

# North Rim

## FREQUENTLY ASKED QUESTIONS

### **What is North Rim and how has it been developed?**

North Rim is the last significant property on Awbrey Butte developed by Brooks Resources Corporation. Great care has been taken to preserve the native condition of the land, and the blending of the constructed environment with the natural environment is a core goal of the community.

North Rim offers spectacular views, ranging from the Cascade Mountains to the Deschutes River Canyon, Smith Rock to Powell Butte. It is home to natural rock outcroppings, ponderosa pine, juniper trees, and a host of other native plants.

### **How many homesites are there and how large are they?**

There are 121 homesites, all one-acre or larger within the 200 acres of North Rim.

### **What size homes and styles can be built in North Rim?**

The total area of a residence shall not be less than 3,000 square feet or greater than 11,000 square feet including garage, storage and all other spaces. The style of residence can vary but the vision is to have residences enhance the natural setting complementing the land.

### **What are the amenities offered?**

Next to its spectacular location above the Deschutes River, North Rim also has a state-of-the-art cushion tennis court located within almost 2 acres of manicured and native grass areas designed for games, small events, picnics and family gatherings. Paver sidewalks connect throughout the entire neighborhood, and a series of short dirt trails provide access to open spaces and over ten miles along the Deschutes River Trail. North Rim is served by city services and was Bend's first community to install a fiber connection throughout.

### **What is the Lodge?**

The North Rim Lodge is a fabulous 3,600 square feet facility for the exclusive use of owners and their guests as a meeting and conference venue, for receptions, celebrations, art showings and other owner activities. Designed by architect Thomas Hacker to reflect its natural surroundings, the Lodge showcases the architectural and landscaping standards established for North Rim.

### **Are there covenants, conditions & restrictions (CC&R's) that govern the community?**

CC&R's have been created to maintain the vision, ensure high standards, and protect the investment of all owners. Copies are available for review.

### **Is there a Homeowners' Association (HOA)?**

A Homeowners' Association (HOA) is established under the CC&R's. All of the native landscaping, the Lodge, the park and tennis court, paver sidewalks and other common maintenance areas are maintained by the HOA. The HOA dues are approximately \$595 per quarter.

### **Are there Architectural and Design Guidelines?**

Design Guidelines are in place to ensure prospective and existing residents of North Rim that the high standards of development that have been executed shall be maintained.

### **Can I choose my own architect or designer and builder?**

Architects, designers, and builders must be approved by the North Rim Architectural and Landscape Review Committee (ALRC). Your architect or designer and builder must submit an application to the ALRC. The ALRC has the authority to approve or deny the application.

### **Are there common areas of land?**

There are several common areas in North Rim including the Lodge and over 18 acres of native open spaces and a private community park.

### **Can I have a swimming pool on my property?**

You may have a swimming pool but it has to be approved by the ALRC.

### **Are dogs allowed in North Rim?**

Dogs are welcome but must be under the control of their owners. A dog run can be built with ALRC approval. Owners of pets may want to use electronic, invisible fencing since fencing is not allowed. Invisible fencing placement must be approved through the ALRC.

### **Is North Rim a gated community?**

Gates are installed at the main entrance on Wild Rye Circle and on Perspective Drive. The gate at the main entrance is open between the hours of 7 am and 7 pm, and closed nightly. The gate on Perspective Drive is open weekdays, and closed nightly and on weekends. Additionally, the main entrance at Wild Rye is monitored by a digital camera system. There are also nightly security patrols.