.com) explains why many people are choosing smaller homes:

"The current pattern of building big to allow for quantities of furniture with still more room to spare is more akin to wearing a sack than a tailored suit. It may offer capacity, but at the cost of comfort and charm. Spaciousness, although it can look appealing in a photograph, just isn't conducive to comfort. Many of the huge rooms we see in magazines today are really only comfortable to be in when they are filled with people. For one or two, or for a family, they can be overwhelming. And when they feel overwhelming, they don't get used."

We have copies of Ms. Susanka's books you can borrow. They are full of great ideas on ways to scale down, and more in-depth discussions of the many benefits of smaller homes. Please let us know if this interests you.



SUPPORT STRUCTURES: Support structures under a building should not be visible from outside the site, except when designed to be aesthetically integrated with the rest of the building design. Otherwise, exterior wall materials must be continued down to the finish grade.

NATURAL HEATING & COOLING: The ARC recommends that homes be designed to take advantage of nature's ability to provide heating and cooling. Sunridge has southern exposure and less winter fog than Eugene and Springfield, so considerable solar gain is possible in the winter with the right design.

Not all homes need air conditioning. Southwesterly prevailing winds can provide natural cooling in the summer. Windows can be placed to allow airflow through the home from southwest to northeast. Further ventilation of the top of the home (where the hottest air accumulates) via operable skylights is ideal. Overhangs should be generous, so that summer sun does not overheat the home.

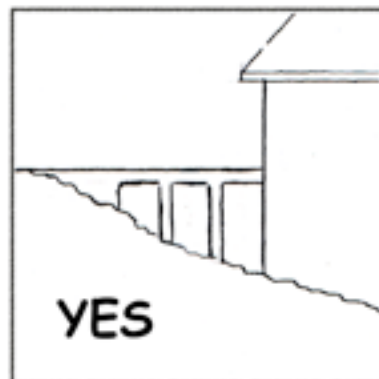
DECKS: Decks and their support structures should be carefully designed, engineered and detailed and are considered an integral part of the elevations.

Decks raised from 6-10 feet above the ground must be supported on columns at least 7" x 7". Columns supporting decks over 10 feet above the ground must be at least 10" x 10". Columns may be boxed out to reach these required dimensions. Visible X or knee bracing is not allowed.



DRIVEWAYS: Driveway grades should be minimized. Designs that do not provide a reasonably level area just outside the garage will be rejected unless no feasible alternative exists.

Shared driveways are encouraged, and in some cases, will be required.

