

**IronHorse  
Design Guidelines  
Addendum #1  
August 28, 2008**

The following revisions, deletions and additions are hereby incorporated into the March 2007 IronHorse Design Guidelines:

1. Design Guidelines, Page 7 Prototype Table. Add footnote "(14)" and "(16)" to the Setbacks heading. Under the Garage Front Min. heading: Cells N.1 N.2, N.3 and N.4 shall read "8 feet behind the front of the home (15)."

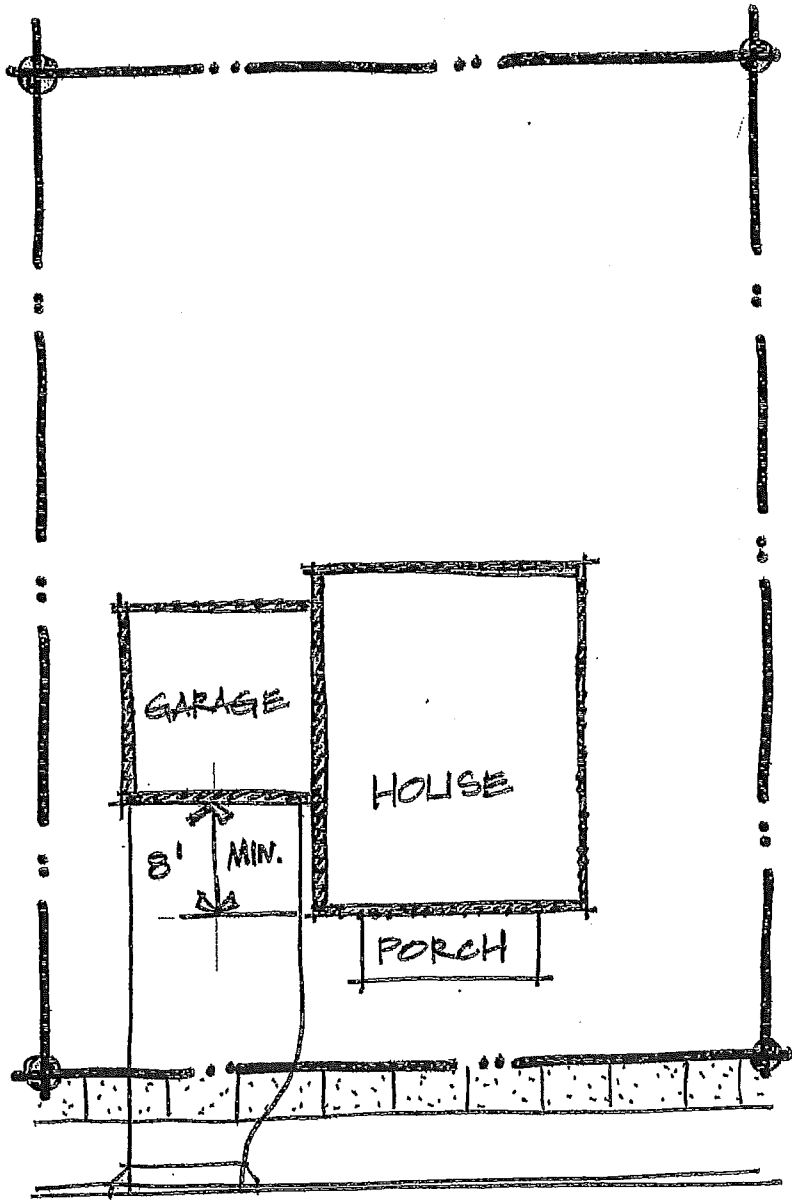
Add footnote: "14. The ARC, in its sole authority and discretion, may approve setbacks that vary from this chart (however, the City of Prineville's standards shall take precedence) for homes on lots with one or more of the following: significant slope, irregular shape, easements (as recorded on the original plat), significant trees or rock outcroppings and other site conditions or constraints."

Add footnote: "15. For lots without alley access and one or more of the following: significant slope, irregular shape, easements (as recorded on the original plat), significant tree(s) location(s) or rock outcropping location(s) and other site conditions or constraints the ARC may approve, in its sole authority and discretion, garages (with garage doors facing the street) less than 8 feet (see exhibits A and B). However, in no case shall the ARC approve a garage less than 4 feet behind the front of the home. Garages less than 8 feet behind the front of a home will require architectural enhancements such as "carriage house" type garage door(s), trellis and/or other architectural enhancements to mitigate for the garage location. The ARC may also approve homes with garages with the garage doors more or less perpendicular to the right of way or more or less radial on arcing/curving sections of the right of way (see exhibit C). This alternate garage configuration (exhibit C) will require architectural enhancements and may require additional front yard landscaping."

