

Architecture & Design Standards

Construction Approval Process

The application of these Design Guidelines shall be subject to the approval of the IronHorse Architectural Review Committee (ARC) which shall also approve the installation of all buildings, fences, landscaping (including water features), exposed solar heating, air conditioning, lighting, mechanical equipment, antennas, satellite dishes, utility meters, and all other exposed site and building components.

Exceptions to the Design Guidelines shall be considered on an individual basis, and granted based on architectural merit. The ARC reserves the right to amend or alter the Design Guidelines as needed.

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

ARC Application and Submittal Requirements

The Construction Submittal Form and Application is available at the offices of IronHorse Development LLC, located at 409 NW Franklin Ave., in Bend, Oregon, or online at www.ironhorseprineville.com.

Preliminary Review

Preliminary review is strongly encouraged. The preliminary review process tests the building and site concept. Concerns or objections are easier to address and less costly when they are identified at the beginning of the design process.

Responsibilities

It is the responsibility of each IronHorse land owner and/or his agent(s) to read and understand the Declaration of Covenants, Conditions and Restrictions (CC&Rs) for IronHorse; ARC Construction Submittal Form and Application; and these Design Guidelines.

Architectural Review Committee

General

IronHorse Development LLC has established the IronHorse ARC to implement and administer these Design Guidelines. The ARC shall exercise the functions for which it is given responsibility by IronHorse Development LLC, as provided in the Declaration of CC&Rs for IronHorse and for the modifications, promulgation, and enforcement of its rules governing the use and maintenance of lots or homesites and the improvements thereon.

Committee Membership

The ARC shall consist of at least three persons who shall be appointed by IronHorse Development LLC. Members of the ARC may be removed and replaced at any time by IronHorse Development LLC. Except as otherwise provided herein, any quorum of members of the ARC shall have the power to act on behalf of the ARC without the necessity of a meeting and without the necessity of consulting the remaining members of the ARC.

ARC Purpose & Architectural Standards

The ARC exists for the purpose of maintaining the high standards in design development and overseeing appropriate building and property use in IronHorse. The ARC reviews submittals and makes rulings that, in all cases, supercede the City of Prineville and/or others. In addition to establishing an overall aesthetic for IronHorse, these Design Guidelines are a framework for building design and are consistent with the City-approved master plan documents.

Preparation for Preliminary and Final Review

Submittals

Preliminary and Final review are similar processes and require approximately the same amount of time for the review. Alterations or additions to buildings require the same amount of time for the review process. Preliminary review is also recommended for alterations. The timetable for both Preliminary and Final review have three related aspects.

- I. The applicant must first prepare for the review. This preparation should include:
 - a. Confirm with the ARC at IronHorse Development LLC at 409 NW Franklin Ave., in Bend,

(541) 382-1662 to see if the copy you have of the IronHorse Design Guidelines is the most recent edition (all copies are dated). The most recent copy will be available online at www.ironhorseprineville.com.

- b. Request a current copy of the IronHorse ARC Construction Submittal Form and Application. The most recent copies will be available online at www.ironhorseprineville.com.
 - c. Read and understand the IronHorse CC&Rs, Design Guidelines, and the ARC Construction Submittal Form and Application.
2. The second aspect is development and formation of your proposal. This normally includes formation of your building concept and coordinating it with the constraints of the IronHorse Design Guidelines, all codes and ordinances as adopted by the State of Oregon, Crook County, and the City of Prineville, and all other pertinent regulations. The most stringent regulations shall apply in the event of a conflict.
 3. The third aspect is the ARC review. The ARC must receive your submittal at least two weeks prior to the next ARC meeting. Submittals received after 12 PM on the Friday preceding the next ARC meeting will be reviewed at the following ARC meeting. The ARC meets regularly. Please contact the ARC at (541) 382-1662 for scheduled meetings.

After a complete and accurate application is received, the ARC will complete their review within a two-week period, and submit a report of their findings to the applicant.

Preliminary Review Advantage

There is no fee for Preliminary Review. The Preliminary Review process is strongly encouraged. This process tests the building and site concept. The purpose of the preliminary review is to review designs at an early stage, to obtain ARC comment on designs that may not be in keeping with the IronHorse Design Guidelines. Preliminary review also may identify designs that could be duplications of others in close proximity to the requested improvement. This process allows the owner to obtain ARC advice regarding conceptual designs before final construction drawings are prepared.

