

*North Rim*  
Design Guidelines

Revised July, 2015

## TABLE OF CONTENTS

I. Philosophy and Process .....	3
II. Review and Approval Process.....	7
III. Site Development Guidelines.....	12
IV. Architectural Design Guidelines.....	17
V. Landscape and Outdoor Design Guidelines.....	24
VI. Construction Guidelines .....	31
Appendices	
A. North Rim Native Area Plant List .....	38
B. North Rim Recommended Ornamental Area Plant List.....	40
Exhibits	
A. Buildable Area.....	46
B. Driveway Approach.....	47
C. Site Walls.....	48
D. Building Height.....	48
E. Homesite Section .....	49
F. Sample Board .....	49
G. Setbacks for irregular shaped lots.....	50
H. Setbacks for irregular shaped lots (continued).....	51
I. Final Inspection Check List.....	52

**North Rim Design Guidelines**  
**Version: Revised July 2015**  
**Addendum**  
**June 20, 2016**

The following addition is hereby incorporated into the July 2015 North Rim Guidelines:

1. Section I, A; sixth paragraph:

Inclusion of a home in a commercially organized tour of homes such as the Central Oregon Builders' Association Tour of Homes is prohibited.

**End of Addendum**

# I. PHILOSOPHY AND PROCESS

## Introduction

North Rim is a place like no other. It is special because of its history, stunning views, and respect given to the native condition. Because of these attributes, North Rim is deserving of special care. Our goal is to create a community that is tied together through residences that address each homesite as an integral part of the design. The blending of the built environment with the natural environment is the core goal of this community. Each homesite provides an individual opportunity for interesting and diverse architecture, including outdoor living spaces while simultaneously respecting and blending in with the native North Rim terrain and environment.

North Rim is the last significant property on Awbrey Butte developed by Brooks Resources Corporation. There are only 121 homesites within the 200 acres of North Rim., All homesites are one acre or larger. North Rim has a mix of mountain, high desert, and Deschutes River views. It is home to natural rock outcroppings, ponderosa pine and juniper trees, rabbit-brush, bitterbrush, and a host of other native plants. Except for selective logging more than seventy-five years ago and more recent judicious debris, brush, and small tree removal for fire prevention, the majority of property has had minimal human impact.

This document provides guidance in the formulation of architecture that blends with the natural setting of North Rim. The residences, roads, and trails integrate with the topography and beauty of the site. The ultimate vision is appropriate use of textures, colors, materials, shapes, and forms that are compatible with the Central Oregon terrain and climate. Creativity and innovation in the use of materials and construction techniques consistent with the overall North Rim philosophy are expected.

Owners at North Rim are encouraged to explore the opportunities and the constraints of their individual native surroundings; to integrate the view, terrain, and native plant materials into their personal setting, and to cause minimal disruption to the existing environment. Every structure is to be designed and constructed to convey its understanding of the site and demonstrate that it is part of the site rather than perched upon it.

### A. Architectural and Landscape Review Committee (ALRC)

To ensure that each homesite is developed in accordance with the North Rim philosophy these Design Guidelines, to the extent possible, provide written and graphic communication to convey objectives and limitations that will lead all development toward that goal. The Architectural and Landscape Review Committee (ALRC) is a group that will review each submittal, certifying its compliance with these Design Guidelines. The goal of the ALRC is to approve residences and landscapes that enhance the natural setting and not to approve development that could dominate, contrast sharply with, or otherwise detract from the natural beauty of the North Rim environment. Additionally, the ALRC will review and approve designs that meet the Community's Firewise standards, which promote healthy and fire-resistant landscapes and designs.

The ALRC is composed of five voting members that are all appointed by the Declarant. Currently, two of these members are owners, each serving two year terms. Three voting

members constitute a quorum. Additionally, a builder, landscape architect and architect consult with the committee.

These Design Guidelines are formulated to assure present and future residents of North Rim that these standards of development shall be maintained. The review process will result in the creation and maintenance of an image for North Rim identifiable by the quality of the development, design, and construction, thereby creating lasting value.

The ALRC will make decisions based on these Design Guidelines that will establish controls on aesthetic considerations for North Rim. The ALRC and these Design Guidelines are not meant to duplicate the building requirements or functions of the City of Bend; however, the most restrictive requirements shall apply.

These Design Guidelines specify the design, review and approval process and the construction process. The ALRC, or its assigns, will monitor construction of the residences with the assistance of design professionals, landscape professionals, engineers, contractors, and property owners to achieve the quality and character that is fundamental to the North Rim philosophy.

The ALRC, in its sole discretion, has the authority to issue all formal approvals or denials, and to enforce these Design Guidelines on each and every residence.

The ALRC reviews designs only after first determining that all submittals are complete in accordance with these Design Guidelines and contain adequate information to complete the review. Following the review, the ALRC takes one of the following actions: a) Approval; b) Approval with conditions; or c) Denial.

#### **B. ALRC Appeal Committee**

The Architecture and Landscape Review Committee (ALRC) shall annually appoint two members from the North Rim Homeowners' Association Board of Directors or the Transitional Advisory Committee and one member from the ALRC for a total of three individuals to serve on the ALRC Appeal Committee (Appeal Committee).

#### **C. ALRC Decision Appeal Process**

Final decisions of the ALRC may be appealed up to thirty (30) days after the decision is mailed to the applicant. Notwithstanding the foregoing, in the event that an appeal is filed with the Appeal Committee during such 30-day period, such appeal shall toll the decision. In that case, the ALRC decision shall not be deemed final. The Appeal Committee's decision shall be final the date it renders its decision.

Any owner appealing a final ALRC decision should submit the appeal in writing along with a \$500.00 appeal fee. The appeal fee should be in the form of a check made out to the North Rim Homeowners' Association. Direct all appeals to the North Rim Homeowners' Association Appeal Committee, PO BOX 700, Bend, OR 97709. The Appeal Committee may, at its sole discretion, refund a portion of or the entire fee based on the circumstances and outcome of the appeals process.

The Appeal Committee shall use reasonable efforts to hear and decide all appeals within thirty (30) days of receipt of the written appeal and appeal fee. The ALRC will notify the

owner of the appeal date and the owner and ALRC shall be permitted a reasonable amount of time to present his or her appeal to the Appeal Committee. The Appeal Committee will review and consider comments and information provided by both the ALRC and the owner making the appeal.

All decisions rendered by the Appeal Committee are final. Failure to comply with a final decision of the Appeal Committee will be referred to the North Rim Homeowners' Association Board, which may result in a fine.

#### **D. Building Design, Building Contractor and Landscape Design Professional Approval**

Homesite owners must retain the services of experienced professionals for building design and construction, and landscape design and construction. All building design, building contractor and landscape design professionals must be approved by the ALRC. The ALRC has the right to accept or deny building designers, building contractors and landscape designers based on their completed application(s) and experience. Applications are available at [www.northrimbend.com](http://www.northrimbend.com) or call 541-385-7799 ext. 7 to arrange for a copy to be picked up or sent to you.

The ALRC may conduct a brief interview with the design professional, builder, and/or landscape professional. The ALRC will evaluate the design professional, builder, and landscape professional based on the application, references, and/or interview. The result of the evaluation will be a written response from the ALRC as to their approval or denial of the proposed design professional and/or builder.

In the event that the ALRC determines there is a conditional approval for a design, building and/or landscape professional, an additional non-refundable deposit or refundable bond may be required.

Because it is critical to the overall success of North Rim and the success of each design, it is imperative that all design professionals and builders understand the philosophy and agree to adhere to these Design Guidelines and the architectural and landscape review process. Design professionals are required to meet with representatives of the ALRC prior to submitting their first design project in order to become familiarized with the ALRC review process. Builders are required to meet with representatives of the ALRC once approval of the plans has been granted. Design professionals and builders may be asked to participate in the Review and Submittal Process in subsequent submittals, even after their initial approval.

The financial investment being made by each owner in their homesite, as well as their commitment to the maintenance of the native environment of North Rim requires a thorough analysis and understanding of the unique site and the owner's hopes and dreams. The abilities to translate these ideas into a building form and to convey these concepts to the ALRC are all critical to the design professional and builder.

#### **E. Conservation of Resources**

As stewards of our land and its natural resources it is our responsibility to limit waste, and tread lightly on the land. The North Rim ALRC expects planned minimum usage of all non-renewable energies and resources, adaptation of passive energy technologies, and proper

utilization of renewable resources. This approach includes a variety of planning techniques, materials, and mechanical equipment.

Good planning is essential to minimizing waste. The following are a few examples of preferred solutions:

1. Maximizing insulation.
2. Utilizing high efficiency appliances and mechanical systems.
3. Recessed glazing protected from summer sun.
4. Design areas of thermal mass, with proper insulation, to better stabilize interior temperatures.
5. Take advantage of prevailing breezes.
6. Study solar patterns to provide energy efficiency.
7. Provide extended roof overhangs or solar shading devices on south and west facing facades to minimize summer heat gain.
8. Use of Earth Advantage or LEED (Leadership in Energy and Environmental Design) Residential standards.

## II. REVIEW AND APPROVAL PROCESS

The ALRC Schematic Design Review Submittal Form and Application may be downloaded from the North Rim website ([www.northrimbend.com](http://www.northrimbend.com)) by selecting "The Possibilities" tab and scrolling down to the Design Guidelines section. Along with other information, the Submittal Form and Application describes the documents which must accompany the application and how the application/review fee is calculated.

### A. Overview of the Review and Approval Process

1. The design review process provides checkpoints in an effort to minimize the time and effort spent developing concepts that will be compatible with the Design Guidelines. Each submittal will involve the following:
  - Review of the submittal for completeness.
  - Acceptance of submittal (if complete) or rejection w/ list of missing items.
  - Deposit of ALRC review fee.
  - Re-submittal and re-review of submittal for completeness (if needed).
2. The ALRC conducts reviews of submittals during their scheduled weekly meetings or at other times that they deem appropriate.
3. Complete submittals must be received at least ten days prior to a regularly scheduled ALRC meeting. (Check with Fieldstone Management to find out when the next scheduled meeting will take place.)
4. Architect / Designers are required to attend the Schematic Review meeting to present the proposed home and details as noted on the Schematic Application. A computer model presentation is preferred; however, a built model presentation is also acceptable. Owners, and the approved builder and landscaper are welcome to attend the presentation portion of the ALRC meeting to assist in discussing the project details. Please contact Fieldstone Management at 541-385-7799 ext. 7 to make these arrangements. Owners, design professionals, or builders may also be required by the ALRC at other times to attend committee meetings for clarification or explanation of their designs.
5. The ALRC will respond, in writing, within 10 working days after a submittal has been reviewed.
6. Owner may be asked to resubmit plans for review if required by the ALRC.

Any responses an owner or design professional may wish to make in reference to issues contained in the ALRC's letter following review of submittals shall be written and addressed to the ALRC, including graphic clarification(s) as required.

All official ALRC correspondence will be in writing.

In addition to working with design professionals to convey decisions, the ALRC may provide sketches to illustrate design alternatives. The ALRC may require personal meetings with owners to discuss the alternatives.

Excavation and construction must begin within 12 months of ALRC final approval of the submittal. Owners have 18 months to complete their construction and landscaping after construction begins. The ALRC recognizes larger and more complex projects may require longer construction periods. If your project requires a longer construction period, please submit a written request explaining the need and the additional time requested for ALRC review.

If construction has not begun within 12 months of receiving approval, the application and approval expire and the ALRC deposit will be refunded, not including the non-refundable fee. A new application, a current fee and deposit, and a new ALRC review and approval will be required after this expiration period has occurred if the owner wishes to proceed with construction.

If construction has not begun within the approved time frame and the construction deposit has been refunded, the design professional, builder, and or landscape professional, may be required to resubmit their professional application form to the ALRC for review and approval prior to any future home construction, (if they are not currently working on another project). The ALRC may request a re-application if, during the course of the NR review process or construction of a previously completed home, events occurred which the ALRC deemed conflicting with the NR process and / or noncompliant with the NR Guidelines.

Schematic Design submittals will be available for review and comment for owners of homesites within 100 feet of the homesite with the proposed improvements. The owners of these surrounding homesites will be sent (via e-mail or FAX) reduced copies of the Schematic Design submittal and then have seven days to provide written comments to the ALRC for consideration at the Schematic Design Review meeting.

## **B. Phases of the Design Review & Construction Process**

This Design Review & Construction Process was established with the objective of realizing completed projects that are consistent with the North Rim Philosophy. Please note that there are significant risks in moving to the next stage of design or drawings without first obtaining a formal written ALRC response. The ALRC will provide prompt written responses to all submittals, allowing the Design Review & Construction Process to progress as quickly as reasonably possible.

Generally, the design review and construction occurs in five phases:

### **1. Pre-Design Site Meeting**

Prior to preparing any significant drawings or developing detailed design concepts, we require the owner(s), design professional or builder, and landscape design professionals to meet with an ALRC representative(s) at the homesite to review and discuss the physical attributes of the homesite, the initial design goals and identify and address any questions about these Design Guidelines. This informal review is meant to offer guidance prior to initiating design work.

Please schedule your Pre-Design Site Meeting at least two weeks in advance of the desired meeting date. A letter, summarizing the meeting will be sent to the owner following the Pre-Design Site Meeting.

## **2. Schematic Design Review**

Schematic Design documents must be submitted to the ALRC at least 10 days prior to a scheduled ALRC review meeting and after the Pre-Design Meeting. The ALRC submittal fee shall accompany the Schematic Design Review Submittal. Please refer to the Schematic Design Review Application for submittal requirements.

Schematic Design submittals include either a computerized model or a study model. A computerized model presentation is preferred. The purpose of the study model is to communicate the design's location, shape, massing, site grading modifications and three-dimensional character of the design on the site; much of which cannot be depicted in drawings. The study model is not intended to be a "finished" or "display" type of model—it is a working study of the design at the schematic stage. The ALRC has found the model to be a critical tool in the design and review process and owners have recognized the value in the model, as they were better able to "see" the design at an early stage.

Prior to initiating the computerized model, confirm with the Fieldstone Management Department the specific computer modeling system proposed and the type of images to be created for ALRC review and approval. The computer modeling system shall illustrate all of the aspects of the proposed design required for a physical study model and a variety of pre-approved perspective view points may be required by the ALRC. All computer-generated model information shall be submitted in a format that has been pre-approved by the ALRC. A model update may be required at other stages of the plan if significant changes have been proposed and if deemed necessary by the ALRC.

When the Schematic Design Review submittal is deemed complete, the ALRC will review the submittal at the next scheduled meeting and then issue a written response, detailing the ALRC's comments, to the owner within two weeks of the meeting.

## **3. Final Design Review**

Upon receipt of the written ALRC response to the Schematic Design Review, owners will need to respond to all ALRC requirements and comments with final drawings, details, and exhibits, at least 10 days prior to an ALRC meeting. Please refer to the Final Design Review Application for a complete list of submittal requirements.

When a complete Final Design is received, the ALRC will review the document for responses to their Schematic Design review and comments, including conditions and overall compliance with these Design Guidelines. A meeting with the contractor may be required to clarify questions about the construction plans. Upon review, the ALRC will issue a written response to the owner.

Approval of the plans by the ALRC does not relieve the applicant from total responsibility to adhere to the guidelines, or from submittal responsibilities or requirements of appropriate governmental agencies. Nor does approval by the City of Bend or other agency of some aspect

of the design, e.g. drainage, relieve the owner of the obligation to obtain final approval of all aspects of the design from the ALRC in accordance with these Guidelines.

The ALRC may require the owner to re-stake the major corners of the residence to assist in their evaluation of the Final Design Development Review submittal. Additionally, the ALRC may require supplemental drawings, samples, etc. to complete a review.

After approval of the Final Design, the ALRC will stamp and file the set of approved documents. At this time, an application can be submitted for permits to the City of Bend. Securing all construction and occupancy permits is the sole responsibility of the owner and builder. Once the City has approved the documents and permits are issued, the ALRC and City approved documents must be kept at the homesite and made available to any member of the ALRC or its representative upon request. No construction activity of any sort may begin without these requirements being met.