2. Design Guidelines, page 35 under general heading "Deposit Refund and Inspection" add the new first paragraph:

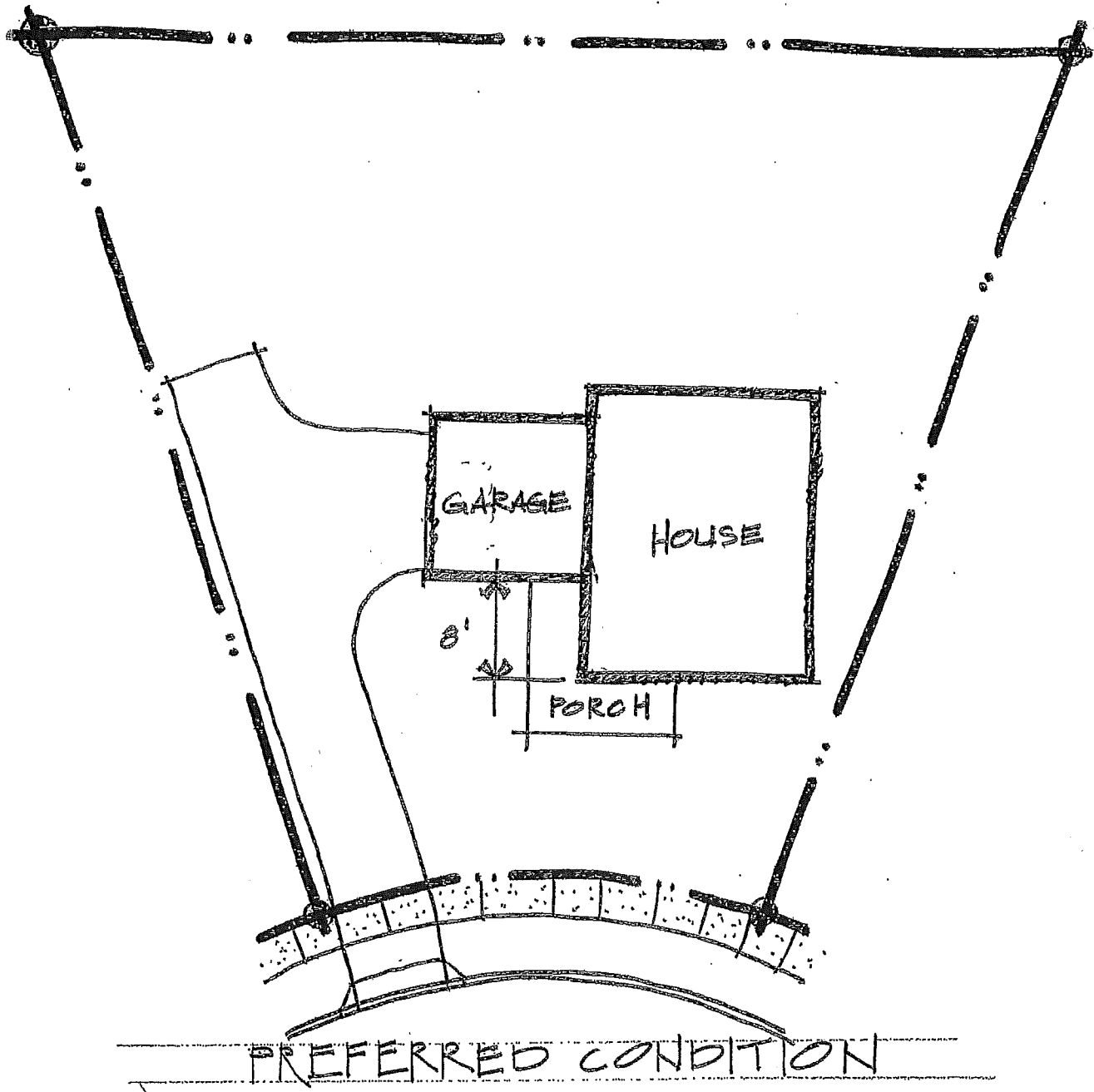
"All deposits, eligible for refund, shall be refunded to the depositor unless the depositor provides written consent to transfer the deposit to another party."

