



ARCHITECTURAL REVIEW COMMITTEE

Minutes of the ARC meeting held 5/21/05 at Allen's house, 4:00 PM

Agenda: Lot 9-color change, Lot 12 home modification, and Lot 19 & 3 home design

People present:

ARC members: Allen and Roy
Neighbors: Bob & Gerry Burr, Marilyn & Ernie Cabrera, Mandy Stuhan
Lot 9: Owner Chris Van Deever
Lot 19: Contractor: Margie Sells
Lot 3: Owners: Lyn & Ryan Alexander
Lot 19 & 3 Designer: Paul Johnson

Lot 9:

Chris proposed to change the color of his house to Spruce Hollow [green] Dutch Boy. Everyone thought the color was fine, the request was approved.

Lot12:

Allen had proposed this modification to his house at the last meeting but did not have the completed prints. Roy explained the changes proposed, no one had any objections. The proposal was approved with a modification to the south wall. Allen can choose one of 3 options. Allen abstained from the decision and Mia had met with Roy earlier and approved as acting member of the ARC.

Lot 19:

Allen and Roy had developed a series of questions:

- *Possible problem for driveway drainage and access to the street, plot plans needed to be extend all the way to the street.
 - *Cut off drains, along the north line of integrated into the foundation wall?
 - *Windows on the north garage wall; it was decided to add 2 windows to the garage and eliminate the window by the bathtub.
 - *How is the space going to be used under the deck? Will need to have a retaining wall along the east side. It cannot be enclosed due to the bedrooms adjoining. There was a concern that it could turn into a storage site, Margie and Paul assured the group it would not be used for storage.
 - *The small retaining wall on the north corner of the garage needs to be at least 4 feet from the garage wall.
- Pier tops under decks should be 4 inches or lower than final finished grade.

*Need to show/ be noted on the drawings:

Sunridge ARC, c/o Shade Tree Properties • 40160 E. First St. • Lowell, OR 97452 • (541) 937-1407

Proposed materials for the deck.
Outdoor lighting fixture locations.
Window & door trim, if any.
Roof color.
Window color.
Color of vents, flashing etc.

There were no concerns questions from the neighbors.
The plans were returned to Margie and Paul with the understanding that if the above concerns were addressed on corrected plans and resubmitted the plans would be approved.

Lot 3:

Allen and Roy's questions/concerns:

*Contours/grades:

West side: The cut maybe lower than the existing rock wall on Lot 2, if so it will need to be lowered.

North side: The natural grade is not correct on the drawing. The deck and window are a problem due to the grade error. You may want to move the deck to the west and make from wood rather than concrete.

East side: The natural grade is not correct on the drawing. The wall will need to be redesigned.

*Section A, rain drain needs to be lowered, as it will daylight.

*Shade Tree will grant a variance on the roof height.

*Need to show/be noted on the drawings:

Exterior lighting fixtures.

Window& door trim if any.

Roof color.

Window color.

Colors of vents flashing etc.

There were no concerns by the neighbors.

The plans were returned to Ryan & Lyn with the understanding that if the above concerns were addressed on corrected plans and resubmitted the plans would be approved.

Dark Sky:

Any high hats installed in slope ceiling must be designed for use in a slope ceiling so that the bulb shines straight down (example: Halo H47ICAT).

Tall grass and Landscaping:

Several neighbors asked about tall grass on lots (with houses and vacant) as well as landscaping deadlines for lots 2 and 5. The CC&R's expect that grass be kept trimmed all times. Landscaping deadlines are one year after moving into the house.

Who can enforce CC&R's?

Any person that purchases a lot on Sunridge has the right and authority to enforce the CC &R's. Just follow the enforcement section of the CC&R's. If financial fines are assessed the money goes to the property owner that gives notice to the property owner not in compliance.

The next meeting will be held on June 4 @ 8:00AM at Allen's house. Lot 17 application will be considered.

Minutes taken by Roy & approved by all members on 6/4/05

Sunridge ARC, c/o Shade Tree Properties • 40160 E. First St. • Lowell, OR 97452 • (541) 937-1407