If plans change and construction does not begin within 30-45 days, the owner must remove all components of a surveyed stakeout prior to the deposit being refunded. The review fee is non-refundable.

#### **4. The Construction Process and Required Meetings**

Prior to any construction activity on a homesite, an ALRC representative will meet with the builder and excavation contractor (the owner is welcome too) to review the building stake-out and to confirm any trees flagged for removal are consistent with the trees approved for removal on the site plan.

**Please call Fieldstone Management (541-385-7799 ext. 7) to arrange a time for this on-site review**

Near the end of the excavation and backfill phase, the building contractor must schedule a meeting with an ALRC representative to confirm the work performed is consistent with the approved plans and specifications.

**Please call Fieldstone Management (541-385-7799 ext. 7) to schedule a time for this on-site meeting/inspection.**

Prior to beginning any landscape work, the landscape contractor must schedule a pre-construction meeting with an ALRC representative to go over the approved landscape plan and conditions of approval, if any.

**Please call Fieldstone Management (541-385-7799 ext. 7) to schedule a time for this meeting.**

The ALRC will inspect and review construction progress and issue a notice of design non-compliance, if warranted. Absence of such inspection and/or notification during the construction period does not constitute approval or acceptance by the ALRC of non-compliance.

Construction shall be in full accord with the ALRC approved Final Design documents and in accordance with all applicable codes and ordinances of the appropriate governmental agencies.

Any proposed external modifications to the approved Final Design plans and specifications, including landscaping, **must be submitted to the ALRC for review and approval prior to making the change.** If a modification is constructed prior to approval and then not approved by the ALRC, the modification must be removed or reconfigured to obtain approval. Additional review fees may be required depending on the size, severity or frequency of the revisions. If, in the opinion of the ALRC, such changes or additions do not require a complete re-submittal, all changes must be identified on all affected drawings and all drawings must be accurately revised and fully coordinated.

## **5. Final ALRC Inspection**

The owner shall provide notice to the ALRC of the completion of their residence, or improvement thereto, at which time a final inspection will be triggered.

Within a reasonable time, usually not exceeding three weeks from receipt of notice of completion, the ALRC shall inspect the residence, landscaping and all other homesite improvements. If the inspection finds the residence and all other improvements were completed in accordance with the approved plans, the ALRC will refund the deposit, and release the builder's bond, if applicable. If the inspection reveals the residence and or other improvements were not completed in accordance with the approved plans, the ALRC will provide the owner with a list of the items that vary from the approved plans. Once the items on the list are corrected and verified by the ALRC with a re-inspection, the ALRC will refund the deposit.

If an owner does not correct the list of items not completed in accordance with the approved plans within thirty (30) days from the notification, the ALRC may take action as outlined in the CC&Rs or these guidelines including, without limitation; injunctive relief or the imposition of fines. The ALRC has the sole authority to determine the amount of the deposit to be refunded. Additionally, the ALRC reserves the right to withhold all or a portion of the deposit and/or use the bond funds to complete or correct improvements that don't meet the standards of these Design Guidelines and/or vary from the approved drawings and specifications or otherwise remedy a non-compliant condition(s).

Unless otherwise notified by the owner about a delay, the ALRC Final Inspection approval must be obtained within 24 months of the construction start date. If ALRC Final Inspection approval is not obtained within 24 months of the start of construction, absent an approved extension, the deposit shall be forfeited. The forfeited deposit and/or bond may be used to bring the subject property into compliance with the approved plans and specifications and/or these Design Guidelines.

If an owner becomes aware of reasons why the project is not likely to be completed and ready for Final Inspection within 24 months of commencement, then the owner shall promptly notify the ALRC of the reasons and the estimated additional time required to complete the project. The ALRC shall determine the sufficiency of the reasons and may approve the delay with conditions.

For the list of items reviewed in the Final Inspection, please see Exhibit I in the back of the design guideline book.

### **C. Remodel/Addition and/or Landscape Changes**

When an owner wishes to alter/remodel the exterior of an existing building, an application for approval must be made to the ALRC by using the North Rim Schematic Submittal Form. Completion of the pages applicable to the remodel and supplying the specified documents provides the ALRC with the information needed for a timely review of the proposed improvements and to render a decision. See the application form for required review fees or deposit, if any.

Interior remodels do not require ALRC review and approval; however, a subcontractor parking plan at the home must be coordinated with the Fieldstone Management prior to the work beginning at the site.

Changes to existing landscaping are also required to be submitted to the ALRC for review and approval; however, they do not require a review fee or deposit. A final inspection upon completion is required.

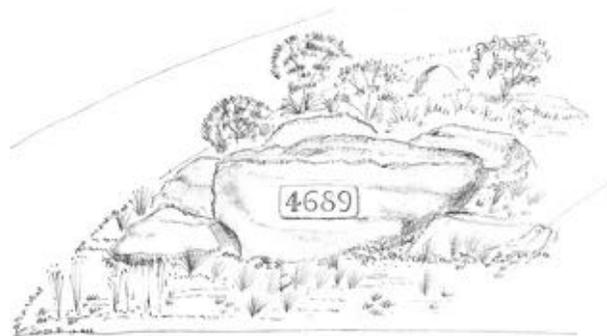
### III. SITE DEVELOPMENT GUIDELINES

The existing native environment of North Rim is fragile and takes years to recover to a native state when disturbed, so development activity outside of the building area must be limited. It is the charge of the ALRC to approve designs and monitor construction of world-class residences while protecting and preserving the natural environment.

The purpose of the following Site Development Guidelines is to communicate the parameters in which residences and landscapes will be designed and built to enhance and respect the sensitive native setting.

#### A. Address Identification

Owners will need to coordinate installation of the address monument and light fixture through the ALRC. This takes place at the end of the construction and landscape installation. Each owner shall have their contractor install a 15 amp 120 line voltage power to the monument location according to the National Electrical Code. The monument and light cannot be delivered until the electrical wire has been run to the monument location. Installation costs for the address monument and lighting are the responsibility of the owner and will be maintained by the HOA. For installation request call please contact Fieldstone Management at 541-385-7799 ext. 7.



Sample drawing of address

#### B. Buildable Area

The Buildable Area is the improved area of a homesite. Improvements include all structures and non-native landscaping and related components, including but not limited to: buildings, decks, ornamental landscape areas, walks, pathways, driveway (except the portion of the driveway from the street to the front setback) and other similar improvements as determined and approved by the ALRC. The maximum allowable Buildable Area shall not exceed 40% of the area of the Homesite (See Exhibit A).

Prior to formulating any development concept for any lot, the ALRC will confirm which setbacks apply to each lot line. Generally, the Buildable Area is defined by the following setbacks:

- Front: 40 feet from the front property line.
- Rear: 40 feet from the rear property line.
- Sides: 15 feet from the side property lines.

For irregular shaped lots (lots with only 3 or more than 4 sides), please see Exhibits G and H for the setbacks for lots 26, 27, 33, 34, 58, 68, 89, 90, 113 and 114.

No portion of the home including, but not limited to, roof overhangs, decks, patios, site walls, pergolas, etc. may extend into any setback without specific approval from the ALRC, which will be granted only in unusual circumstances.

Some homesites with special natural landscape elements (such as significant tree stands, rock outcroppings, and other similar natural features—as determined by the ALRC) may have different setbacks and may have areas that may be required to remain in a native state. If setbacks for a homesite differ from the distances noted above, they may be recorded on the plat or as noted in the Affirmation. The Affirmation may have additional homesite development constraints.

In addition to complying with the Buildable Area allowance, the City of Bend's lot coverage maximum must be satisfied as well. The most restrictive criteria shall apply.

### **C. Combining Lots**

If an owner wishes to combine two or more contiguous homesites into a single homesite, the owner may do so only after obtaining approval from the City and have written consent of the ALRC.

Providing the proposed improvements will not materially impair views and/or privacy from neighboring homesites or common areas, the ALRC will provide written consent to consolidate the homesites.

When considering combining homesites, the owner must recognize that while combining two or more homesites may be beneficial in providing more natural space between adjacent homesites and view corridors, it may also have a negative impact on views and / or privacy of other nearby homesites or common areas.

After the Pre-Design Meeting with ALRC representatives (as described in the Review and Approval Process), the owner/applicant must submit a proposed site plan locating all structures and building elevations (with sufficient detail) for the combined homesites to the ALRC. The ALRC will use these drawings, a site visit(s) and comments from neighboring property owners, within North Rim, to determine whether or not to issue written consent for the proposed lot consolidation.

The plat for the new homesite must be recorded and approved by the City and County. All expenses incurred in recording the new homesite and pursuing any required governmental approvals are the responsibility of the owner.

Homeowner Association dues will be assessed on the original number of homesites. All other provisions of these Design Guidelines apply.

### **D. Driveways**

Driveways shall be designed and located to minimize the hard surface area and to minimize the visual impact from the street and adjacent homesites and to minimize the disruption of any natural features and native plant materials.

Driveway access width must not exceed 22 feet at the entry apron. The driveway must then reduce to 16 feet wide within 20 feet of the curb, and reduce again to 12 feet within an additional 20 feet. Driveway width may increase for parking and turnaround space as it approaches the home.

All driveway surfaces are subject to ALRC review and approval. Driveway materials must be continuous with the following provisions: Lots with an adjacent paver sidewalk should use the same paver pattern and color for the area of the driveway apron between the paver sidewalk and the wedge curb. The ALRC may approve other driveway materials and applications (See Exhibit B).

Owners with homesites that have an adjacent paver sidewalk are responsible for the temporary removal, storage and replacement of the paver sidewalk. Pavers will need to be replaced to the original design and grade unless special arrangements are made with the ALRC. Any closure or disruption of the existing paver path, whether temporary or for the duration of the project, and appropriate steps to mitigate such closure or disruption, must be reviewed and approved by the ALRC in advance. This should be included in the owner's Parking Plan. Please refer to Section VI Construction Guidelines for Parking Plan details.

#### **E. Parking**

Each residence shall have a minimum two (2) car enclosed garage. Any garage should be planned so as not to dominate the street view of the home. Also, a minimum of four (4) additional parking spaces shall be provided within the Buildable Area to accommodate guests or service vehicles. Screening of all on-site parking may be required to minimize viewing of vehicles from adjacent homesites, common areas and/or streets. Only vehicles of guests are permitted to temporarily park outside of the garage. No exterior storage of boats, or other recreational vehicles, or long-term parking (more than 48 hours) of vehicles will be permitted on any homesite within North Rim. All vehicles that belong to the owners and resident family or household members shall be parked in a garage. All parking areas must be shown on the Site Plan.

Each homesite, during the course of construction will have an ALRC approved Parking Plan. Please refer to Section VI Construction Guidelines for Parking Plan details.

#### **F. Site Walls**

**Site Walls are required to delineate Ornamental Areas from Native Areas. Site Walls accomplish several things, including but not limited to:**

- **Screening private outdoor spaces from neighboring homesites, streets, and common areas.**
- **Disguising a cut or fill along a driveway or around a residence, courtyard, or other outdoor space.**
- **Serving as a retaining wall.**

**In no case, shall Site Walls define property lines or setbacks.**

**Site Walls must be constructed of native or imported stone (as shown at the North Rim Lodge), brick or stucco.**

Gates, hardware, and all other related appurtenances shall be compatible and consistent with the architecture of the residence.

Site Walls may be up to 6 feet tall and may have a minimum height requirement appropriate for location and visibility and will be reviewed on a case by case basis; measured from existing or finished grade, whichever is lower. Offsetting Site Wall planes and developing variations in height and length will help blend them into the native environment and may be a condition of approval. Long uninterrupted Site Walls are discouraged and generally 50 feet is the maximum allowable uninterrupted length. The ALRC reserves the right to approve Site Wall lengths and heights as deemed appropriate for each homesite and its proposed improvements.

All Site Wall footings, whether for landscaping or retaining walls, shall have a minimum of 16" deep soil cover, measured from the top of footing. This requirement allows for landscape planting adjacent to the wall. In addition to the minimum soil cover requirement, all footings for retaining walls shall be engineered to meet the size, depth and width necessary required by city standards.

Multiple terraced Site Walls are required where the overall height of retained earth exceeds 6 feet. Where multiple Site walls are used, a minimum of a five-foot wide/deep planting area must separate each tier (See Exhibit C).

Site Walls should jog or be separated a minimum of five feet in every 25 feet of length and should not exceed a maximum length of 50 feet. Long uninterrupted Site Walls should be avoided.

**Subterranean boulders excavated from the homesite or imported should only be used for structural fill. In very unusual and rare circumstances, and with prior approval from the ALRC, excavated boulders may be used in limited and low visibility areas. (See Landscape and Outdoor Guidelines B. Rock/Boulder Use).**

The ALRC reserves the right to approve retaining wall materials, lengths, and heights as deemed appropriate for each homesite and its improvements.

#### **G. Setbacks**

See: Buildable Area, Section III, B.

#### **H. Site Work**

The ALRC requires that owners minimally alter the site from its original native condition and protect the existing watershed and drainage ways. Structures shall be limited to the areas on the site where drainage, soil and geological conditions will provide a foundation that complies with applicable codes and ordinances. Soil analysis should be obtained to assure proper foundation design.

Residences should be nestled into the land, remaining low, so as to be part of the site rather than being perched on it; thus, avoiding unnecessary height.

Only minor changes to the existing topography are permitted. The ALRC may approve more significant topographic changes; however, each condition will be reviewed on an individual basis.

Once a schematic site plan has been developed and prior to the submittal, the ALRC requires that the driveway and major corners of the building be staked and perimeter strung on the site and elevations be taken at each corner. A stake must be clearly identified to show the proposed elevation of the first floor finished floor. This information will allow the Design Professional to determine exactly how to further adjust the design minimizing the structure's height and conformance to the existing topography. Preservation of the existing topography of North Rim requires that owners must strictly adhere to the following limitations:

1. All owners are responsible for minimizing on-site erosion and controlling runoff resulting in the protection of all nearby catch basins from accumulation of sediment and debris by employing the following standard (Construction Contractors Board) practices:
  - a. Maintain as much of the native site condition as possible;
  - b. Use silt fencing to intercept/prevent eroded soil and runoff from exiting the site;
  - c. Replant disturbed areas as per approved landscape plan;
  - d. Provide crushed drain rock along driveway/site access route surface;
  - e. Remove mud, dirt and dust from vehicles and equipment prior to entering roadways;
  - f. Perform reasonable clean-up of debris from roadways effected by the construction activities on your homesite;
  - g. Water/spray sites as needed for dust abatement;
  - h. Utilize other effective industry standard erosion control methods and practices.

If these practices are not adhered to, the owner shall be subject to fines imposed by the ALRC or Declarant.

2. All grading and drainage plans must coordinate all City and ALRC requirements prior to the ALRC issuing approval.
3. A grading plan is required in the final ALRC submittal process. The grading plan must be provided by a licensed Professional Engineer, licensed Architect or Landscape Architect and must bear the provider's stamp and signature. Cut and fill slopes must be minimized. Cut and fill slopes must be restored to a natural state with native landscaping or retained with ALRC approved masonry walls. Rocks (other than weathered, mossy, lichenized rocks) obtained as a result of excavation will not be permitted as finished (exposed) retaining wall surface (See V. Landscape and Outdoor Guidelines B. Rock/Boulder Use). The ALRC shall retain the right to require restoration or retention of all cuts, fill or drainage containment areas.
4. Natural (existing) drainage patterns for surface water shall be maintained. Homesites with driveways on the uphill side of the street are allowed 4,000 square feet of drainage within the street drainage system. Homesites with driveways on the

downhill side of the street must accommodate for all of their drainage on-site during and after construction.

5. Owners are responsible for restoring all Native Areas on their homesite that are disturbed during the course of construction. These Native Areas must be restored to their pre-existing/natural state. In the event that an owner does not perform the required restoration work in the Native Areas, the ALRC retains the right to have the necessary restoration work completed and the owner will be responsible for reimbursing the ALRC for all expenses incurred by the ALRC in performing their obligations under this paragraph. Please see Final ALRC Inspection, Section II.B.6.