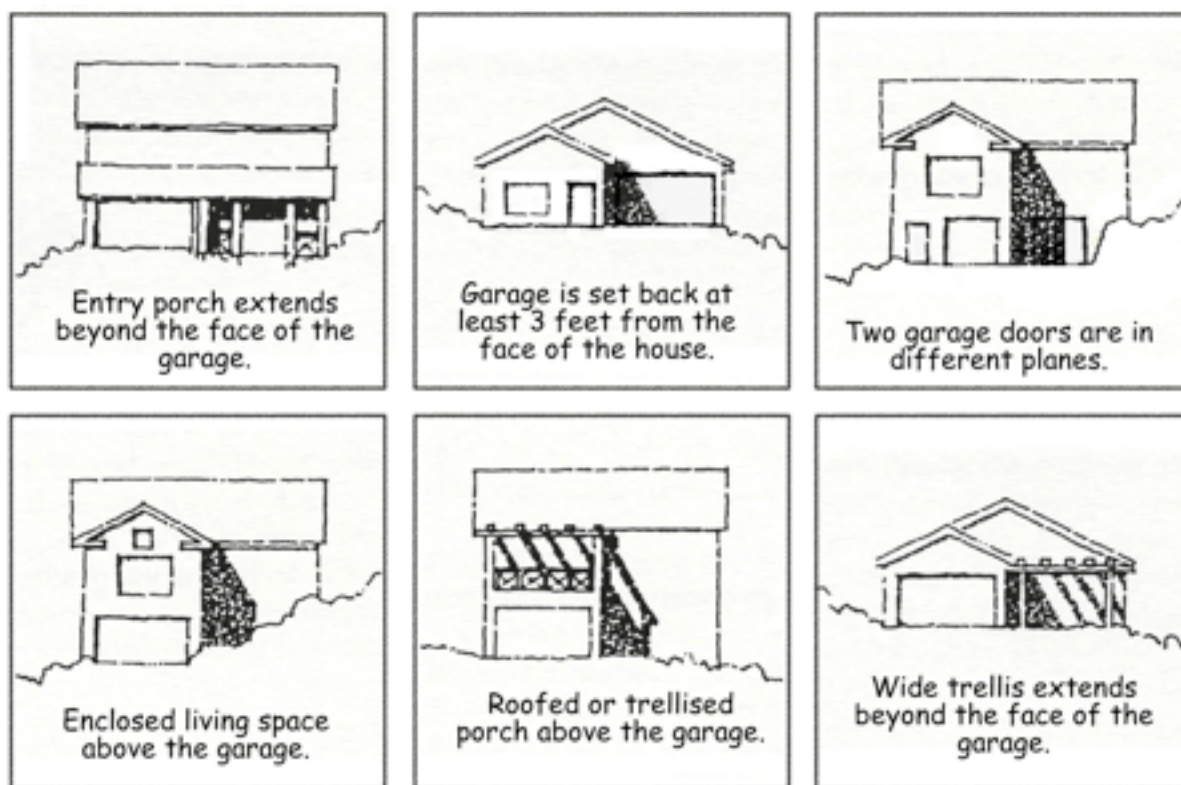


Driveways MUST be constructed so that all run-off water flows back to the street, or is collected with an area drain and piped the street or directly to the storm system. Make sure your contractor understands that inspection of the finished driveway will be made, and that this provision is always strictly enforced.

GARAGES: ARC encourages you to consider two 9' garage doors instead of one double-wide (16') door. This allows more room between the two cars parked inside. If you are using one large door, consider a curve or bevel on the upper corners of the doorway, to minimize the large, boxy appearance.

Traditionally, the garage is set slightly lower than the living area, with steps connecting the two. The ARC recommends that where practical, garage and living area be set at the same level. This improves access and contributes to higher home values.

Garages should be entered from the side or rear when feasible, especially when the front of the home faces the lake (this will preserve your view area). Although this requires creative design and possibly shared or longer driveways, the neighborhood as a whole will benefit. If this is not feasible, try the following mitigations:



WINDOWS: Where feasible, windows should be placed so they will not look directly into neighboring homes' windows. For buildings next to still-vacant lots, the ARC will consider how those lots might be developed. The ARC is also looking for window placement that takes full advantage of the available views. Fake divided-lite grilles are discouraged.

Exterior window and door parts may not be white, unless approved as part of an overall color scheme. White windows are typically installed because they are cheap and readily available. However, siding and trim colors are often not compatible with the white windows, which then stand in stark contrast to the rest of the house. However, white windows are acceptable when they work well with the overall color design. If white windows are desired, the ARC requires simultaneous application for the "Exterior Finish" approval.

ROOFS: Hip roofs are preferred, as they impede views the least of any roof style. In some cases, hip roofs will be REQUIRED. Fake mansard roofs, A-frame buildings and dome structures will not be approved. Asphalt composition shingles must be black, dark grey, or weathered wood tones. Tan shingles are generally not allowed. Roof penetrations (vents, fan housings) should be on the downhill side and/or not visible from the street when feasible.

RETAINING WALLS: The ARC will require most cuts and fills to be covered by retaining walls. All such walls must be dry-set basalt stone; concrete or block walls are not allowed. Consistent use of the stone is intended to unify the neighborhood and anchor the built environment to the natural world. In some cases, such as fills made with soil (not gravel) and finished with a topsoil layer, dense plantings of erosion-resistant plants will suffice. Stone can be all native basalt, or all quarried (gray) basalt from off-site, no mixing of the two types. Native stone is preferred because it is already weathered. Many lots contain enough native stone to build these walls, if the rocks are separated from the dirt and stockpiled during initial excavation. It is a good idea to require your contractor to do this. Retaining walls that extend from the house (i.e.; access to garage, storage for barbecues, garbage cans) must be shielded or covered with approved materials approved by the ARC.