Concerns or objections are easier to address when they

are identified at the beginning of the design process. Should the ARC require changes that effect the building's structure, exterior materials or exterior details, it is much easier to deal with them prior to completing final construction budget and drawings; and/or applying for building permits.

Preliminary review *shall not* be deemed to be a final approval for the construction of the improvement(s).

The ARC Review

ARC meetings are closed—only ARC members, an independent architect consultant, and a representative(s) of IronHorse Development LLC may be present. At the ARC meeting when your project is reviewed, the plans, application, and independent architect consultant comments are reviewed and evaluated by the ARC members.

After the ARC Review

After the ARC meeting a review letter is prepared, listing any ARC comments, requirements, concerns or conditions of approval. A copy of this letter will be provided for your design and construction agent(s).

The owner(s), or his agent(s), must respond to the ARC review letter *in writing* prior to any construction activity done on site. Additionally, if there are specific areas of concern or a requirement for more information, the owner or his agent(s) may be required to meet with a representative of the ARC to discuss these issues and/or deliver revised drawings or provide the supplemental information before the ARC will issue a final approval allowing construction to begin.

Excavation and construction may begin only after: 1) all issues (if any) are resolved; 2) a final ARC approval letter has been granted; and 3) the owner's written and itemized acknowledgement of the approval letter and a signed conformance agreement has been received by the ARC.

Items which are missing from the original submittal (paint colors, masonry samples, catalog cuts, etc.) must be provided for review and approval at a later ARC meeting. It is prudent to plan color schemes and material choices well in advance of scheduling painters, masons and other specialty subcontractors.

If construction approval has been granted and construction has not begun within one year of receiving approval, the application and approval expire and the deposit will be refunded. A new application, a current fee and deposit, and a new ARC review and approval will be required if construction is scheduled to proceed after this time.

Appeals

Appeals to the ARC will be considered by the ARC based on merit of the request and must be registered within 14 days of ARC written decisions.

Environmental Conservation

The design requirements for IronHorse have a host of environmental conservation principles, improvements and programs. It is the intent of these efforts to benefit both the development and homeowners alike. Design principles include, but are not limited to, connecting the parks and open spaces with neighborhoods, walkable streets, bio-engineered stormwater systems, positioning the lowest density in exposed areas of greatest topography, and orienting lots and blocks to maximize solar access. Environmental conservation elements that are required in IronHorse include Earth Advantage® certification for New Construction.

Earth Advantage®

Earth Advantage® certification is a process that involves you and your builder working to insure that high standards of energy efficiency and indoor air quality are met. Contact with Earth Advantage® staff during the preliminary design process is strongly recommended as the design elements for Earth Advantage® certification are an integral part of the plans for the home. This process is separate from, but required in the ARC approval process.

Earth Advantage® Review, Point Sheet, Fee and Deposit:

Once the building plans are completed first provide a set to Earth Advantage® staff for review and to complete the "point sheet". The outcome of the final Earth Advantage® review is the point sheet rating the home's compliance with the Earth Advantage® program. The completed point sheet is required for the ARC submittal.

Earth Advantage® requires a \$500 builder enrollment fee (if the builder is not already enrolled in the EA program) and a \$650 per house (single-family) certification fee. These fees are payable directly to Earth Advantage® and are separate from the refundable Earth Advantage® deposit required by the IronHorse Design Guidelines. The Earth Advantage fees are subject to change - please contact Earth Advantage to confirm the current fee structure.

Contact Information:
Earth Advantage[®] Inc.
Bruce Sullivan
541-480-7303 (phone)
541-306-3814 (fax)
bsullivan@earthadvantage.org
345 Century Drive, Suite 20
Bend, OR 97702

The plans, completed point sheet and a \$2,000 Earth Advantage[®] deposit will need to accompany your application to the ARC. This deposit is in addition to the ARC Design Review deposit of \$2,000. The ARC will only accept and consider applications that evidence the completion of the Earth Advantage[®] Review and that accompany all required fees and deposits.

Enforcement

As provided by the IronHorse CC&Rs, the IronHorse Architectural Review Committee (ARC) and/or its representative(s), shall be authorized, upon receipt of an application and submittal to build, to make onsite inspections of the lot or homesite and proposed construction at any time.