#### **I. Utilities**

Utility services (sewer, water, gas, electricity, telephone, cable television, and fiber) are stubbed to each homesite. The extension of these services from the stub to the residence is the responsibility of each owner. All utility trenches shall be routed to minimize disruption to the native landscape and when possible, routed underneath the driveway. The ALRC recommends consulting Tom Coburn (541 388 7156) at Pacific Power prior to developing any site concept to determine meter location, electrical supply routing requirements and other design constraints.

## IV. ARCHITECTURAL DESIGN GUIDELINES

### A. Accessory Buildings

Detached guesthouses, garages, greenhouses, playhouses, storage buildings, and other detached structures and their related improvements must be architecturally integrated as part of the main residence. All Accessory Buildings require ALRC review and approval.

Each Accessory Building is limited to 1200 square feet of total floor area including garage, storage, and all other spaces (See Building Size, Section IV, H.).

Owners must, at their expense, obtain City of Bend approval for all Accessory Buildings.

All detached structures shall have a foundation.

**Accessory Buildings and their related improvements shall be included in the Buildable Area calculation.**

### B. Antennae and Satellite Dishes

Satellite dishes or antennae shall not be larger than 18 inches in diameter. Prior to installation, the location must be approved by the ALRC. Any owner considering the use of such a device must first discuss the proposed location with the ALRC. Approved satellite dishes shall be painted to match the color of the surrounding building materials to blend with the building.

All antennae must be submitted for ALRC review and approval prior to their installation. Approved antennae will be located within chimney elements, behind parapets or otherwise visually screened from neighboring homesites, common areas, and roadways. Approved antennae shall be painted to match the color of the surrounding building materials to blend with the building.

### C. Benchmark and Height Surveys

In order to assure compliance with height restrictions by all parties, the following procedures are required:

1. Prior to any site work beginning and prior to the final site plan submittal the owner and/or his/her representative shall have a licensed Oregon surveyor establish a permanent monument as a benchmark outside of the Buildable Area. The benchmark shall be used by the builder to construct the home at the approved elevation.
2. At the completion of floor framing, the surveyor shall certify compliance of the finished floor heights with the approved plans. A certification letter from a licensed Oregon surveyor shall include the surveyor's stamp and signature and must be on file with the ALRC prior to commencing further construction.
3. Once the highest ridge/peak of the roof is framed, the surveyor shall certify compliance of the highest ridge/peak with the approved plans. A certification letter from a licensed Oregon surveyor shall include the surveyor's stamp and signature and must be on file with the ALRC prior to commencing further construction.

4. At any time during or after framing, the ALRC may require the owner and/or builder to certify that the finished height of the residence complies with the approved plans. Should the heights, in any respect, exceed the approved documents, the owner shall have the residence brought into full compliance of the approved documents. For more information, see Building Heights, Section IV, E.

#### **D. Building Colors**

The colors of all exterior materials must generally be subdued to complement and blend with the native plants, natural soils, and rock colors. Colors should enhance the North Rim environment without overpowering the surroundings. All exterior colors shall be medium to dark earth tones or otherwise, as determined by the ALRC, blend in with the natural landscape. Colors of the North Rim native landscape are rich and varied and are intensified by the changing sunlight conditions. Bright colors, whites and large amounts of highly contrasting or reflective materials or colors are not allowed. All colors of structure, trim, walls, masonry, roof, exterior landscape elements (paths, walls, decks, patios, boulders), driveways, and all other exterior colors, materials, and landscape elements must be submitted to the ALRC for review prior to installation.

Exterior artwork must be submitted for review and approval prior to installation (See Sculptures and Artwork, Section IV, S.).

#### **E. Building Heights**

No building shall exceed 30 feet in height. The ALRC measures height from the highest portion of the roof vertically to the natural or finished grade, whichever is lowest. This measurement shall not exceed 30 feet (See Exhibit D).

#### **F. Building Massing**

Building masses shall be predominantly horizontal, and shall follow the natural grade while not creating long unbroken elements. This is intended to create masses that blend with the varying topography. Additionally, Design Professionals shall use the effects of sunlight, shade, and shadow on the textures, rhythms, and articulations of the architecture. Residences and their related detached structures (if any) shall not dominate any homesite.

#### **G. Building Projections**

All projections from a residence including, but not limited to: chimneys, chimney caps, vents, plumbing vents, gutters, down spouts, utility boxes, services, etc. must be incorporated and detailed into the overall design. With the exception of electric and gas meters, all other (TV, phone, fiber) junction boxes must be located behind a screening wall or inside the building. The ALRC requires the use of conduits in the foundation allowing concealed and secure service connections. These items must be included as part of all submittals and are subject to ALRC review and approval.

#### **H. Building Size**

The total floor area of a residence and Accessory Buildings (if any) shall not be less than 3,000 square feet, or greater than 11,000 square feet, including garage, storage, and all other enclosed spaces. Any detached structures' floor area shall not be greater than 1,200 square feet (See Accessory Buildings, Section IV, A.).

## **I. Chimneys, Fireplaces, Outdoor Fire Pits, Barbecues and Heat Lamps**

The ALRC requires all venting for fireplaces to be located within a chimney element(s) or completely screened. Raw or non-treated metal fireplace vent pipes are not allowed. All metals used for fireplace venting and concealment shall be painted or treated to eliminate glare and reflections from neighboring homesites, common areas, and roadways. The ALRC will review alternatives on a case-by-case basis.

To preserve the quality of air and protect against forest fires, we encourage natural gas log fireplaces, however wood burning fireplaces are allowed. Due to the extreme fire danger present in the high desert, all chimneys, including outdoor fireplaces, must be equipped with Underwriters Laboratories (U.L.) or International Conference of Building Officials (I.C.B.O.) approved spark arrestor to comply with all applicable codes and ordinances. All metal spark arrestors and gas vents must be concealed from view by means of an approved chimney cap detail.

No outdoor wood burning is permitted. Outdoor fire pits may only use natural gas fuel and ceramic (or other non-combustible material) simulated logs.

Portable and built-in barbecues are permitted, provided they are lidded cookers. Permanently installed barbecues must be approved by the ALRC. Barbecue areas shall be architecturally consistent with the residence.

## **J. Exterior Lighting**

The objective of the exterior lighting requirements is to allow exterior building and landscape lighting designs that are understated and that do not create nighttime showcase or presentation effects. Additionally, all exterior building and landscape lighting must minimize glare and annoyance to adjacent property owners and passersby. All exterior building lighting and landscape lighting must be reviewed and approved by the ALRC prior to installation.

The ALRC may limit the use and/or may require the shielding of any lights, including recess “can” lights that negatively impact neighboring homesites, common areas or roadways due to impacts of lights on sloping topography.

### **1. Building Lighting**

Generally, only two fixtures with a visible light source to identify the front entry door of a residence will be approved. These two light fixtures are limited to a 60 watt incandescent lamp each or equivalent (i.e., a 13 watt compact fluorescent lamp generates equal lumens to a 60 watt incandescent lamp). The fixtures with visible light sources may not have clear glass lenses—only minimally translucent lens materials are permitted.

The ALRC will consider additional exterior building light fixtures with an exposed light source and minimally translucent lens materials if the lighting is determined to be appropriate for the architecture and landscape design, needed for vehicular and pedestrian way finding or for safety purposes.

All other exterior building light fixtures must have downward-directed light sources which are completely shielded with an opaque material. Additionally, their quantity, location, and wattage will be limited and are subject to ALRC review and written approval.

A variance for special outdoor holiday lighting is only granted between the Saturday before Thanksgiving and the second weekend in January. See the Rules and Regulations for holiday lighting guidelines.

## **2. Landscape Lighting**

Landscape lighting, particularly up lighting, shall be limited. No landscape lights whose direct source is visible from a neighboring property and which produces excessive glare to neighboring properties or to pedestrian or vehicular traffic shall be allowed. Indirect lighting and/or subtle up lighting of landscape elements and “wall wash” lights may be permitted to add another level of beauty, sophistication and interest to the North Rim environment. Landscape lighting shall generally be limited to the ornamental area.

## **K. Exterior Materials**

Exterior materials must consist of materials that are compatible with the North Rim landscape. Natural stone, brick, stucco, or wood must be the predominant surfaces, with an emphasis on natural stone (See Building Colors, Section IV, D.). Stone site walls will be considered by the ALRC as contributing to this requirement.

Specifically prohibited exterior materials and conditions are:

- Manufactured or faux stone
- River rock
- Reflective or bright colored materials, excluding window glazing
- Pressed board, plywood, cementitious and all other composite siding products
- Vinyl or plastic siding
- Mirrored glazing
- More than eight inches of the concrete foundation exposed.
- All other materials whose appearance, in the sole judgment of the ALRC, does not convey authenticity, quality, strength, permanence or durability

Other materials may be approved on a case-by-case basis. The ALRC reserves the right to approve materials on the prohibited materials list; if approved, at the sole discretion of the ALRC, the material and application must convey the quality and character comparable to natural stone, brick, stucco, or wood. Limited accent materials such as brushed aluminum, brass, bronze, copper etc. will be reviewed on a case-by-case basis and will generally need to be patinaed prior to installation.

## **L. Fences**

Fences are not allowed in North Rim.

Site Walls may serve as privacy screening (See Site Walls, Section III, F.).

Invisible fencing for pets is allowed and shall be within the setback areas, unless otherwise approved by the ALRC. Approval for the proposed location of invisible fencing

must be obtained prior to installation. Invisible fencing must be located within the setbacks, which is the same as the Buildable Area (see Buildable Area, Section III.B). Flagging for invisible fencing training must be taken down after 90 days.

#### **M. Flagpoles**

All flagpoles require ALRC approval. Use the following limitations in siting a flagpole.

- The flagpole and all related components shall not be taller than 14 feet measured from existing or finished grade whichever is lower to the highest portion of the flagpole assembly.
- Flagpoles are permitted only in Ornamental Areas.
- Flagpoles shall be non-reflective and dark in color.

#### **N. Garages and Garage Doors**

Garages shall be designed to accommodate all of the owner's and resident family or other household member's vehicles.

Garages or garage doors shall not dominate the architectural design of the residence. In general, garage doors shall blend with the adjacent details and materials. Where three or more garage bays are planned, care must be taken in the design of the garage door plane. No more than two doors are allowed in the same wall plane. The third (and fourth or more) door(s) must occur in a secondary wall plane, offset by a minimum of 36" from the primary front wall of the garage to avoid a continuous uninterrupted wall of garage doors.

#### **O. HVAC (Heating, Ventilation, and Air Conditioning)**

All exterior HVAC equipment must be screened. Screening is to be designed and installed to prohibit viewing of the HVAC equipment from neighboring homesites, common areas, and roadways. Screening materials and details must be consistent with the architecture of the residence.

The ALRC requires all mechanical venting and roof terminations to be painted to blend in with the roof material.

#### **P. Roofing**

Roofscapes form an important part of the visual environment; they must be an integral part of the design and will be reviewed as such. Except for approved solar devices, roof mounted equipment is prohibited unless in the judgment of the ALRC it is completely screened from neighboring homesites, common areas, and roadways. All vents and similar roof penetrations must be located away from the main view of the building at the entry drive, or from the road.

The dominant roof materials must consist of natural slate or concrete tiles. Roof materials should be of textures and colors to enhance the overall residence design. Given the ever-changing technology with roofing materials, the ALRC will consider alternative roof materials such as metal, on a case-by-case basis. The dominant roof form must be a sloped roof, with a minimum of a 4:12 pitch. Other roof slopes may be incorporated into the home design and will be reviewed on a case by case basis.

No wood shingle or shake, or composition roofs are permitted. Metal roof materials need to be 22 to 24 gauge and minimally reflective as approved by the ALRC.

#### **Q. Service Yards**

Each residence shall include a designated service yard screened from neighboring homesites, common areas, and roadways. The service yard shall be designed as an integral component of the residence and shall house trash receptacles, compost bins, recycling bins, utility meters and other outdoor maintenance requirements (See Building Projections, Section IV, G.). Wood storage is allowed in the service yard, but must be shielded with fire-resistant material or stored in an enclosed fire-resistant structure.

#### **R. Signage**

##### **General Signage Information**

Subcontractor, lender and supplier signs are prohibited. No signs shall be displayed in the windows of homes (except approved block home stickers) or be nailed to trees.

No directional signs may be used without prior ALRC approval.

No offsite signage within North Rim may be used without prior ALRC approval.

All signs must appear to be professionally produced.

Any signs which, in the sole judgment of the ALRC, are deemed to be non-conforming will be removed and held by the Declarant for 14 days, after which time they will be destroyed. Declarant will make an effort to contact the owner to notify him/her about the non-compliant sign prior to its removal from the site.

Signs must be placed parallel to and facing the street providing access to the property.

Signs may not be illuminated with artificial light.

Plastic or cardboard store-bought or handmade "for sale" signs are prohibited.

All signs must be removed upon sale of the property and/or upon completion of the construction project or at the direction of the ALRC.

Private property signs are limited and must be constructed in the same manner as the "for sale" signs and must have prior approval of the ALRC.

Political signs are permitted and may be placed on the property 30 days prior to any election. These signs must be removed the day following the election. If not removed, the Fieldstone Management Department will remove them. Political signs of a non-election nature are discouraged.

"For rent" or "for lease" signs are prohibited.

### **Construction Signage**

Only one sign referencing the design professional and general contractor/builder is permitted per homesite during the construction process. Design, colors and dimensions are required to be submitted to the ALRC for review and approval prior to placement at the site. The design professional and the general contractor are permitted to share and install a sign on the homesite. The sign may be placed once the schematic plan is submitted to the ALRC and is permitted to be in place during the course of construction. If construction has not begun within one year of the submittal date, the ALRC requires the sign to be removed. The sign may include both design professional and the general contractor logos and names. Subcontractor, lender, supplier, and all other construction/building related signage is not permitted in North Rim.

### **For Sale Signs**

Only one "for sale" sign is permitted on each homesite. It must be single-sided, on its own post and no higher than 42" above the immediately adjacent ground plane. Wording of a "for sale" sign shall be limited to the words "for sale," the price, if desired, and the name and phone number of the listing real estate agency. A logo or mark of the agency and the agent's name is also permitted. Signs colors are restricted to a white or cream/ivory background with dark green lettering.

All information on the sign must be incorporated as part of the original sign design and not a separate attachment added at a later date. If the owner is selling the property, the name of the owner or "by owner" may be substituted for the listing agency. The sign shall measure no more than 300 square inches, with no dimension larger than 20 inches. "SOLD" signs must be incorporated within the 300 square inches and not added to the top, bottom or sides of the sign. Sold signs may be red.

Information boxes (flyer boxes) are not permitted to be mounted on an individual stake or post. They must be attached to the home or to the back of the "for sale" sign. If a box is attached to the back of the "for sale" sign, the box may not protrude beyond the dimension of the sign.

### **Open House Signs**

Open house signs or sandwich boards are permitted (on the subject homesite) during the course of the open house but must be removed at the conclusion of the open house and/or whenever the house is not "manned". The board dimension of open house signs must not exceed 432 square inches.

### **Special Event Signs**

Special event signs must obtain ALRC approval prior to their use. All exceptions to these sign standards must be presented to the ALRC for review and specific written approval prior to their use.

## **S. Outdoor Sculptures and Artwork**

Sculptures and artwork are only allowed in Ornamental Areas. The ALRC will not approve sound producing, reflective or bright colored artwork or sculptures. All outdoor sculptures or art visible from neighboring homesites, streets, or common areas must be reviewed and approved by the ALRC prior to installation. Submittal shall include specific detailed information on location, size, materials, color(s), mounting details and lighting.

### **T. Solar Applications**

Passive solar designs are encouraged. Solar applications must be aesthetically pleasing, and will be reviewed on a case-by-case basis by the ALRC. The equipment and hardware must be integrated into the building's architecture and/or landscape. The visual impact of this equipment and hardware as viewed from other homesites, common areas or roadways, within North Rim, shall be minimized.