# EXHIBIT A

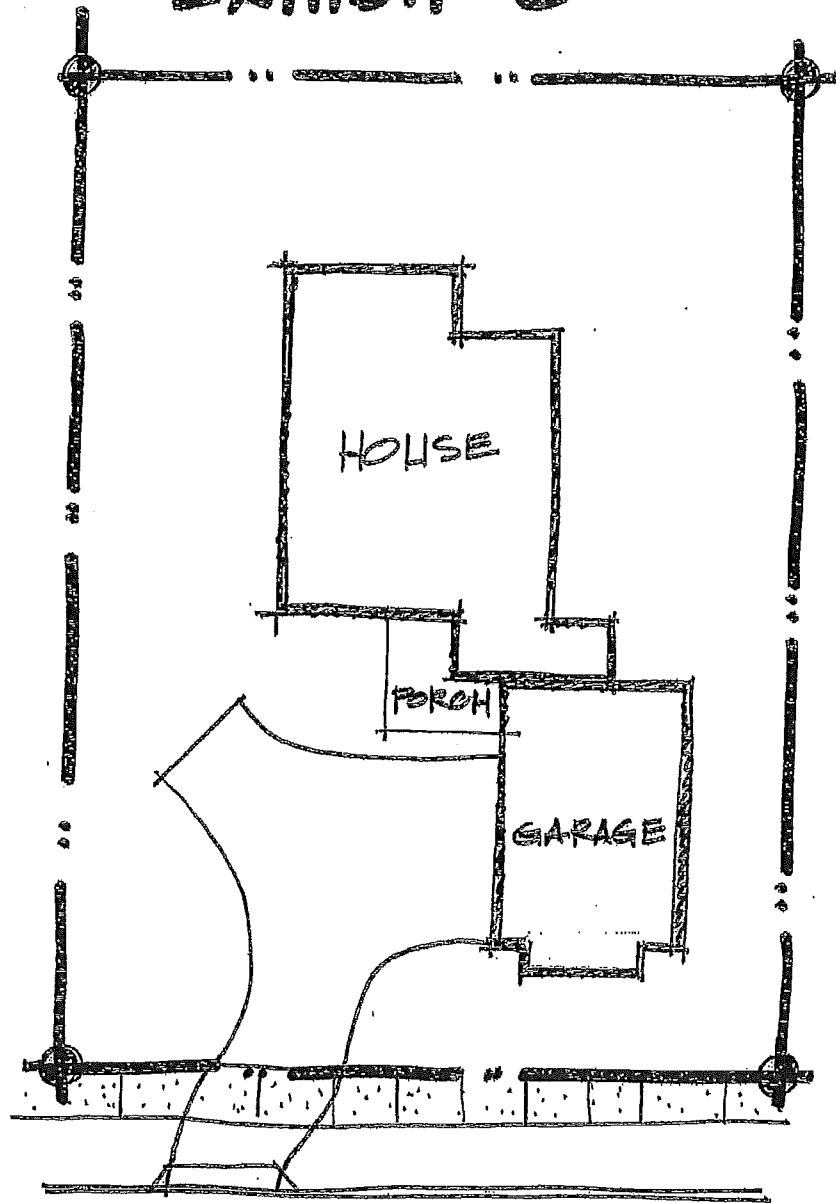


PREFERRED CONDITION

# EXHIBIT B



# EXHIBIT C



THIS CONFIGURATION WILL  
REQUIRE THE STREET FACE OF  
THE GARAGE TO HAVE ARCHITECTURAL  
ENHANCEMENTS; ADDITIONAL  
LANDSCAPING MAY ALSO BE  
REQUIRED.

- f. Fencing – 5’ high except in front of a house (3’ max), and between houses (6’ max), Corner lots have special rules; special fencing district (p.45)
- g. Garages – doors shall not exceed 8’. Larger doors require ARC approval. Homes on medium and large lots can have 3 doors (1 offset).
- h. Landscaping – birdbaths are allowed. Street trees are required according to Street Tree Plan.
- i. Special Landscape Standards (p. 47) - zones
- j. WeatherTRAK – (p. 48)
- k. Parking – recreational vehicles in excess of 18’ must be stored or kept fully enclosed a garage
- l. Signs – no “for rent” signs

**IronHorse Design Guidelines Review**  
**October 17, 2008**

- I. March 2007, as Amended on August 28, 2008
- II. Organization of Document
  - a. Introduction
  - b. Prototypes
  - c. Architectural & Design Guidelines
    - i. Construction Approval Process
    - ii. Submittal Requirements
    - iii. General Development Standards
    - iv. Residential Architectural Standards
    - v. Multi-Family Architectural Standards
    - vi. Commercial Architectural Standards
- III. Prototypes
  - a. Intended building character
  - b. Transect concept
  - c. Town and Neighborhood classifications (p. 5)
  - d. Prototype Table (p. 7)
    - i. Building Height
    - ii. Lot Requirements - FAR
    - iii. Setbacks – front max/min, side (Fig I)
  - e. Maps and Photos
- IV. Construction Approval Process and Submittal Requirements
  - a. Preliminary Review – free
  - b. Final Review – complete submittals
  - c. Weather TRAK
  - d. Earth Advantage
  - e. Fees - \$2,000 deposit and \$500 fee, plus a \$2,000 EA deposit.
- V. General Development Standards
  - a. Applicable to ALL Prototypes
  - b. Colors – “bright colors will generally not be acceptable”
  - c. No wood burning fireplaces.
  - d. Screen HVAC systems and garbage cans
  - e. Satellite dishes are limited in size – painted?
  - f. Water features – integrated and natural looking, oriented to benefit owners (not people walking by)
- VI. Residential Architectural Standards
  - a. Building View Restrictions
  - b. Front Porches – must be at least 6’ deep, skirted
  - c. Driveways – maximum 14’ wide
  - d. Lighting – 2 exposed light sources, others directed downward
  - e. Building Exteriors – prohibited materials (p. 44)