As provided by the IronHorse CC&Rs, any breach of the CC&Rs shall subject the breaching party to any and all legal remedies, including damages or the destruction, removal or the enjoining of any offending improvement or condition. In the event that an owner or his agent(s) fails to comply, the ARC and/or its authorized representatives may proceed with enforcement as provided for in these Design Guidelines and the IronHorse CC&Rs.

Performance Bonds

At the sole discretion of the ARC, a builder, contractor or design professional may be required to submit a performance bond prior to beginning work at the project site. The performance bond shall be in addition to the application fee required by the Design Guidelines. The ARC also reserves the right, solely at its discretion, to require the submittal of

a performance bond during construction of a project if the ARC determines that the Design Guidelines or the CC&Rs 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 performance bond, in whole or in part, at the discretion of the ARC, shall be forfeited if a finding is made by the ARC that the builder, contractor or design professional has violated any provision of the Design Guidelines or the CC&Rs. Upon onsite inspection(s) and approval, the bond shall be released to the builder, contractor or design professional within 7 days of written notice by the ARC of the satisfactory completion of the project.

Non-Conforming Uses

If an owner has any improvement, condition or use not in compliance with the Design Guidelines as adopted and amended, even though said improvements existed prior to the adoption or amendment of these rules, the owner will be granted a reasonable time as determined by ARC from the date of notification by the ARC to modify or remove the non-conforming improvement, condition, or use.

Non-Waiver

Consent by the ARC to any matter proposed to it or within its jurisdiction, or failure by the ARC to enforce any violation of the Design Guidelines, shall not be deemed to constitute a precedent or waiver impairing the ARC's right to withhold approval as to any similar matter thereafter proposed or submitted to it for consent or to enforce any subsequent or similar violation of these Design Guidelines.

Severability

If any section, subsection, paragraph, sentence, clause, or phrase of these Design Guidelines is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of these Design Guidelines.

Submittal Requirements

Complete and Accurate Submittals

A complete submittal (supplying all of the information outlined in the checklist below) ensures the most expedient review and approval process. Information missing from a submittal and/or inaccurate drawings may delay the review and approval process, as the ARC will not review an incomplete submittal.

Submissions should be made at least two weeks prior to the next scheduled IronHorse ARC meeting. Submittals received after 12 PM on the Friday preceding the next ARC meeting will be reviewed at the following ARC meeting.

Submit to the ARC one copy of each the following:

1. Site Plan, to include:

- drawing scale: 1" = 10' (preferred)
- grading plan showing existing contours of site slope and proposed contour changes, both at one foot intervals (retaining walls, if any, must be reflected accurately on the grading plan). Plan must show how finished grades will tie back into existing grades. If a site has less than one foot of slope, the site plan must note that condition.
- property lines, setbacks, sewer, and all other easements (if any)
- building footprint location, roof plan including overhangs, service yard/trash storage, parking areas, and driveway clearly marked
- all tree ($\geq 6''$ diameter) and rock outcropping locations (trees which are proposed for removal, as well as all existing trees to be retained, must be clearly designated as such on the plan). Tree size noted and drip line indicated. If a site has no trees, the site plan must note that condition.
- all utility stub locations and their proposed extension locations to the home/building
- north arrow
- location of the following clearly marked: walkways, decks, retaining wall(s), proposed utility lines, spa/hot tub facilities, utility, and storage yards, etc.

- elevation of the first floor of home (in relation to existing grade) noted on plan
- highest ridge elevation of the home (in relation to existing grade) noted on plan
- on-site drainage/containment systems

2. Landscape Plan, to include:

- drawing scale: 1" = 10' (preferred)
- Landscape plans should be presented on 11" x 17" paper, minimum, and provide the following details and preferably in color:
 - i) Identification, quantity, placements and size of all proposed species of trees and plantings.
 - ii) Delineation between areas. For example, sod vs. bark, planting areas vs. sod.

3. Exterior Elevations, to include:

- drawing scale: 1/4" = 1'
- 11" x 17" reductions of exterior elevations.
- all exterior building features clearly drawn and identified with all materials/finishes noted (exterior lighting, roof, siding, railings, trims, patios, porches, decks, foundation, stairways, garage doors, storage enclosures, masonry, meter housings, spa facilities, etc)
- correct image orientation; stock plans reflecting mirror image, or merely listing materials without drawing them, will not be accepted
- proposed structure's main floor line drawn and elevation in relation to existing grade noted
- accurate proposed finished and existing grades drawn and noted

4. Floor Plan(s)

- drawing scale: 1/4" = 1'
- 8.5" x 11" reductions of floor plans.