### **U. Exterior Window Coverings and Awnings**

Exterior window coverings, solar screens, trellises, and awnings shall be designed to be integral to the architecture of the building and are subject to ALRC review and approval, prior to installation. The ALRC encourages all design professionals to address the impacts of southern and/or western exposures in the initial design concepts. The solar gain during summer months is significant and if not properly accommodated, both indoor and outdoor spaces may get less use than intended. Colors of these architectural elements shall be as noted in Building Colors, Section IV, D.

### **V. Windows & Skylights**

Skylights are important sources of natural light as well as providing the indoor/outdoor living environment integral to the high desert lifestyle. They can, if not carefully situated in the design, be sources of undesirable reflections and glare as well as being sources of tremendous heat gain and energy waste. Skylights designed to be an integral part of the roof will be considered by the ALRC. Skylights must be low profile and must fit in with the overall color palette of the residence.

Windows should be within wall recesses and/or under roof overhangs, sheltering the glazing from the environment as well as to provide the appearance of substantial walls.

Only wood windows, vinyl clad wood windows, and metal clad wood windows are allowed. Other window types will be reviewed by the ALRC and may be approved in unusual circumstances on a case-by-case basis. Window colors and details must be submitted to the ALRC for review and approval.

## **V. LANDSCAPE AND OUTDOOR DESIGN GUIDELINES**

The primary objective of these Landscape and Outdoor Design Guidelines is to preserve and enhance the beauty and character of the community's native environment. The preservation of this environment will ensure the development's cohesiveness and provide an environmentally sensitive response to this special landscape. In order to achieve this objective, North Rim Landscape zones have been identified as either Native Areas or Ornamental Areas.

### **A. Native Area**

A Native Area is defined as a landscape zone that is populated with native plants only, occurring either on a common area or on a private homesite. Native areas will be managed by the North Rim Homeowner Association to preserve the natural environment while making

well-considered modifications to promote its health and safety (such as the removal of invasive species and removal of plants contributing to fire-fuel ladders). All owner requests for modifications to the native areas, such as removal or addition of plantings, must be approved by the ALRC. ALRC approved modifications to the Native Area may require remediation of the Native Area.

Final ALRC approval allows for removal of trees and other native vegetation within the driveway and building footprint (including patios and decks) during construction. Other Native Areas disturbed by construction will be restored, with ALRC approval, using native plants identified on the approved Native Plant list. Owners may request other modifications to the Native Area on their lot to improve fire safety or forest health, and these requests will be considered on an individual basis. Mulch is not permitted in Native Areas. However, wood chips from fire fuel mitigation work are an exception and allowed to be spread in the Native Areas after chipping occurs on the homesite. Wood chips may assist in retaining moisture in the ground which helps surrounding plants thrive in the high desert climate. Any fire fuel mitigation work outside of the work performed by the HOA in Native Areas must be reviewed and approved by the ALRC and Firewise Committee prior to beginning. ALRC has the sole authority to approve, to approve with conditions, or to deny Native Area modifications. Enhancements will be considered based on the following:

1. View corridors from roadways, neighboring properties and common areas are not adversely impacted.
2. The quantity and size and density of the proposed plants are consistent with the North Rim Plant Density requirements.
3. Owners are responsible for the installation, establishment and health of the plant material in an Enhanced Native Area for two years from the date of planting. Spray irrigation will not be allowed beyond the establishment period. Irrigation in Native Areas beyond two years will be on an “as needed basis” and maintenance of the irrigation system is the sole responsibility of each owner. Irrigation shall be limited in order to maintain a healthy and fire-resistant landscape meeting the Community’s Firewise standards. The HOA Landscape Maintenance Contractor will advise owners on the proper amount of irrigation based on direction from the HOA Board and established Firewise standards.
4. Enhanced Native Areas within the road right-of-ways and common areas require both ALRC and North Rim Homeowner’s Association approval.
5. All Native Area landscaping enhancements are subject to future removal or thinning to re-establish view corridors and maintain forest health and fire safety, at the sole discretion of the ALRC.

The Native Areas will be free from any architectural improvements and any scars resulting from construction. Restoration efforts may include pruning, trimming and cleaning rather than complete replanting and replacement.

Restored Native Areas that are irrigated and original Native areas that receive overspray from adjacent Native Areas that are irrigated must be treated with a pre-emergent to minimize the weed production as a result of the irrigation.

Owners are responsible for the establishment of all plant material installed to restore Native Areas and owners are responsible for replacing all dead plant material within 12 months after the move-in date.

**B. Rock/Boulder Use**

**All rock retaining walls are to appear natural to the site or be lichen covered indigenous boulders placed in a naturalistic manner. They are to be installed/placed to resemble a native rock outcropping. Use of excavated rock, or rock that appears to be excavated, is prohibited unless approved the ALRC. Areas of low or minimal visual impact may be approved in unusual circumstances. If you have any question about the condition of the rocks you plan to use, PLEASE seek ALRC review and approval as soon as possible.**

All construction related grading should be done in a manner so that finish grade blends with existing topography. Cut/fill slopes at 50% (2:1) or greater need to be carefully terraced using indigenous boulders and/or extensively planted with approved plant material. Any on-site grading should carefully tie into existing grade so that when restoration is completed these transition areas appear seamless.

Any terracing that is required due to driveway construction must be accomplished by using lichen covered indigenous boulders in a naturalistic manner or with the use of Site Walls (See Section III, F.). All installations of lichen covered indigenous boulders shall be installed/placed to resemble a native rock outcropping.

If approved, any Site Walls outside of Buildable Area must be carefully constructed to minimize disturbances to native landscape. Landscape restoration associated with wall construction in these specific areas needs to be done in a manner so that when completed disturbances other than the wall itself are unnoticeable. This is important so that adjacent lot owners are not visually impacted due to disturbances outside of building envelopes.



The image above demonstrates the type of rock to use and how a completed re-constructed rock outcropping should appear.



The image above demonstrates the type of rock not to use and how a completed re-constructed rock outcropping should not

Ornamental Areas are landscape zones enclosed by Site Walls or within structures and are where non-native plants or turf are allowed. Ornamental Areas must be contained within Site Walls and/or structures. Ornamental Areas include, for example, a courtyard or atrium, where non-indigenous plants or turf may be appropriate. Water features, benches and outdoor furniture must be located within Ornamental Areas.

All landscapes in Ornamental Areas shall be irrigated with an underground sprinkler system and automatic controls. Plantings in the Ornamental Area may come from the Ornamental Area Plant List or the Native Area Plant list (See Appendix A). Ornamental Area designs and plants are still subject to the ALRC approval.

#### **D. Protecting, Preserving and Transplanting Plants**

Care must be taken to protect all plants in the Native and Ornamental Areas. Therefore, all improvements should be designed to include existing plants and trees if at all possible. The ALRC recommends that reasonable efforts be made to transplant all significant and transplantable materials. The ALRC recommends consulting with competent landscape design professionals prior to transplanting any native materials. Any proposed plant removal and transplanting operations are to be indicated on the landscape plan and quantified. No work is to proceed without prior approval by the ALRC. Care is to be taken in providing natural, irregular edges to view corridors and avoiding straight lines in the landscape. In addition, the ALRC retains the right to designate the appropriate time to do the transplanting for the best survival rate. Additionally, the ALRC may require the replacement of dead plants in Ornamental Areas.

#### **E. Tree Removal and Thinning**

The ALRC shall consider requests to remove or thin trees in order to maintain a healthy forest and fire-resistant landscape. Trees requested for removal for a view corridor will be reviewed by the ALRC after the home is framed and actual view corridors can be determined. (The ALRC has the sole authority to approve, approve with conditions or deny tree removal with respect to forest health, fire safety, and view maintenance/preservation.)

Trees overhanging structures may be removed or shall be essentially free of dead material.

Unauthorized tree removal, tree topping, or other damage to trees including damage the root system that results in the destruction or death of a tree during construction will result in immediate forfeiture of the deposit and suspension of all construction activity on the property until a remediation plan and new deposit are received and approved by the ALRC.

Tree topping is prohibited in North Rim. If an owner or their agent(s) ignores this prohibition, the owner will be required to completely remove and replace the topped tree with a tree or trees (with the size(s) and species as required by the ALRC) at the owner's expense.

#### Juniper Trees:

Juniper trees in North Rim that affect the health of Pine Trees may be considered for removal. Declarant, Owners, or the Association will need to bring forward to the ALRC a proposal outlining the tree(s) to be limbed or removed. After the site review, the response can be (1) refused, with reasons; (2) granted, based on an assessment that there are no

significant issues (e.g. small Juniper that is crowding a Pine tree), or (3) deferred for further input from an arborist with specific concerns to be addressed (e.g. impact on neighboring trees). A tree removal decision will be evaluated from the arborist's assessment. The professional opinion will be taken into consideration by the ALRC and a final decision will be made. If Mistletoe in Juniper trees becomes an issue, it will be reviewed by the ALRC and Firewise Committee and managed on a case by case basis.

#### Pine Trees:

Pine tree removal and limbing requests shall be brought to the ALRC for review. Based on the size of the Pine tree(s), the number of the Pine trees and the surrounding area, a professional arborist may be brought in for an opinion on how best to save the trees and maintain the long term health of the trees. The professional opinion will be taken into consideration by the ALRC and Firewise Committee and a final decision will be made.

Dead Pine trees have been removed from North Rim in the past; and, as a practice shall be removed if visually unattractive, a fire hazard, or a safety hazard. The ALRC and/or the HOA Board have the discretion to direct the landscape maintenance company to remove a dead tree from a homesite or common area based on the aforementioned criteria. Owners will be notified of such actions prior to removal.

### **F. North Rim Plant Density Requirements**

For the restoration of disturbed Native Areas, the following provides a breakdown from a sample of a typical Native Area. Based on this sample area, the minimum plant density that shall be planted in the Native Areas per 1000 square feet is 225-275. This breakdown is shown to provide a sample of plant combinations and densities that will be maintained by the North Rim Homeowners Association within Native Areas and for homeowner consideration within any restored Native Areas.

All disturbed Native areas are to be restored to an ALRC approved condition. Restoration efforts must focus on restoring the site to a pre-existing condition. The native plant mix per the North Rim landscape guidelines (below) is intended as a template and the ALRC understands that each site may require a unique native plant schedule to help tie restored areas to undisturbed native areas on the site. The ALRC encourages owners to photograph their site prior to construction to help with landscape restoration. Restoration must be accomplished with the use of established plant material (seeding is not permitted); this is to be completed with the use of salvaged plants or nursery stock.

#### Study Areas:

- Average Densities- 700-900 plants per 1000 sq. ft.
  - 80-95%-Grasses & Sedges
  - 10-15%-Shrubs
  - 5-8%- Forbs
  - 1-2%- Trees

#### Recommended percentages for landscape designs:

- Grasses & Sedges (80-95%)
  - Idaho Fescue, 85-90%
  - Bluebunch Wheatgrass, 5-7%
  - Squirreltail Bottlebrush, <1%
  - Prairie Junegrass, <1%

Sandberg's Bluegrass, <1%  
Ross' Sedge, <1%

- Shrubs (10-15%)
  - Bitterbrush, 25-35%
  - Sagebrush, 25-30%
  - Rabbitbrush, 30%
  - Wax Currant, 10-12%
  - Manzanita, <2%
  
- Trees (1-2%)
  - Ponderosa Pine, 50-55%
  - Western Juniper, 45-50%
  
- Forbs (5-8%)
  - Rock Cress, 8-10%
  - Aster, 5-7%
  - Mariposa Lily, <1%
  - Hawksbeard, <2%
  - Linear-Leaf Daisy, 7-9%
  - Cushion Buckwheat, 6-8%
  - Or. Sunshine, 2-5%
  - Puccoon, <2%
  - Silky Lupine, 25-35%
  - Lowly Penstemon, 12-15%
  - Showy Penstemon, <1%
  - Gray Groundsel, 12-15%
  - Sand Lily, <1%
  - Catchfly, 2%

### **G. Landscape Plan Submittals**

A complete submittal ensures the most expedient review and approval process. Information missing from a submittal will delay the review and approval process. Please review the landscape submittal checklist that is listed on the submittal form.

Any modifications to the approved landscape design that is visible to public view, as determined by the ALRC, shall require approval by the ALRC prior to commencing any such of work.

### **H. Turf/Sod**

**Turf/sod is allowed only in the Ornamental Area. Stone or stucco Site Walls are required to contain turf/sod and prevent intrusion into areas outside the Ornamental Area.**

### **I. Mulch**

**Mulch is not allowed in Native Areas. While it is allowed in Ornamental Areas, as a fire safety measure, owners are encouraged to consider not placing mulch within 3-5 feet of their foundation.**

#### **J. Hardscape Materials**

Selection of hardscape materials for landscape use shall be aesthetically pleasing, harmonious and compatible with the environmental surroundings and the architecture of the residence. The intent is to complement and enhance the natural landscape, allowing for the interaction of the built environment with the indigenous flora and fauna.

- Basketball - Freestanding basketball goals are permitted and shall be painted to blend unobtrusively with the background and natural surroundings. The backboard must be clear. Portable basketball hoops must be stored indoors between November 1<sup>st</sup>. and March 31<sup>st</sup>. (weather condition exceptions considered). Permanently placed basketball hoops must be submitted for review and approval prior to placement and will be reviewed according to their visibility to the street and neighboring properties. Landscaping may be considered as a screening element.
- Ornaments - Garden and lawn ornaments are permitted in the Ornamental Areas only.
- Outdoor Furniture - Outdoor furniture and umbrella colors must be architecturally consistent with exterior material colors. The ALRC reserves the right to reject any such item if it is deemed inconsistent with the architectural and landscape design.
- Play Equipment - Any play equipment or structures shall be installed under the condition that it is screened from public view or adjacent neighbor views and is located in the Ornamental Areas. Approval for such equipment may be granted when it is constructed and finished with materials that are complementary to the residence. Play equipment is limited in height to eight feet or less. Timber and dark-colored, powder coated steel structural components are required. Brightly colored components, finishes or materials are not allowed.
- Showers - Outdoor showers shall be installed out of public view. Any outdoor shower must be included on the schematic design submittal for review by the ALRC.
- Tennis - Tennis courts are not allowed on homesites in North Rim.

#### **K. Water Elements**

##### **Pool/Spa**

Consideration should be given in the designing of pool and/or spa areas to provide for privacy of the homesite owner, and neighbors. All pools and spas should complement the overall design of the individual homesite as well as North Rim as a whole. Pre-cast or molded pools or spas are not acceptable unless designed and set at ground level. All pools and spas shall be located within the Ornamental Area with appropriate screening from public view. All pools and spas are subject to review and approval by the ALRC.

##### **Water Features**

A water feature is defined by these guidelines as a fountain, waterfall, water falling into pools or other bodies of water, a pond, and a birdbath. Water features must be submitted for review and approval by the ALRC. Water features shall be integrated as part of the landscape and have a natural appearance. They shall be located within the Ornamental Area with appropriate screening from public view. Water features shall be located and oriented to

benefit those within the Ornamental Area. Submittals shall include detailed information on location, size, materials, water supply and plans for winterization.

Fountains shall not be higher than the adjacent or nearest Site Wall.

Water features that utilize spray or mist-type fountain jets that lose water to evaporation and suffer “wind-carry” are discouraged.

Re-circulating water shall be used for all water feature elements.

#### **L. Landscape Elements**

Native surface boulders (non-excavated) and rocks indigenous to North Rim are encouraged in the Ornamental Areas. Artificially crafted boulders will be reviewed on a case-by-case basis.

Pots shall be made of or, have the appearance of a “natural” material such as stone, clay, or textured / colored concrete and should be of earth tones or dark colors. Pots are restricted to placement only within the Ornamental Area.

#### **M. Irrigation**

Irrigation systems will be allowed in restored Native Areas for up to two years after home construction and landscape is complete in an effort to establish native plants. Although the North Rim Homeowners Association will maintain the Native Areas, it is the owner’s responsibility to install and maintain the irrigation system. This system needs to be shown on the landscape plan submittal in the Final Design Review process (See Section II, 3. Final Design Review). No spray irrigation is allowed beyond the establishment period. Irrigation in Native Areas beyond two years will be on an “as needed basis” and maintenance of the irrigation system is the sole responsibility of each owner. Irrigation shall be limited in order to maintain a healthy and fire-resistant landscape meeting the Community’s Firewise standards. The HOA Landscape Maintenance Contractor will advise owners on the proper amount of irrigation based on direction from the HOA Board and established Firewise standards.