DECK RAILINGS: On decks that face the lake, consider using glass panels or horizontal marine stainless steel cable for railings, instead of the usual vertical wood balusters. This will better preserve your lake view and easier to maintain in the future.

MECHANICAL: Heat pumps, air conditioners and other noise-producing apparatus must be set back at least 20' from any property line (measured from part of equipment closest to the property line), other than a property line abutting a public street or a panhandle driveway. However, if you purchase equipment with a sound rating of 70 decibels (7.0 bels) or less, it may be within 2' of the property line. If it is 71 or 72 decibels (7.1 or 7.2 bels), it may be within 5' of the property line. If it is 73 or 74 decibels (7.3 or 7.4 bels), it may be within 10' from the property line. You may also get a written waiver from an adjoining property owner for distance. This waiver must be submitted with your ARC application for the design of your home and will be recorded by Shade Tree Inc.

CENTRAL VACUUM: We urge you to consider a central vacuum system for your home. At least install the PVC piping and control wiring. These vacuums are at least 2 to 3 times more powerful than the best portables, are much quieter, and do not re-circulate dust into the home. See www.builtinvacuum.com/whybiv.html for a good overview of all the reasons central vacuums are superior. These systems can be purchased online for much less than you would pay locally. The best online vacuum store is probably www.centralvacuumstores.com.

ELECTRIC METER BOXES: Electric meter box must be recessed/flush, <1 inch protruding from siding and not exceeding 15 inches wide and 34 inches high. Meter boxes must be installed so that they are not visible from the street, and also comply with Lane Electric guidelines. Please consult with your electrician/electrical inspector to be sure meter location is compatible with switchgear and circuit breakers. Paint all electrical boxes and trim the same base color of the house.

SATELLITE DISHES: Consider the location's impact on your neighbors. Think about locating them on the ground shielded by shrubbery or retaining walls, lower on the house rather than higher.

CABLES/WIRES/PIPING: All cables, wire, piping etc. must be concealed from view. Install wires or conduits inside the wall framing for satellite dishes, phone etc.

EXTERIOR FINISH GUIDELINES

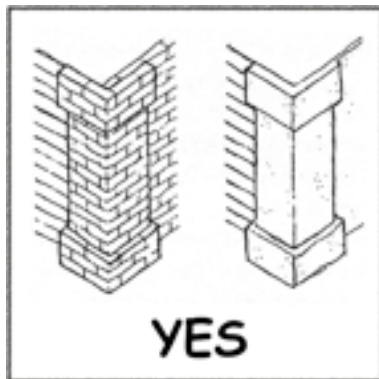
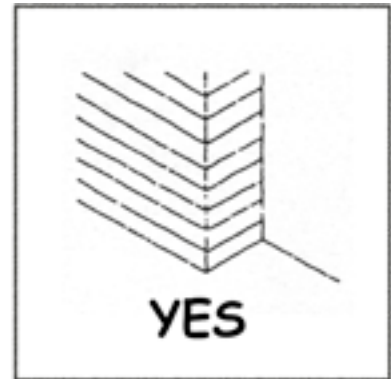
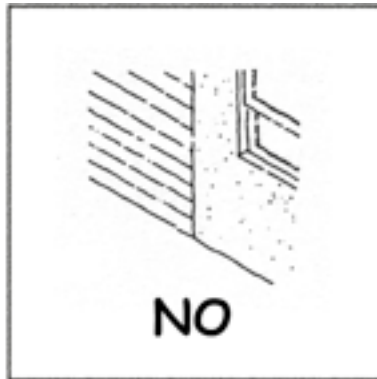
SIDING COLOR: Avoid using colors that are too similar to neighboring homes. Bright colors will not be allowed except as accents. The ARC does not wish to unreasonable limit creativity, and may approve a wide range of colors if the overall effect complements and blends with the natural rocks and vegetation of the hillside and with the built environment. White, yellows, blues, reds and purples will likely not be approved. The following siding colors are recommended:

Natural wood, oiled or stained
Earth tones
Greens
Grays

NATURAL WOOD FINISHES: Natural wood finishes will require more maintenance than other finishes.

OTHER MATERIALS: Avoid frequent changes in material. Walls surfaced with 4 or more different materials used together often appear confused, overly fussy and complicated. Heavy materials should appear to support thin or fragile-looking ones, not vice versa.