Submittal Requirements

Correct image orientation. Stock plans reflecting mirror image, or merely listing materials without drawing them, will not be accepted

5. Application Form

- owner(s) must sign and date signature page
- cover sheet must be completed with pertinent addresses, phone numbers, legal description, street address, etc.
- all pages in application must be completed

6. Design Review Fee and Deposit

For single-family detached buildings, the ARC requires a refundable Design Review deposit of \$2,000 plus a \$500 non-refundable Design Review fee, and a refundable Earth Advantage deposit of \$2,000. Preliminary Review has no fee. Alteration/Remodel Design Review requires a refundable deposit of \$400 plus a \$100 non-refundable fee. There is no deposit or fee for alterations or remodels that do not increase the square footage of the building.

For attached residential (including multi-family uses) and commercial buildings, the ARC requires a refundable deposit of \$1.00 per square foot of building area including garages(s) plus a \$750 non-refundable fee for Final Design Review. The minimum deposit is \$2,500 and the maximum is \$15,000. Preliminary Review has no fee.

Alteration/Remodel Design Review requires a refundable deposit of \$2.00 per square foot of new building area plus a \$500 non-refundable fee. The minimum deposit for Alteration/Remodel Design Review is \$1,000 and the maximum is \$6,000. There is no deposit or fee for alterations or remodels that do not increase the square footage of the building.

All fees and deposits shall be made payable to *IronHorse Homeowners' Association Inc.*

7. Color/Material Samples

Color/material sample boards are a required submittal and are best assembled at the time of the full construction submittal; however, owners are permitted to submit them at a later date, but prior to any and all roofing materials order-

ing, for review and written approval. Sample boards should include the following:

- Exterior window, siding, roofing colors and materials
- Exterior light fixture samples and/or legible catalog cuts or drawings
- Exterior door catalog cuts
- Masonry and paver samples, if any

Paint color approvals may be subject to field applications and review. If required on site, paint a 4' by 4' sample at the front elevation of all proposed colors.

A landscape plan is not required during the initial review process. However, a complete landscape plan must be submitted for review and approval, prior to the execution of any such work and prior to occupancy. Beginning landscaping construction prior to ARC review and written approval may result in a forfeiture of the application fee refund. No additional fees are required for landscape review.

Landscaping of the entire lot or homesite shall be in place prior to or at the time of home completion. The ARC may approve an extension for landscape completion due to inclement weather.

Deposit Refund and Inspection

The Design Review Deposit will be refunded if the building and landscaping are completed per the approved plans and meets all ARC standards, requirements, conditions, and design guidelines. Inspection schedules become full during the building season; sometimes inspections are not feasible due to weather conditions. A request for an inspection may require a lead-time of three or more weeks.

The owner/applicant is responsible for notifying the ARC upon completion of the proposed construction, at which time the ARC shall schedule a final inspection. ARC final inspection approval must be obtained within 18 months of the date of the initial ARC Approval letter. If ARC final inspection approval is not obtained within 18 months of the initial ARC Approval letter date, the deposit shall be forfeited. The forfeited deposit may be used to bring the subject property into compliance with the approved plans and specifications.

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

Miscellaneous

The Design Review Fee and Deposit may be changed at any time. If fees have changed, the owner will be required to pay the new fee for a new submittal.

As provided by the IronHorse CC&Rs, the IronHorse ARC and/or its representative(s), shall be authorized, upon receipt of an application and submittal to build, to make onsite inspections of the lot or homesite and proposed construction at any time.

Violation(s) of these Design Guidelines that are discovered during an inspection will be forwarded to the lot or homesite owner(s) and/or their agent(s). The ARC and/or its representative(s) shall provide written notice of noncompliance to the lot or homesite owner(s) and/or their agent(s), including a reasonable time limit within which to correct the violation(s). In the event that the owner(s) or their agent(s) fails to comply within this time period, the ARC and/or its authorized representatives may proceed with enforcement as provided by the IronHorse CC&Rs and the Design Guidelines.