#### **N. Cut and Fill Slopes**

All construction related grading should be done in a manner so that finish grade blends with existing topography (See B. Rock/Boulder Use). Cut/fill slopes at 50% (2:1) or greater need to be carefully terraced using lichen/moss covered indigenous boulders and/or extensively planted with approved plant material. Proposed grading should be done in a manner that does not compromise the health of the existing trees. All grading should be done in a manner that attempts to minimize uniform slopes. Uniform slopes appear unnatural and it is important that any fill slopes appear natural when complete. This can be accomplished with the use of Lichen/moss covered boulders on steep grades and varying the slope where possible.

## **VI. CONSTRUCTION GUIDELINES**

### **A. Construction Guidelines**

In order to assure that the native environment of North Rim is not damaged during construction, the following Construction Guidelines apply to each residence and to all other improvements on a homesite (See Site Work, Section III, H.). All contractors and owners are bound by these Construction Guidelines. Violations by a contractor or subcontractor shall be deemed to be violation by the owner of the homesite and may be subject to a fine.

All construction is subject to codes and ordinances as adopted by the State of Oregon, Deschutes County, and the City of Bend, and all other pertinent regulations. The most stringent regulations shall apply in the event of a conflict.

The ALRC will monitor the homesite during construction. Violations of these Construction Regulations will be verbally communicated to the offending party (ies) with the understanding that immediate action will be taken to remedy the situation. Additionally, a written notification of the violation(s) will be sent to the homesite owner, the contractor(s) involved, and the North Rim Security. Repeat offenders may be denied access to North Rim.

### **B. Performance Bonds**

At the sole discretion of the ALRC, a builder/contractor, design professional, and/or landscape professional may be required to submit an irrevocable line of credit, cash deposit or performance bond prior to beginning work at the project site. The performance bond shall be in addition to the application fee and deposit required by the ALRC Design Guidelines. The ALRC also reserves the right, solely at its discretion, to require the submittal of an irrevocable line of credit, cash deposit or performance bond during the design and construction of a project if the ALRC determines that the ALRC's Design Guidelines or the North Rim Covenant, Conditions & Restrictions are not being followed. The failure of the builder, contractor, or design professional to provide a bond when requested may result in a stop work order.

The irrevocable line of credit, cash deposit or performance bond, in whole or in part, at the sole discretion of the ALRC, shall be forfeited if a finding is made by the ALRC that the builder, contractor, or design professional has violated any provision of the ALRC Design Guidelines or the North Rim Covenants, Conditions & Restrictions. Upon onsite inspection(s) and approval, the irrevocable line of credit, cash deposit or performance bond shall be released to the builder, contractor, or design professional within 10 days of the notice by the ALRC of the satisfactory completion of the project.

### **C. Stop Work Orders**

If a Stop Work Order is issued, unless specified otherwise in the Stop Work Order, all work at the identified homesite must cease and desist as is specified in the terms of the Stop Work Order. Stop Work Orders may be issued for, but not limited to, violations of the Conditions, Covenants and Restrictions for North Rim, improvements are made without ARLC approval and repeat violations of these Design Guidelines. Stop Work Orders will be released at the sole discretion of the ALRC if the ALRC determines that the required action(s) to bring the offending property back into compliance with the Conditions, Covenants and Restrictions for North Rim and/or these Design Guidelines or assurances that the repeating violations will cease have satisfactorily been met.

#### **D. Construction Trailers, Portable Field Offices**

Any owner or contractor planning to use a construction trailer, field office, or similar facility on their North Rim homesite must first apply for and obtain written approval from the ALRC. To obtain such approval, the owner or contractor must submit a site plan showing the proposed location of the facility. All temporary facilities must be removed prior to requesting final construction approval. Additionally, approved construction trailers, field offices, or similar facilities shall be medium to dark in color and shall not have any signage attached.

#### **E. Trash and Debris Removal**

Contractors shall clean up all trash and debris on the homesite at the end of each day. Trash and debris shall be removed from each construction site frequently and not be allowed to accumulate. Lightweight materials, packaging, and other items must be covered or weighted down to prevent them from being blown around or off the homesite. Contractors are prohibited from dumping, burying, or burning trash and construction materials anywhere in North Rim. During the construction process, each construction site, including roadways, sidewalks, and the route to and from the site, shall be kept neat and clean. Dirt, mud, or debris from activity on each construction site (See Site Work, Section III, H.) shall be promptly removed and the general area cleaned up, or the cost of such clean up by a contractor hired by the ALRC will be levied to the owner.

Reminder: All owners are responsible for minimizing on-site erosion and controlling runoff resulting in the protection of all nearby catch basins from accumulation of sediment and debris by employing the following standard (Construction Contractors Board) practices:

- a. Maintain as much of the native site condition as possible;
- b. Use silt fencing to intercept/prevent eroded soil and runoff from exiting the site;
- c. Replant disturbed areas as per approved landscape plan;
- d. Provide 3" angular or crushed drain rock along driveway/site access route surface 20' back from the street.
- e. Remove mud, dirt and dust from vehicles and equipment prior to entering roadways;
- f. Perform reasonable clean-up of debris from roadways effected by the construction activities on your homesite;
- g. Water/spray sites as needed for dust abatement;
- h. Utilize other effective industry standard erosion control methods and practices.
- i. Catch basin bags are required and are determined at the pre-construction site meeting. They are required to be placed at the identified catch basins by the contractor.

#### **F. Sanitary Facilities**

Each contractor is responsible for providing adequate sanitary facilities for the construction personnel. Portable toilets must be a color that blends in with the surroundings and shall be located in the area as submitted on the site plan and approved by the ALRC. No light or bright colored portable toilets are permitted.

#### **G. Construction Vehicle Parking Plan**

An individual parking plan will be established for each construction site, whether it is new construction or a remodel. An ALRC representative will meet with the

builder/contractor to establish the approved parking plan for each site at the pre-construction meeting (see II.B.4).

Construction crews may not park on, or otherwise use, any homesite other than the owner's, or any open spaces. Vehicles may only be parked within the buildable area or driveway or within the approved construction parking plan boundaries, specifically approved by the ALRC. On-site subcontractor parking may accommodate up to eight additional parking spaces during construction. Overnight parking of construction vehicles, if necessary, is only allowed on the homesite (not in the street). If the approved parking is in the native area of the homesite, the affected area must be restored to a native state.

Each owner is responsible for the general contractor, subcontractors and suppliers for their project to ensure they all obey the construction parking requirements and speed limits posted in North Rim. Violators may be fined. Repeat offenders may be denied future access to North Rim.

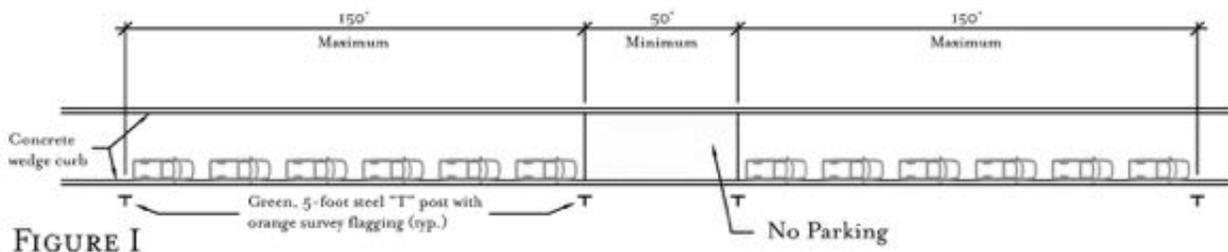


FIGURE I

- No continuous temporary construction related parking area may exceed 150 feet without a 50-foot No Parking area on both sides of the street. The temporary driveway for the home under construction may be within the 150 foot designated area or the 50-foot No Parking area; see Figure I above.

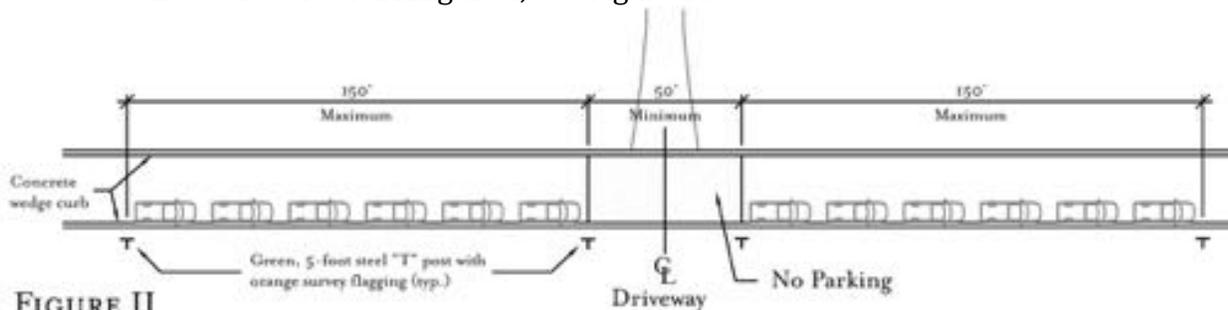


FIGURE II

- Parking is not permitted on either side of the street within 50 feet of an existing driveway. This will be measured 25 feet EACH way from the center of the existing driveway. The temporary driveway for the home under construction may be within the 150 foot designated area or the 50-foot No Parking area; see Figure II above.

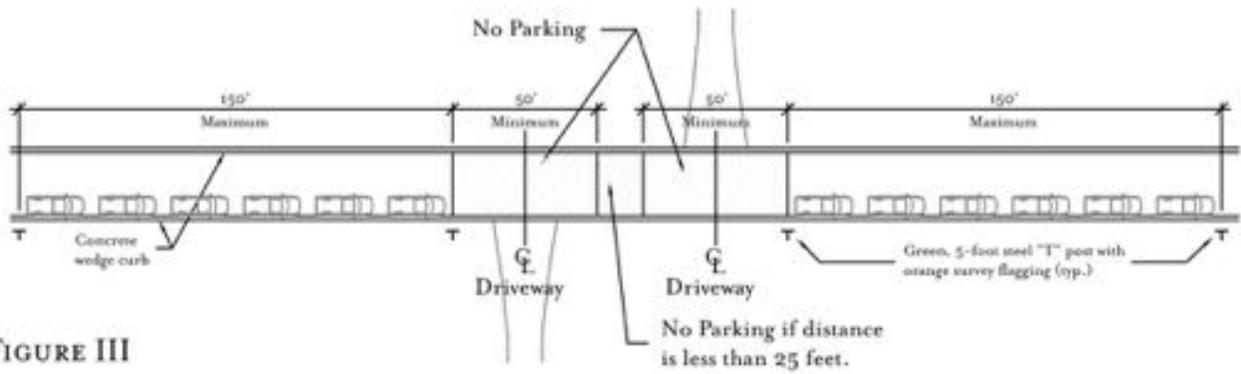


FIGURE III

- Parking is not permitted between existing driveways without at least 25 feet of clearance net of the 50-foot no-parking areas as described in “b” above. The temporary driveway for the home under construction may be within the 150 foot designated area or the 50-foot No Parking area; see Figure III above.

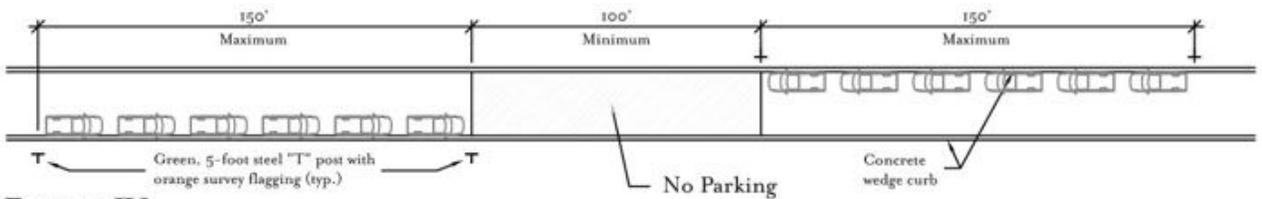


FIGURE IV

- All parking must be on one side of the street unless a 100-foot transition between parking areas is maintained—see Figure IV above.

### General Policies

- Parking is not permitted within 100 feet of the center of street intersections.
- Parking is not permitted within five feet of fire hydrants.
- Parked vehicles may not block any of the concrete aprons to the paver sidewalks or the gravel pedestrian pathways. A minimum of a ten-foot clear space must be maintained adjacent to the concrete aprons to the paver sidewalks and the gravel pedestrian pathways.
- All parking areas shall be designated by stakes flagged and maintained by the builder and/or owner to clearly identify the parking area(s) for each home construction or addition/remodel project. For consistency in North Rim; green, five-foot steel “T” posts with orange survey flagging must be used to designate parking areas.
- Approved parking plans are subject to review and modification based on changing circumstances. For example: A new building project on a lot fronted with parking allocated to an abutting lot. The new project will be allocated the parking in the street immediately adjacent to the lot and the previously approved parking plan will be modified, moving the parking to the nearest available space.
- Tires/wheels must be on the paved street or concrete wedge curb. No portion of any vehicle may be in the native area or on a paver sidewalk.
- Vehicle mirrors must be folded or be in the stowed position allowing the maximum travel lane width.
- Damage to native areas adjacent to designated parking areas will be the responsibility of the builder and/or owner and must be restored to the satisfaction of the North Rim Homeowners’ Association.

- Parking in the street under this parking policy may be subject to enforcement by the City of Bend
- Delivery vehicles must use the designated temporary construction related parking area or the area on the ALRC approved site plan. Loading or unloading may not block the travel lane.
- Construction parking is prohibited in the North Rim Lodge parking lot and the Tennis Court Parking areas.
- When snow removal is needed, the North Rim Homeowners' Association will work with the owner and/or builder to facilitate keeping the streets and approved parking areas open.
- Vehicles that are in violation of this parking policy will be clearly marked by a designee of the North Rim Homeowners' Association, noting the parking violation. Additionally, the license plate number will be recorded and the vehicle will be photographed demonstrating the parking violation. All violators are subject to a \$100.00 fine and/or towing per day. All fines will be levied to the lot owner. Non-payment of a fine may result in a stop work order or a lien on the property.
- This Parking Policy will be monitored and enforced by the North Rim Homeowners' Association.

#### **H. Protection of Existing Landscape and Construction Fencing**

General contractors are advised that all homesites and open spaces in North Rim contain valuable plant material, rock outcroppings and other natural features, such as topsoil. It is the general contractor's responsibility to communicate to all construction personnel on the homesite the importance of protecting these features, and that disturbance to these features and neighboring homesites is prohibited. Construction activity is restricted to a maximum of 15 feet outside the buildable area and must be fenced with temporary construction fencing (See Exhibit A). Additionally, Native Areas on the homesite must be delineated to protect the native landscaping from vehicles and traffic.

The temporary fencing material must be dark green, plastic mesh construction fencing, also known as Green Safety Fence. Yellow rope attached to rebar is required along the front boundary of the homesite. These items can be ordered from Oregon Wholesale Hardware in Bend, Oregon 541-382-3371 or ACF West in Portland, Oregon. 503-771-5115.

#### **I. Restoration or Repair of Property Damage**

All owners are absolutely responsible for the conduct, behavior, and deeds of their agents, contractors, subcontractors, and supplies while on the premises of North Rim. Damage to curbs and/or sidewalks as a result of construction activity is the responsibility of the owner to repair.

The following practices are strictly prohibited:

1. Removing any native material from any property other than the specific construction site, including but not limited to rocks, plants, topsoil, or other native materials.
2. Allowing concrete suppliers, plasterers, painters, or any other subcontractors to clean their equipment or tools anywhere but in a location specifically approved for that purpose by the ALRC.