Try to make vertical material changes at an inside corner or at a change in plane:



VENEERS: Brick, stone, stucco or other decorative veneers should generally NOT be used on only one elevation. Where the ARC approves such veneers, they must “turn the corners” at least 18 inches and be detailed as a pilaster.

The ARC on a case-by-case basis will consider use of cultured rock during plan review and/or during construction. Abutting cultured rock and basalt rock will not be approved.

Gutters, downspouts, electrical boxes, vents etc need to be painted the same color as the surface it is fastened or next to.

LANDSCAPING GUIDELINES

If you are an experienced gardener, you probably know quite a bit about the design and maintenance of an urban garden. Even so, Sunridge's poor soils and hot, dry southern exposure may be challenging. The following guidelines can help you design a landscape that complies with Sunridge's CC&R's and that will be successful on this difficult site without chemicals, excessive maintenance or irrigation. ARC approval of landscaping is not required.

MATURE PLANT HEIGHTS: Except for Protected Trees, plants with mature heights of over six feet may not be planted or maintained on the lot or in the adjacent right-of-way. However, after your house has been framed, if requested the ARC will look for areas where taller plants can be allowed, because the house or a Protected Tree is already blocking the view. The ARC will provide you with a map that shows the areas where taller plants will be allowed. Exceptions may also be made for traditionally pruned plants, such as hedges; with the condition that regular pruning will be done, to maintain the plants under six feet. "Topping" of trees or other plants that are not traditionally pruned is NOT allowed. All such exceptions will be subsequently recorded in the Lane County Real Property Records.

PROTECTED TREES: Protected Trees may grow to any height. Grade changes, heavy mulch and irrigation are not allowed under Protected Trees. Make sure your landscaping plans are compatible with the needs of these trees.

REQUESTING A TREE: Some lots do not have any Protected Trees. On such lots, Shade Tree will try to grant a variance to the height restriction, to allow an existing or planted tree to grow to maturity on your lot. We do not, however, guarantee that every lot will be able to have a Protected Tree. The effect of such trees on views is the main criteria for deciding whether or not to grant a variance. Trees must be native: ponderosa pine, Oregon white oak or incense cedar. In wetter areas, big leaf maple may be approved. Douglas fir is not allowed, due to its shallow root system. In determining which trees are retained or approved, Oregon white oak has the highest priority, then ponderosa pine, then incense cedar. Any trees that are approved will become a Protected Tree.

RECOMMENDED PLANTS: The Sunridge Plant List contains descriptions (with color photos) of over 150 recommended plants, specially selected by a professional landscaper for this site. While use of the recommended plants is encouraged, this is not mandatory.

INVASIVE PLANTS: The Native Plant Society of Oregon has identified common, non-native plants that readily escape into natural areas. Blackberry, English ivy, scotch broom, holly and English laurel are well-known examples. These plants are not allowed in Sunridge; see the Sunridge Plant List for a complete list.

PESTICIDE USE: The Sunridge CC&R's do not allow use of synthetic pesticides (including herbicides), except for glyphosate, commonly known as Roundup. Your landscaping should be designed to allow easy maintenance without the use of chemicals.

RETAINING WALLS: The ARC will require most cuts and fills to be covered by retaining walls. All such walls must be dry-set basalt stone; concrete or block walls are not allowed. Consistent use of the stone is intended to unify the neighborhood and anchor the built environment to the natural world. In some cases, such as fills made with soil (not gravel) and finished with a topsoil layer, dense plantings of erosion-resistant plants will suffice. Stone can be all native basalt, or all quarried (gray) basalt from off-site, no mixing of the two types. Native stone is preferred because it is already weathered. Many lots contain

enough native stone to build these walls, if the rocks are separated from the dirt and stockpiled during initial excavation. It is a good idea to require your contractor to do this.

LANDSCAPING FOR CUT AND FILL SLOPES: The ARC will require most cuts and fills to be covered by rock retaining walls. In some cases, dense plantings of erosion-resistant plants will suffice.