City Building Requirements

The City of Prineville requires that a building permit be obtained prior to beginning construction of any improvement or making additions or changes to an existing structure. Please verify all City of Prineville regulations with the planning department at (541) 447-5726, or with the Crook County Building Department at (541) 447-3211.

Utilities

All connections from trunk lines to individual structures must be underground (see Design Guidelines/Utilities).

Electric power is available from Pacific Power and Light, natural gas from Cascade Natural Gas, telephone from QWEST and TV cable from Crestview Cable. The City of Prineville provides water and sewer services. Utilities have been extended to each lot or homesite for electricity, gas, cable, phone, water and sewer.

General Development Standards

All Prototypes

Adjacent Private Property

Adjacent property may not be used for access to or as a parking or staging area for any construction site without Owner's written approval. Adjacent property may not be used as a parking area or staging area by any contractor or subcontractor working on the lot or homesite. In the event of damage to adjacent property, the offending property owner(s) and/or their agent(s) will be held responsible for restoration of the adjoining affected property and/or may result in a partial forfeiture of the ARC deposit.

It is imperative to keep adjoining properties free of construction litter. Weekly clean-up is required.

Animal Runs and Animal Restraint Areas

All animal runs and animal containment areas must receive prior ARC review and written approval before they are built. These areas shall be situated on a lot or homesite so as to be concealed or screened from view from roadways and neighboring properties and must comply with fencing guidelines. (See Fencing)

Awnings

All proposed awnings (and patio covers) must be submitted for ARC review and written approval. If provided, awnings shall fit the window bays to blend with or augment the architectural character of the building. The awnings must be constructed of material selected to complement the body color of the building and are only allowed at ground floor elevations. Awnings above the ground floor will be reviewed on a case-by-case basis. No stripes or patterns will be permitted.

Glass, metal, wood or fabric are acceptable awning materials.

Buildable Area

City Requirements: see *IronHorse PUD/ODP Approved Documents and Prototype Section*

Building Setbacks: see *Prototype Section*

Other Setbacks

Certain architectural features may project into required setbacks as follows: cornices, canopies, eaves, belt courses, sills, or other similar architectural features. All encroachments must comply with all applicable codes and ordinances.

Burning

The open burning in a container or otherwise of construction or yard debris is not permitted at any time on any lot or homesite in IronHorse.

Concrete

It is the responsibility of each lot or homesite owner to ensure that concrete suppliers washout on their lot or homesite only.

Drainage

A drainage plan must be included as part of all construction and landscape submittals. Provisions for the disbursement of roof, gutter, lot or homesite, landscape, walkway and driveway drainage are the property owner's responsibility. Owners are responsible for independent professional review of their drainage risk factors and specific on-site solutions.

Changes to natural drainage patterns due to any site changes or improvements shall not increase or concentrate runoff onto adjacent lots or homesites. Natural drainage patterns are defined as the condition of the lot or homesite as it existed at the time it was initially purchased from the Declarant.

All lots or homesites exist in an area of high desert soil conditions and many lots or homesites have steep slopes. During periods of high precipitation and/or high snow-melt or other conditions or combinations of conditions, there may be significant amounts of surface runoff in the natural drainage patterns. All improvements shall be designed and constructed to avoid potential damage from all surface runoff.

Driveways and Walkways

Builders and Builder/Owners are responsible for "final" repair of all driveway cuts, concrete breakage of curbs, sidewalks or sidewalk aprons abutting their lots or homesites prior to the release of the ARC deposit.

General Development Standards

Excavation

Each building site shall be developed with minimal modification of the existing topography. All excavation spoils must be removed from the site. All areas disturbed during construction must be restored to their original appearance and/or in accordance with an approved landscape plan. Natural area restoration includes replanting native grasses and other native plant materials, and redistributing mulch and/or duff covering raw earth. Landscaping shall be designed to disguise excessive slope areas caused by fill for parking lots and around the foundations of buildings.

Exterior Colors and Stains

All exterior colors are subject to review and approval by the ARC for both original painting and subsequent repainting. Colors appropriate to the character and style of the building are strongly recommended. Bright body colors will generally not be acceptable.

Care shall be taken to avoid duplicating colors of nearby structures, especially between houses on abutting lots or homesites and between homes on a block frontage. Natural wood siding, peeled logs and natural shakes must be stained or treated.