3. Failing to dispose of any waste or recycling materials in any receptacle other than a trash or recycling trailer or bin.

#### **J. Temporary Facility Requirements/Regulations**

1. Temporary Water - A temporary water hose and a hose stand must be installed at each lot.
2. Temporary Electric - A metered power outlet must be installed in accordance with the requirements of Pacific Power and the City of Bend.
3. Temporary Restroom - A temporary restroom in good condition and neutral in color that blends in with the surroundings must be provided at each homesite with a bi-weekly chemical maintenance program (more frequent as use demands). These units must be maintained and cleaned, sanitary, and odorless. No light or bright colored portable toilets are permitted.
4. Construction Debris Dumpsters and Garbage Receptacles - A maximum 12 yard steel roll-off dumpster or construction trailer shall be maintained on the lot during the duration of construction. A regular dumping service must be maintained to prevent overflow. Dumpsters are not permitted to overflow at any time. Location of dumpsters should be provided with the submittal for the Schematic Design Review. A separate receptacle for construction personnel's lunch/food and other garbage with weekly service must be provided.

#### **K. Site Conduct and Safety Precautions**

1. The general contractor, subcontractors, and all suppliers during the course of construction must comply with all of the construction provisions established in the Design Guidelines.
2. Construction personnel may not bring animals to North Rim.
3. Sound from radios, tape and CD players, or other audio equipment must be limited and is not permitted if any sound can be heard from them outside of the homesite boundary.
4. No overnight parking or maintenance procedures on vehicles are allowed at construction sites in North Rim unless prior approval has been received from the ALRC.
5. Construction hours are limited to the following:  
Monday through Friday: 7:00 am to 7:00 pm  
Saturday and Sunday: 8:00 am to 5:00 pm
6. Directives from the North Rim Security Staff and the ALRC members or representatives must be followed.

7. No alcohol consumption is allowed under any circumstance on the site or property.
8. Smoking is discouraged on site. However, a smoking area may be designated and approved by the ALRC on site if requested.
9. No damage or disturbance to the work of others is permitted.
10. No firearm of any kind is allowed in North Rim by Contractors or employees.
11. All necessary precautions must be taken at all times for the safety of all persons, materials and equipment on all construction sites and adjacent areas.
12. General contractors must furnish, erect, and maintain approved barriers, lights, signs, and other safeguards to give adequate warning to everyone on or near the site of dangerous conditions during work.

**L. Homesite Maintenance**

The general contractor must maintain the site in a clean and orderly condition; neatly stockpiling all delivered materials and expeditiously removing waste materials or debris.

**M. Disposal of Excavation Spoils**

Any spoils generated from the site grading and being stored for future use must be placed on the homesite within the Buildable Area. No material may be placed on the street, common area or adjacent properties.

**N. Enforcement**

The ALRC reserves the right to deny site access to any general contractor, sub-contractor, or supplier who is in violation of the Construction Regulations and reserves the right to stop construction on a homesite where:

1. The structure(s) is being built or landscaped contrary to approved plans.
2. The North Rim CC&R's and the North Rim Design Guidelines are not complied with fully.

## A P P E N D I X A

### North Rim Native Area Plant List

#### Genus/Species..... Common Name

##### Forbs

Achillea millefolium .....	Western Yarrow
Agoseris spp. ....	False-dandelion
Antennaria dimorpha .....	Low pussy toes
Antennaria rosea .....	Rosy pussy toes
Arabis divaricarpa .....	Rock Cress
Aster sp. ....	Aster
Balsamorhiza sagittata.....	Arrowleaf balsamroot
Calochortus macrocarpus .....	Mariposa Lily
<i>Castilleia anquistifolia</i> .....	Indian Paintbrush
Claytonia perfoliata .....	Miner's lettuce
Colinsia parviflora.....	Blue-eye Mary
Crepis acuminatus .....	Long-leaf Hawksbeard
Delphinium nuttallianum.....	Common larkspur
Erigeron filifolius.....	Threadleaf Fleabane
Erigeron linearis.....	Linear-leaf Daisy
Erigonum ovalifolium.....	Oval-leaf Desert Buckwheat
Erigonum umbellatum .....	Sulfur Buckwheat
Eriophyllum lanatum.....	Oregon Sunshine
Leucocrinum montanum .....	Sand Lily
Lithophragma bulbifera.....	Prairie Starflower
Lithospermum ruderales .....	Puccoon
Lomatium nevadense .....	Nevada Desert Lomatium
Lupinus argenteus .....	Silvery Lupine
Lupinus sericeus.....	Silky Lupine
Mimulus cusickii.....	Cusick's Monkey Flower
Penstemon humilis .....	Showy Penstemon
Phacelia linearis.....	Linear-leaf Phacelia
Secnecio canus.....	Gray Groundsel
Silene sp. ....	Catchfly

##### Shrubs

Arctostaphylos patula.....	Greenleaf manzanita
Artemesia tridentata.....	Big sagebrush
Chrysothamnus nauseosus.....	Gray rabbitbrush
Chrysothamnus viscidiflorus.....	Green rabbitbrush
Mahonia aquifolium 'repens' .....	Creeping Oregon Grape
Purshia tridentata .....	Antelope bitterbrush
Ribes cereum .....	Wax currant

##### Grasses & Sedges

Agropyron spicatum .....	Bluebunch wheatgrass
--------------------------	----------------------

Carex rosii ..... Ross' sedge  
Festuca idahoensis..... Idaho fescue  
Koeleria cristata..... Prairie junegrass  
Poa sandbergii..... Sandberg's bluegrass  
Sitanion hystrix..... Squirreltail bottlebrush

**Trees**

Juniperus occidentalis ..... Western juniper  
Pinus ponderosa ..... Ponderosa pine  
\*Pinus contorta murrayana..... Murrayana pine  
\*Abies Lasioarpa..... Alpine fir

\* These two starred trees may be allowed in circumstances associated with justifiable need to create a subtle evergreen screen in discreet areas on the homesite.

## APPENDIX B

### North Rim Recommended Ornamental Area Plant List

All plants from the Native Plant List are acceptable in Ornamental Areas as well. The ALRC must approve plants proposed for Ornamental Areas – here is a recommended list to select from. Additionally, we encourage fire-resistant plants and many of those can be found by visiting the Firewise website at [www.firewise.org](http://www.firewise.org) or the OSU landscape plants website at [www.oregonstate.edu/dept/ldplants/](http://www.oregonstate.edu/dept/ldplants/).

#### **Genus/Species..... Common Name**

##### **Forbs/Perennials**

Achillea millefolium .....	Yarrow
Achillea sp.....	Yarrow Sp.
Aegopodium .....	Bishop's Weed
Agastache sp.....	Agastache
Ajuga sp.....	Ajuga
Alcea sp. ....	Hollyhock
Alchemella sp.....	Lady's Mantle
Alyssum sp.....	Alyssum
Anacyclus sp.....	Mat Daisy
Anemone sp.....	Anemone
Antennaria dimorpha .....	Low Pussytoes
Antennaria rosea .....	Rosey Pussytoes
Anthemis sp.....	Anthemis
Aquilegia sp. ....	Columbine
Arabis holboellii.....	Holboell's Rockcress
Arabis sp .....	Arabis
Arenaria sp.....	Sandwort
Armeria sp.....	Armeria
Artemesia sp.....	Artemesia
Aster sp. ....	Aster
Astilbe sp. ....	Astilbe
Aubrieta sp.....	Aubrieta
Balsamorhizza sagittata .....	Arrowleaf Balmroot
Baptisia sp.....	Baptisia
Bellis sp. ....	Bellis
Bergenia sp.....	Bergenia
Brunnere sp.....	Brunnere
Camassia quamash .....	Common Camas
Capmanula sp.....	Capmanula
Centaurea sp.....	Centaurea
Centranthus sp. ....	Centranthus
Cerastium sp.....	Snow In Summer
Chrysanthemum sp.....	Leucanthemum
Claytonia siberica.....	Candyflower
Convaliaria sp. ....	Convaliaria

Coreopsis sp. ....	Coreopsis
Cornus canadensis .....	Dogwood bunchberry
Crocoshia sp.....	Crocoshia
Degigalis sp.....	Degigalis
Delosperma sp.....	Delosperma
Delphinium andersonii .....	Desert Larkspur
Delphinium sp. ....	Delphinium
Dianthus sp.....	Dianthus
Dicentra formosa.....	Pacific Bleeding Heart
Doronicum sp.....	Doronicum
Draba sp. ....	Draba
Echinacea sp.....	Echinacea
Erigeron linearis.....	Linear-leaf Daisy
Erigeron sp.....	Erigeron
Eriogonum ovalifolium .....	Cushion Buckwheat
Eriogonum umbellatum.....	Sulfur Buckwheat
Erysimum sp. ....	Erysimum
Euphorbia sp.....	Euphorbia
Fragaria sp. ....	Fragaria
Gailardia sp.....	Gailardia
Gallium sp.....	Sweet Woodruff
Gaura sp. ....	Gaura
Geranium sp. ....	Geranium
Geum sp.....	Geum
Geum triflorum .....	Prairie Smoke
Gilia aggregata.....	Scarlet Gilia
Gypsophila sp.....	Gypsophila
Hedera sp.....	Ivy
Heleanther sp.....	Sun Rose
Helenium sp.....	Helenium
Heliopsis sp.....	Heliopsis
Helleborus sp.....	Helleborus
Hemerocallis sp.....	Daylilly
Hesperis sp. ....	Damis Rocket
Heuchera cylinrica .....	Lava Alumroot
Heuchera sp.....	Heuchera
Heuehevella sp. ....	Heuehevella
Hieracium sp.....	Hawk Aster
Hosta sp.....	Hosta
Hypericum sp.....	Hypericum
Iberis sp.....	Candytuft
Kniphofia uvaria .....	Red-hot Poker
Lamium sp.....	Lamium
Leucocrinum montanum .....	Sand Lily
Liatris sp. ....	Gayfeather
Linnaea borealis .....	Twinflower
Linum lewsii .....	Gorman's Lomatium
Linum sp. ....	Flax

Lobelia sp. ....	Lobelia
Lupinus argenteus .....	Silvery lupine
Lupinus sp.....	Lupine
Lychnis sp.....	Lychnis
Lysimachia sp. ....	Lysimachia
Malva sp. ....	Mallow
Mimulus lewisii .....	Lewis Monkeyflower
Monarda sp.....	Monarda
Myosotis sp.....	Forget-me-not
Oenothera sp.....	Evening Primrose
Papaver sp.....	Poppy
Penstemon fruiticosus.....	Shrubby Penstemon
Penstemon humilis .....	Lowly penstemon
Penstemon sp.....	Penstemon
Penstemon speciosus.....	Showy Penstemon
Phlox hoodii.....	Hood's phlox
Phlox sp.....	Phlox
Physostegia virginiana .....	False Dragonhead
Platycodon grandiflorus .....	Balloon Flower
Polemonium sp. ....	Jacob's Ladder
Polygonum aubertii .....	Silver Lace Vine
Potentilla sp.....	Cinquefoil
Prunella sp. ....	Self-heal
Pulmonaria sp.....	Lungwort
Pulsatilla sp.....	Pulsatilla
Pyrethrum sp. ....	Pyrethrum
Rudbeckia sp.....	Rudbeckia
Sagina subulata .....	Irish Moss, Scotch Moss.
Salvia sp. ....	Sage
Santolina sp. ....	Santolina
Saponaria sp.....	Saponaria
Saxifraga sp.....	Saxifrage
Scabiosa sp.....	Pincushion Flower
Secnecio canus .....	Gray groundsel
Sedum sp. ....	Stonecrop
Sempervivum sp.....	Houseleek, Hen and Chicks
Solidago sp. ....	Goldenrod
Stachys sp.....	Lamb's Ear
Tanacetum sp.....	Tanacetum
Teucrium sp.....	Germander
Thymus sp.....	Thyme
Tiarella sp.....	Foamflower, Sugar-scoop
Tradescantia.....	Spider's Wart
Trollius sp. ....	Globeflower
Verbena sp. ....	Verbena
Veronica sp. ....	Speedwell
Vinca sp.....	Periwinkle

## Herbs

All herbs hardy to this region are acceptable.

## Grasses & Sedges

Acorus sp. ....	Araceae
Agropyron sp. ....	Wheatgrass
Agropyron spicatum .....	Bluebunch wheatgrass
Arrhenatherum sp. ....	Bulbous Oat Grass
Calamagrostis sp.....	Feather Reed Grass
Carex sp.....	Sedge
Deschampsia sp. ....	Tufted Hair Grass
Elymus glauca.....	Great Basin Wild Rye
Elymus sp. ....	Lime Grass
Festuca idahoensis.....	Idaho fescue
Festuca sp.....	Fescue
Hakonechloa sp.....	Japanese Forest Grass
Helictotrichon sp.....	Oat Grass
Juncus sp.....	Rush
Koeleria cristata.....	Prarie junegrass
Miscanthus sp.....	Eulalia Grass
Pennisetum sp. ....	Fountain Grass
Phalaris sp.....	Ribbon Grass
Poa sandbergii.....	Sandberg's bluegrass

## Shrubs

Acer glabrum.....	Douglas Maple
Amelanchier alnifolia.....	Saskatoon Serviceberry
Arctostaphylos nevadensis.....	Greenleaf Manzanita
Arctostaphylos patula.....	Pinemat manzanita
Arctostaphylos uva-ursi .....	Kinnickinnick
Aronia melanocarpa.....	Black Chokecherry
Artemesia tridentata.....	Big Sagebrush
Berberis sp.....	Barberry
Buddleia sp. ....	Butterfly Bush
Buxus sp.....	Boxwood
Caragana arborescens.....	Siberian Pea Shrub
Ceanothus prostratus .....	Squaw Carpet
Ceanothus velutinus.....	Snowbrush
Cedrus atlantica 'Pendula' .....	Weeping Blue Atlas Cedar
Cerococarpus ledifolius .....	Curl Leaf Mt. Mahogany
Chaenomeles sp. ....	Flowering Quince
Chrysothamnus nauseosus.....	Gray Rabbitbrush
Chrysothamnus viscidiflorus.....	Green Rabbitbrush
Cornus sp. ....	Dogwood
Cotinus coggygria.....	Smoke Tree
Cotoneaster acutifolius .....	Peking Cotoneaster
Cotoneaster horizontalis .....	Rock Cotoneaster
Daphne sp.....	Daphne

<i>Elaeagnus commutata</i>	Silverberry
<i>Erica x darleyensis</i>	Mediterranean Pink, White Bell, C.D. Eason, Purple Beauty, & Mrs. D.F. Maxwell Heath
<i>Euonymus sp.</i>	Euonymus
<i>Forsythia intermedia</i>	Meadowlark Forsythia
<i>Genista lydia</i>	Lydia Broom
<i>Holodiscus discolor</i>	Oceanspray
<i>Holodiscus dumosus</i>	Desert Spray
<i>Hydrangea macrophylla</i>	Bigleaf Hydrangea
<i>Hydrangea paniculata</i>	Peegee Hydrangea
<i>Ilex meserveae</i>	Blue Boy, Girl, & Princess Holly
<i>Juniperus sp.</i>	Juniper
<i>Ligustrum sp.</i>	Privet
<i>Lonicera sp.</i>	Honeysuckle
<i>Mahonia aquifolium 'repens'</i>	Creeping Oregon Grape
<i>Philadelphus lewisii</i>	Mockorange
<i>Physocarpus sp.</i>	Ninebark
<i>Picea abies 'Nidiformis'</i>	Nest Spruce
<i>Picea abies 'Pumila'</i>	Pumila Norway Spruce
<i>Picea glauca 'Conica'</i>	Dwarf Alberta Spruce
<i>Picea omorika</i>	Dwarf Serbian Spruce
<i>Picea pungens 'Globosa'</i>	Globe Blue Spruce
<i>Picea pungens 'Pendula'</i>	Weeping Spruce
<i>Pinus mugo mugo</i>	Mugho Pine
<i>Pinus sylvestris 'Hindu Pan'</i>	Hindu Pan Scotch Pine
<i>Pinus sylvestris 'Nana'</i>	Dwarf Scotch Pine
<i>Potentilla fruticosa</i>	Abbotswood, Goldfinger, Gold Star, Katherine Dyke, Mount Everest, Pink Princess, Snowbird Potentilla, & Sutter's Gold
<i>Prunus besseyi</i>	Sandcherry
<i>Prunus glandulosa</i>	Dwarf Pink Flowering Almond
<i>Prunus tomentosa</i>	Nanking Cherry
<i>Prunus virginiana</i>	Chokecherry
<i>Prunus x cistena</i>	Purple-leaf Sandcherry
<i>Purshia tridentata</i>	Antelope Bitterbrush
<i>Rhamnus sp.</i>	Buckthorn
<i>Rhododendron 'PJM'</i>	PJM Rhododendron
<i>Rhododendron 'Ramapo'</i>	Ramapo Rhododendron
<i>Rhus sp.</i>	Sumac
<i>Ribes cereum</i>	Wax Currant
<i>Ribes sp.</i>	Currant
<i>Rosa sp.</i>	Rose
<i>Salix purpurea 'Nana'</i>	Dwarf Alaska Blue Willow
<i>Salix sp.</i>	Flame Willow
<i>Sambucus canadensis</i>	American Elderberry
<i>Sambucus cerulea</i>	Blue Elderberry
<i>Sambucus racemosa</i>	Red Elderberry
<i>Sorbaria sorbifolia</i>	Ash-leaf Spiraea