NATIVE VEGETATION: Consider using plants native to this area. Native plants have a proven ability to survive on this difficult site. The Sunridge Plant List contains a variety of beautiful native plants. For any given landscaping problem, there is often a solution using native plants that is equal or better than that offered by the more commonly used non-native plants.

"NATURAL" AREAS: Due to decades of grazing, 95% of the low-growing plants on site are non-native grasses, forbs and noxious weeds. These plants can and should be eliminated, and replaced with suitable landscaping. Simply leaving the area as is it is unacceptable. Although rehabilitation of native grass and flower species is encouraged, this does not mean that no landscaping is needed in so-called "natural" areas. Weeds still need to be removed, and lots must look well cared for at all times. Additional plants may need to be added to create aesthetic appeal. Landscaping needs to be deliberate, and not just a "default" to whatever plants happen to grow on their own.

BARK-O-MULCH: Landscaping with prominent areas of bark-o-mulch is not acceptable. Landscaping should be planned so that eventually, the majority of the yard will be vegetated. While bark-o-mulch may be used as temporary cover while young plants grow to fill in the gaps, it cannot be relied upon to control weeds for very long. Most bark-o-mulch landscaping depends on the annual use of pre-emergent herbicides to keep weed seeds from sprouting. Landscaping fabric must be used under bark-o-mulch areas to control weeds without the use of prohibited chemicals. While mulching is encouraged, mulch is not a substitute for required Landscaping. Mulch may be used only as a finishing treatment to planted areas, and may cover no more than 50% of any given one hundred square foot area. Mulch under the drip line of a tree or shrub shall not be counted as mulched area. Provided, however, that mulch may cover more than 50% of such an area during the first five (5) years after the area is planted, if the plantings are of a density and species type that can be reasonably expected to cover at least 50% of the area with foliage within five (5) years. (note: these requirements are per the CC & R's)

MAINTENANCE: Consider how much time you really want to spend maintaining your yard. While all landscapes require some ongoing maintenance, you can make choices now that will greatly minimize the work you will have to do later on to keep your yard looking good. High-quality landscaping that will retain its aesthetic appeal as the plants mature is a sound investment that will pay off over time.

IRRIGATION: A carefully designed landscape may need little or no watering. The Sunridge Plant List features many drought-resistant plants. For plants that do need watering, consider drip irrigation, which uses water much more efficiently than overhead sprinklers, and discourages weed growth in un-irrigated areas.

CONTAINERS: Consider using plants in containers for versatility and color on decks and patios.

COOPERATION: Consider working with your neighbor on landscaping elements, such as shared paths or groupings of plants along the property line.

ERADICATE STUBBORN PERENNIALS: Before planting your landscaping, it is important to first kill the existing vegetation. Otherwise, the non-native perennial grasses and weeds

now on site may be very difficult to control without prohibited chemicals. An easy way is to cover the area with black plastic for one to two months. Another alternative is to use weed-blocking landscape fabric.

SOIL AMENDMENTS: Sunridge's soils are clayey and poorly drained. Resist the temptation to add sand. Adding sand to clay soil will not make it drain better, but will result in an adobe-like soil that resembles concrete when dry. Instead, try adding organic matter. Spread 2 to 4 inches of compost or well-rotted manure, and work it into the soil after you kill the vegetation.

CORRECT MINERAL DEFICIENCIES: A one time addition of the following organic fertilizers will correct the existing deficiencies in the local soils. All amounts are per 1000 square feet of ground, and should be mixed in 6-8 inches deep:

100# soft rock phosphate (Down to Earth)

50# dolomitic lime (Jerry's, Coastal Farm, Down to Earth)

50# calcitic lime (Jerry's, Coastal Farm, Down to Earth)

1# elemental sulfur (Jerry's, Coastal Farm, Down to Earth)

1/2# borax (any supermarket)

ANNUAL FERTILIZATION: Once the existing soil deficiencies are corrected, an annual application of good compost may be all that's needed to keep your soil in good condition. Or, if you are not removing organic material from your yard, you can probably forgo the compost and use a product like Down to Earth's "complete organic fertilizer".

LANDSCAPING TIMELINES: Occupancy starts the timeline. Within one (1) year the front yard (sidewalk to front wall of the house most distant from the street) must be completed. By the end of the second (2) year the rest of the landscaping must be completed.