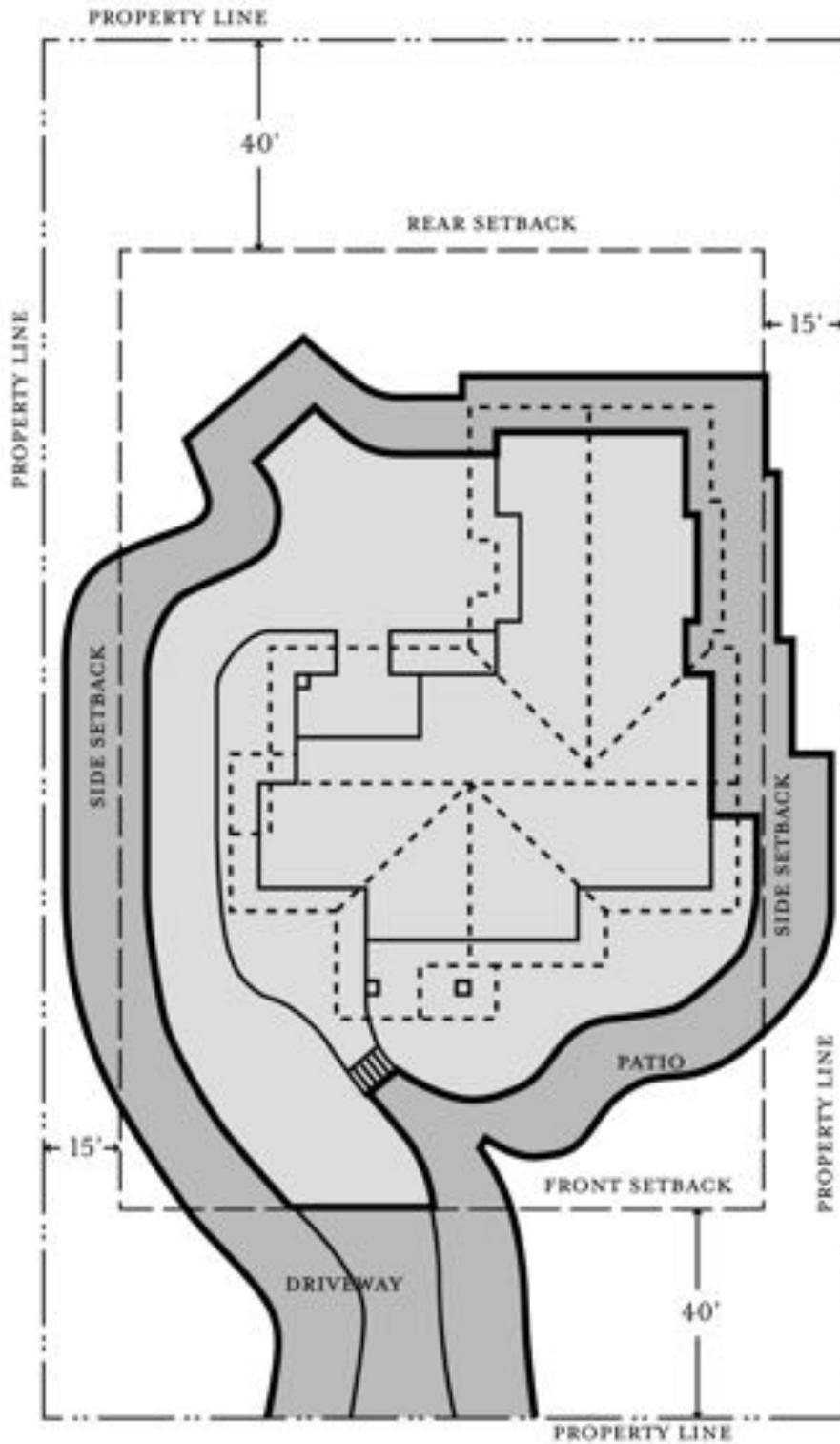
<i>Sorbus sitchensis</i> .....	Sitka Mountain Ash
<i>Spiraea</i> sp. ....	Spiraea
<i>Symphoricarpos</i> sp.....	Snowberry, Coralberry
<i>Syringa</i> sp.....	Lilac
<i>Taxus densiformis media</i> .....	Dense Spreading Yew
<i>Thuja occidentalis</i> .....	Emerald, George Washington, & Little Giant Arborvitae
<i>Viburnum dentatum</i> .....	Arrowwood Viburnum
<i>Viburnum edule</i> .....	Highbush Cranberry
<i>Viburnum lentago</i> .....	Nannyberry Viburnum
<i>Viburnum opulus</i> ‘Sterile’ .....	Common Snowball
<i>Viburnum plicatum</i> .....	Summer Snowflake Viburnum
<i>Viburnum trilobum</i> .....	American Cranberry Bush
<i>Weigela</i> .....	Pink Princess Wiegela

### **Trees**

<i>Abies concolor</i> .....	White Fir
<i>Abies grandis</i> .....	Grand Fir
<i>Abies lasiocarpa</i> .....	Subalpine Fir
<i>Acer</i> sp.....	Maple
<i>Alnus incana</i> .....	Mountain Alder
<i>Betula</i> sp. ....	Birch
<i>Eleagnus angustifolia</i> .....	Russian Olive
<i>Fraxinus</i> sp.....	Ash
<i>Juniperus occidentalis</i> .....	Western juniper
<i>Malus</i> sp. ....	Flowering Crabapple
<i>Picea engelmannii</i> .....	Engelman Spruce
<i>Picea pungens</i> .....	Blue Spruce
<i>Pinus albicaulus</i> .....	Whitebark Pine
<i>Pinus contorta murrayana</i> .....	Murrayana Pine
<i>Pinus lambertiana</i> .....	Sugar Pine
<i>Pinus nigra</i> .....	Austrian Pine
<i>Pinus ponderosa</i> .....	Ponderosa pine
<i>Populus tremuloides</i> .....	Quaking Aspen
<i>Prunus</i> sp.....	Flowering Cherry, Flowering Plum
<i>Pyrus</i> sp.....	Ornamental Pear
<i>Quercus</i> sp.....	Oak
<i>Salix scouleriana</i> .....	Scouler’s Willow
<i>Sorbus aucuparia</i> .....	Mountain Ash
<i>Tilia</i> sp. ....	Linden
<i>Tsuga mertensiana</i> .....	Mountain Hemlock

# EXHIBIT A

## Buildable area



### Example Buildable Area Calculation

Maximum Buildable  
Area =  
**Lot Size x 40%**

This lot is 45,623 sf.  
 **$45,623 \times 40\% =$**   
**18,249 sf.**

**18,249 sf** is the  
maximum buildable  
area in this example.  
This is indicated by  
the light grey area.

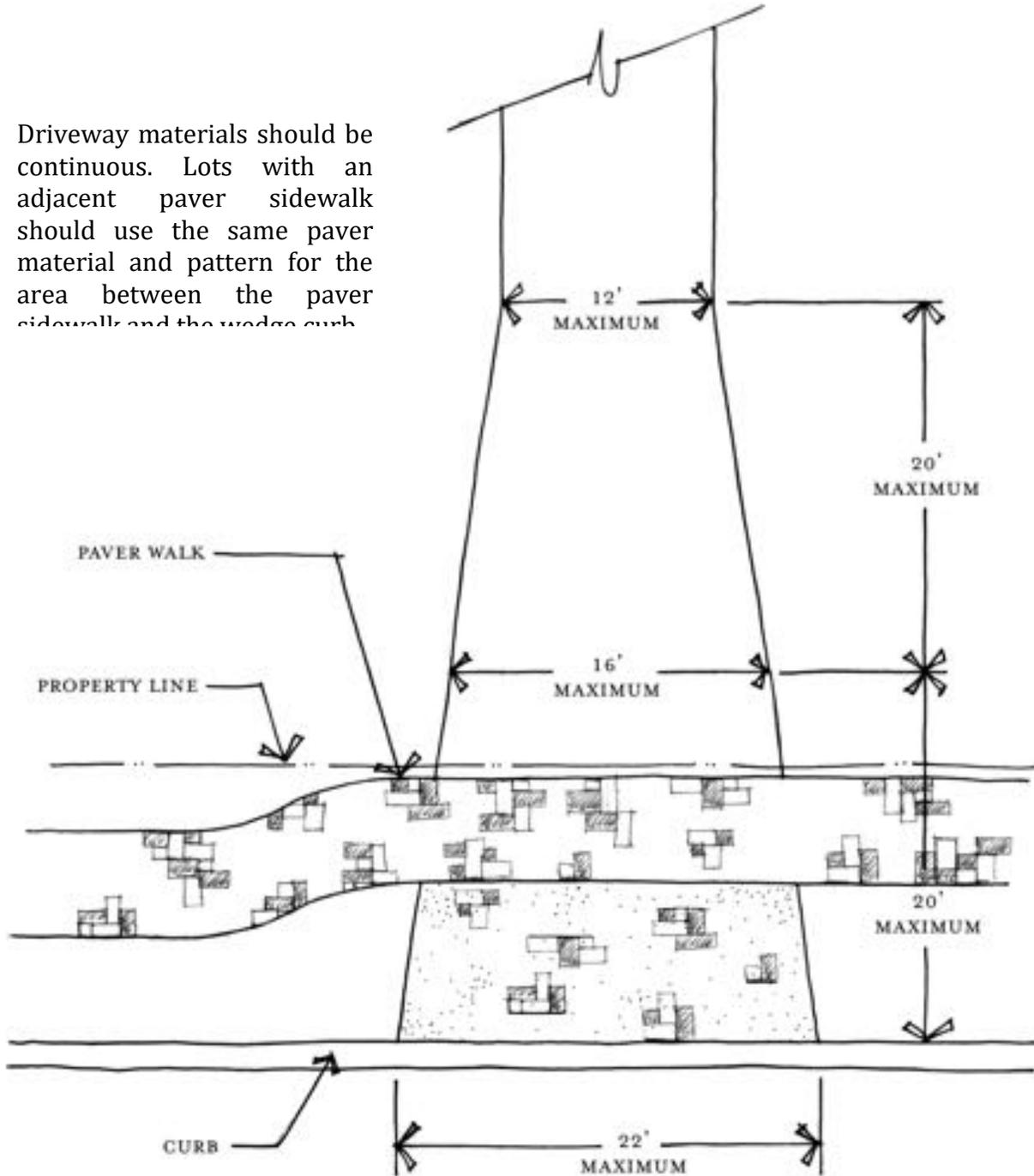
The darker grey area  
indicates the limits of  
construction activity.  
Construction activity  
is restricted to 15 ft.  
maximum outside  
the buildable area.

Additional onsite  
contractor parking  
can be delineated in  
construction activity  
area.

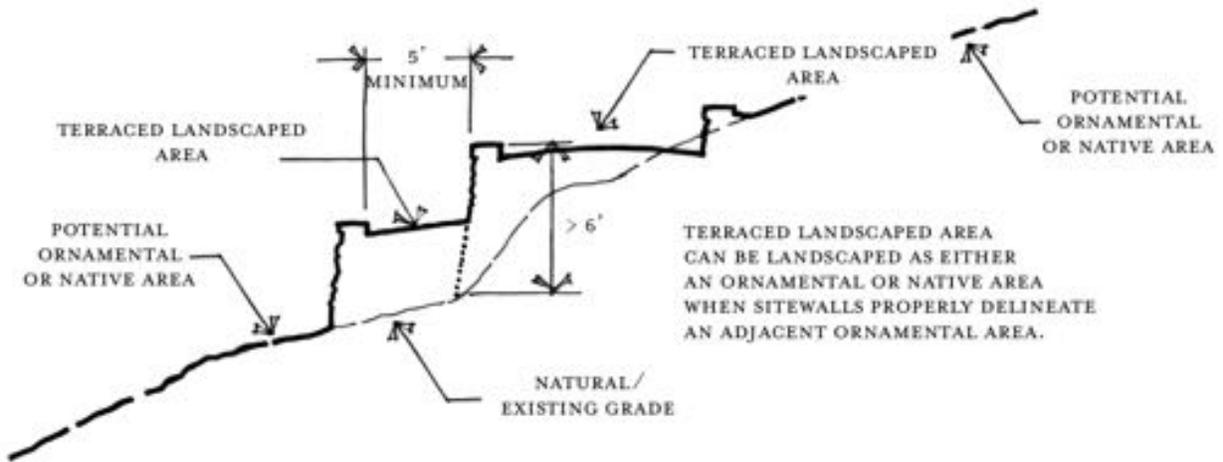
# EXHIBIT B

## Driveway approach

Driveway materials should be continuous. Lots with an adjacent paver sidewalk should use the same paver material and pattern for the area between the paver sidewalk and the wedge curb.



# EXHIBIT C Site walls



# EXHIBIT D Building height

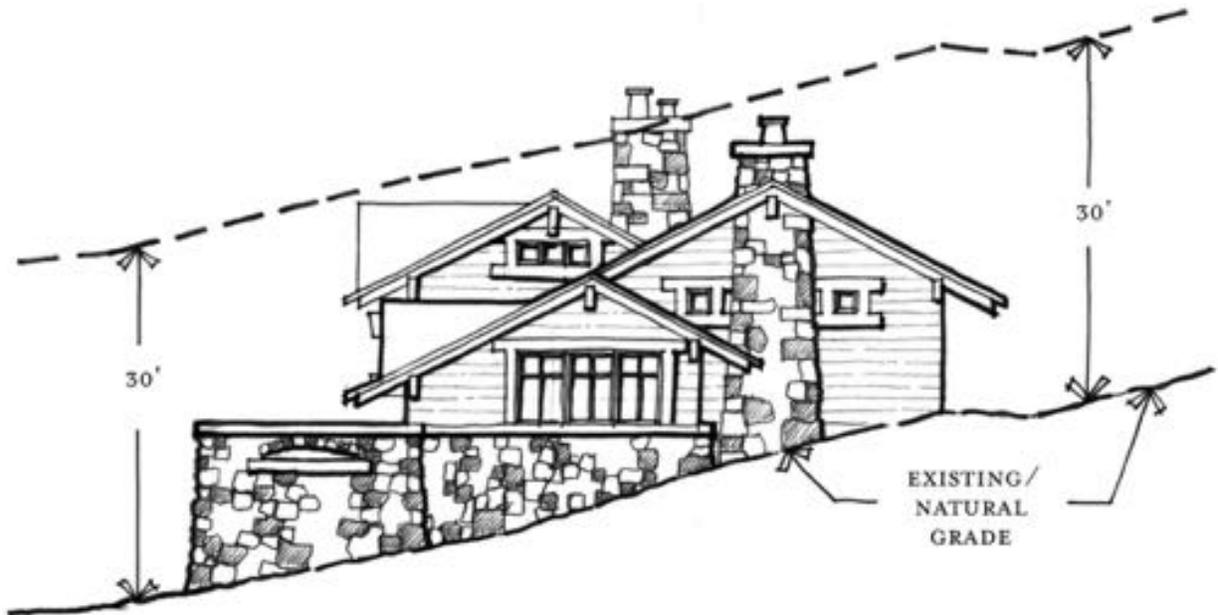


EXHIBIT E  
Homesite section

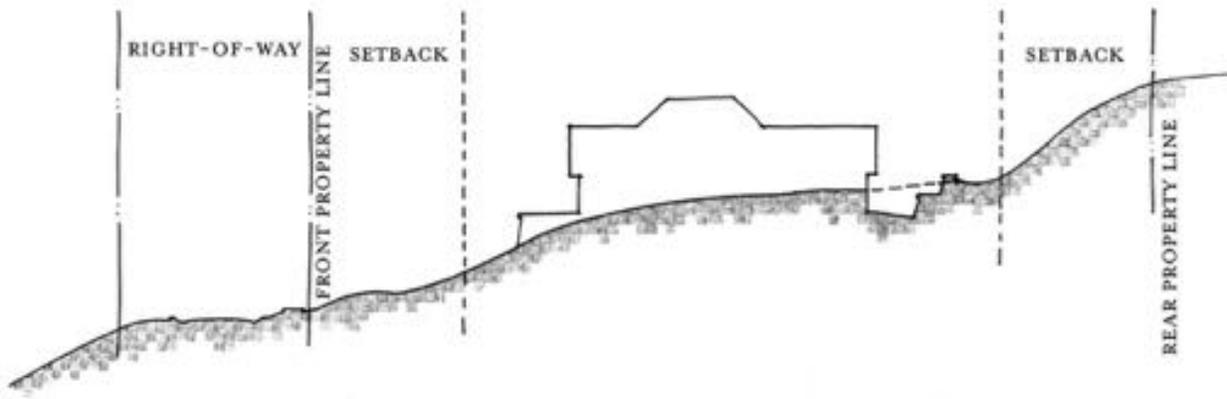
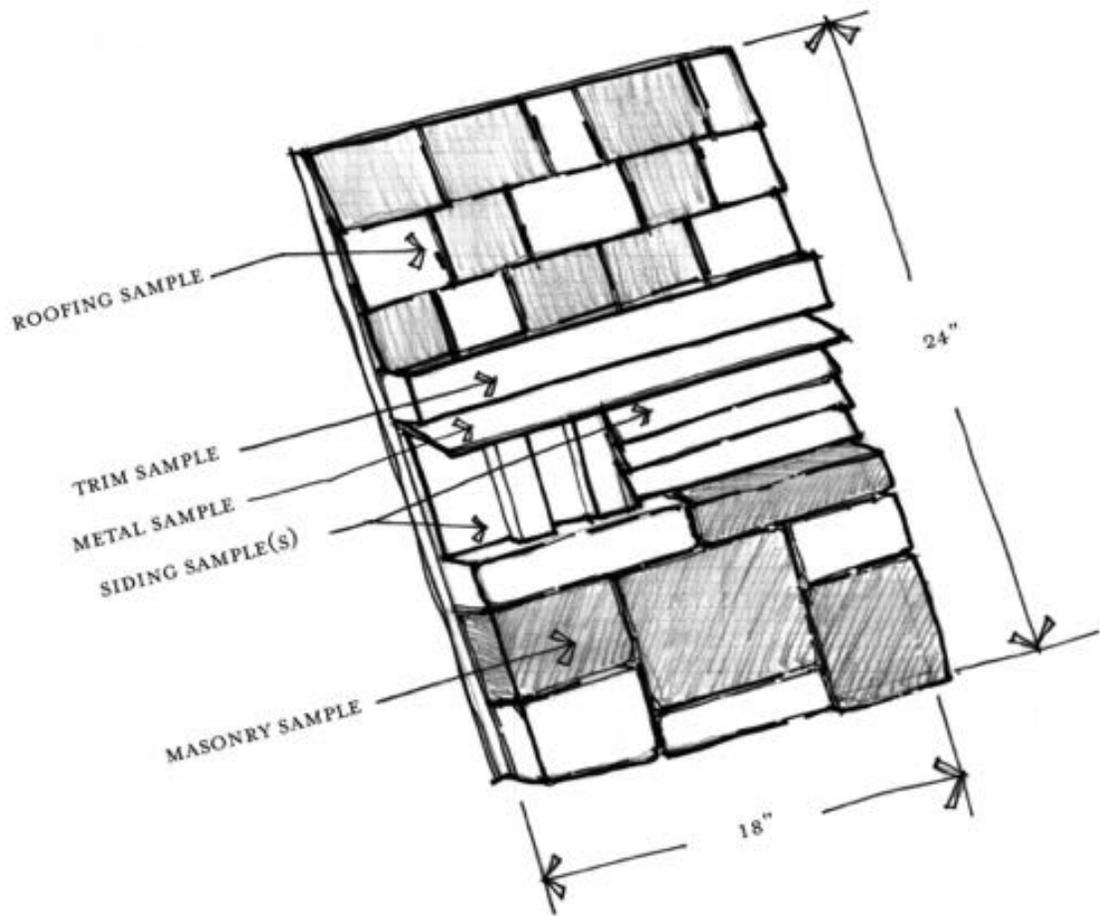


EXHIBIT F  
Sample Board



Sample Board Size Requirement: No smaller than 18" x 18", and no larger than 18" x 24".

EXHIBIT G  
Set backs for irregular shaped lots

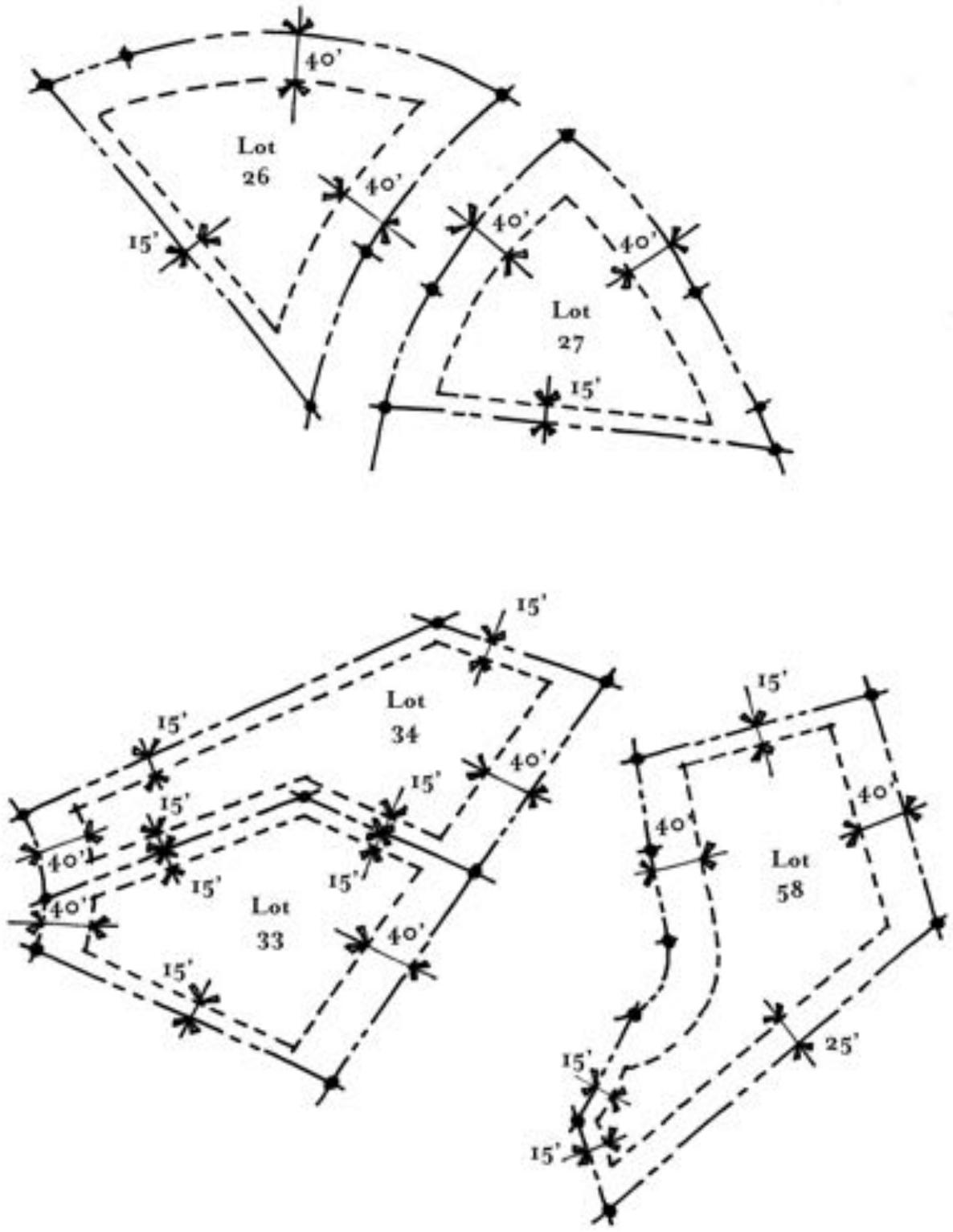
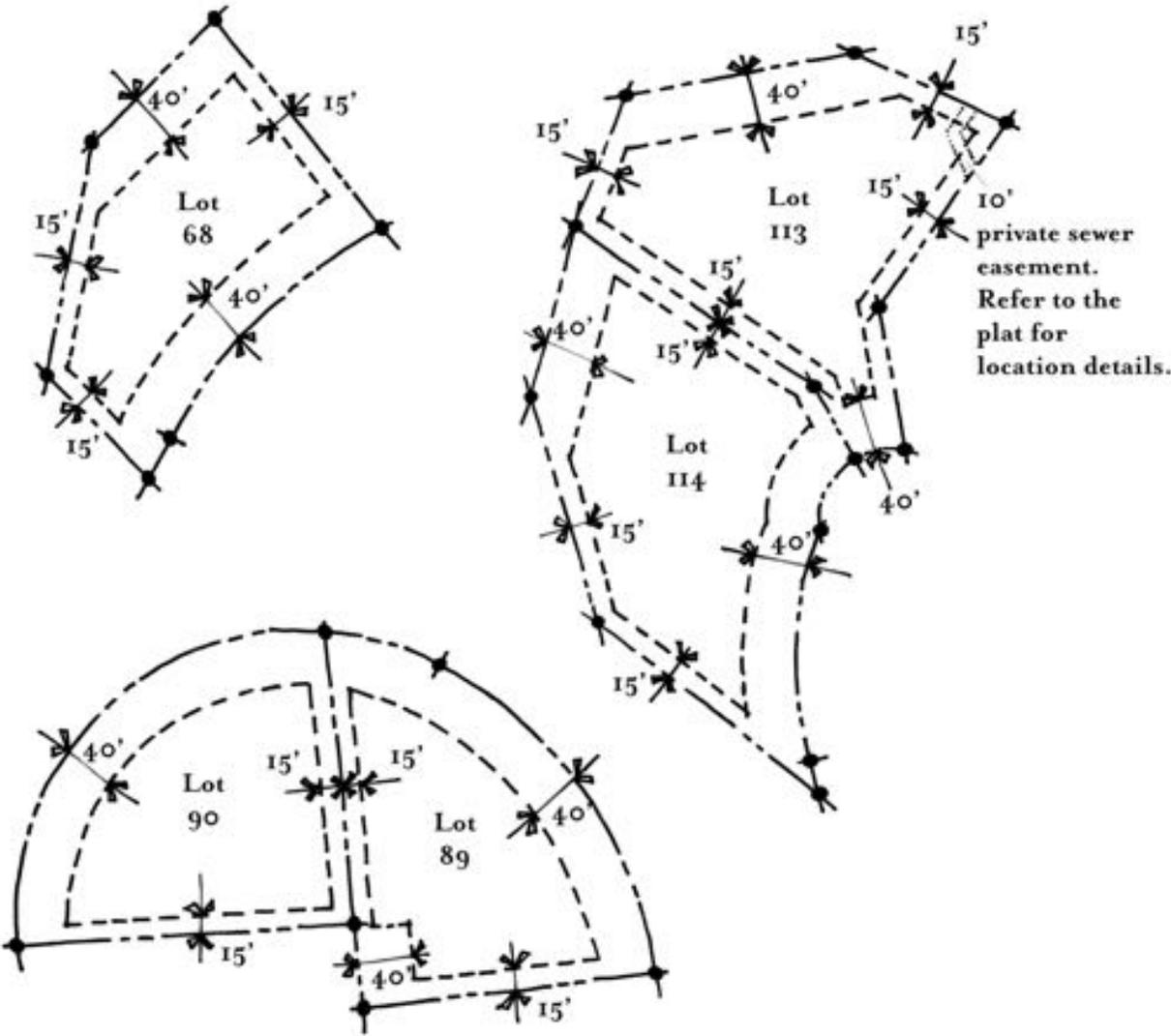


EXHIBIT H  
Set backs for irregular shaped lots



# EXHIBIT I

## Final inspection checklist

Once you have verified all of these items and met any other Architectural and Landscape Review Committee (ALRC) required and approved items, please call Fieldstone Management at (541) 385-7799 ext. 7 or send an e-mail to [cydney@fieldstonemanagement.com](mailto:cydney@fieldstonemanagement.com) to schedule your inspection. Generally, inspections will be completed within two weeks, but weather and work schedules sometimes require up to 3 weeks for the inspection. **Additionally, this is not a comprehensive list of inspection items; it is a list of items we commonly find incomplete while performing ARLC Final Inspections.**

- ❑ **Paint** – Paint all exterior components to blend in with the surrounding colors (utility meters, utility junction boxes, plumbing vents/flashings, gas vents, roof vents, flue shroud, etc.).
- ❑ **Drainage** - All site drainage must be retained and disposed of on the owner’s property. Provisions for the disbursement of roof, gutter, homesite, landscape, walkway and driveway drainage are the property owner’s responsibility.
- ❑ **Screening** - All exterior elements of heating and/or cooling systems, trash/recycling, and firewood must be screened from the view of neighboring homesites and roadways, and where applicable, HVAC units must be insulated to reduce noise transmission to acceptable levels at adjoining properties. Hot tub, if you have one, has been installed in an approved location and is screened as approved by the ALRC.
- ❑ **Signage** - Contractor sign must be removed. Any North Rim signage damaged or removed during construction must be repaired or replaced to their pre-construction condition.
- ❑ **Site Clean-up** - All excavation spoils, construction materials, and construction debris removed from the site.
- ❑ **Lighting** - Only the ALRC approved exterior fixtures are installed. Maximum output of 60 watts each fixture (i.e. a fixture with three lamps may have three 20-watt bulbs).

Only the ALRC approved driveway, walkway, landscape and all other decorative light fixtures are installed.

- ❑ **Foundation** - No more than eight inches of concrete/foundation is exposed anywhere around the perimeter of your home. If you find more than eight inches of exposed concrete, the grade will need to be adjusted to comply or shrubs or other plant material may be used to screen this condition.
- ❑ **Landscaping** - Landscaping installed must be according to the approved landscape plan. Any areas disturbed during construction, which are not formally landscaped, must be restored to native. All off-site (right of way or adjoining private property) areas (if any) damaged or disturbed during construction must be restored to native. All boulders installed in the Landscape must be mossy and lichen covered and placed to appear as a natural feature.
- ❑ **Curbs / Sidewalks** - If curbs and and/or sidewalks were damaged (cracked, chipped, stained, sunken, etc.) during construction, they must be repaired prior to inspection. All curbs (on both

sides of the street) and sidewalks adjacent to the subject homesite, within the areas used for parking, will be inspected for these conditions, as well as the adjacent Native vegetation.

- **Miscellaneous Items** - Items such as play structures, hot tubs, satellite dishes, dog runs, etc. must have prior approval from the ALRC regarding their location and screening requirements.