Exterior Design Treatment

Several things must be considered during the design process to effectively address specific site conditions. Sensitively selecting roof pitches and roof massing can lessen the perception of height. Stepping the building profile to match or mimic the slope of the site reduces the building mass, particularly as seen from lower viewpoints. Reducing story heights at the ends of the building adjacent to neighboring properties can substantially soften end conditions. Prudent use of materials may be effective tools to reduce the height and mass (i.e., masonry wainscoting, base trim boards, frieze boards, windows, and belt courses are a few design alternatives for effectively eliminating long, tall, or otherwise uninterrupted walls).

Buildings should display the traditional three-part architectural division of base, body and head, with a cornice or other demarcation at the top of the first level, as well as near the top of the building. Porches, bay windows, recessed entrances, changes in materials, and other architectural details may be required elements on the buildings.

Use of the architectural examples in the IronHorse Pattern Book is recommended. The IronHorse Pattern Book is

available at the offices of IronHorse Development LLC, located at 409 NW Franklin Ave., in Bend, Oregon, or online at www.ironhorseprineville.com.

Building designs must be compatible with the context of the surrounding built environment. Building site owners and/or their agents are strongly encouraged to review ARC files of structures on adjoining sites to aid in window placements and other conditions on side elevations.

The ARC encourages and may require the fenestration, projecting bays, and all other architectural features to be coordinated on all sides of the building. Integrating architectural elements around the building will enhance it as a whole and should augment the architectural character of the building.

Exterior material treatment used on the building walls shall be continuous and consistent on all elevations in order to achieve a uniform and complete design and must avoid a “veneer” look. Exterior siding material must be carried down to within eight inches of finished grade. Only eight inches of exposed foundation is permitted.

Stucco & Masonry. The use of stucco and/or masonry materials may be exempt from the one treatment look. Many times these materials may be used in conjunction with other approved siding materials to enhance the architectural style, scale, and appeal of all sides of a building. When masonry is used on the front of a building and it extends to any front corner, it must extend at least 18” around the adjoining side elevation. All masonry must extend to finished grade.

Flagpoles

Flagpoles, flags and banners require prior ARC review and approval before they may be installed. Size of flag, height and color of the pole, dimensions and placement of banners are also subject to ARC approval.

Garbage and Trash Removal

Owners are responsible for their own garbage and trash removal during and after construction. Construction sites must be kept clean from trash and construction debris. Construction sites that are not kept clean (at least weekly removal of trash and construction debris) may be subject to the ARC action of having the trash and construction debris picked up and disposed of. The cost of the removal and disposal of the trash and construction debris shall be the responsibility of the owner(s).

Trash collection and recycling services are available through

General Development Standards

local providers. Trash cans and recycle bins, which are taken to the alley or street on pick-up day must be returned to their screened areas or the garage the same day. Trash cans and recycle bins must be stored in an area that is not visible from the street or adjoining lots or homesites. (also see Service Yards for screening information).

Burning or dumping of garbage, landscape debris or trash anywhere in IronHorse is prohibited.

Grading

To the maximum extent feasible, all grading on the building site shall conform to existing topography and must be approved by the ARC at the time of construction and/or landscaping review. For purposes of drainage, grading must slope away from structures on a lot or homesite (See Drainage).

Both existing and finished grading must be represented on each site plan, and each exterior elevation submitted to the ARC.

Gutters and Downspouts (See Drainage)

All gutters and downspouts will be reviewed by the ARC. Gutters are recommended and may be required on some buildings. All gutters and downspouts shall be designed as a continuous architectural design feature. Exposed gutters and downspouts shall blend in with the surface to which they are attached.

All drain pipes connected to downspouts must be concealed from the view of neighboring properties. In addition, this drainage must be accommodated on the owner's property. Please consider the addition of swales, French drains, or other types of drywell systems to accommodate gutter drainage on site.

Prefinished metal gutters, painted metal downspouts, and roof flashing are acceptable materials for IronHorse.

Heating and Cooling Systems

All exterior elements of heating and/or cooling systems must be screened from the view of neighboring building sites, residences and roadways and must limit noise transmission to acceptable levels at adjoining properties. Materials to screen around HVAC systems should match or complement adjacent building materials and must be reviewed and approved by the ARC. The use of landscaping to screen HVAC systems is prohibited.

Hillside Building Sites

Exposed understructures of buildings built on hillside sites are prohibited.

Siding material must extend to within 8 inches of the finished grade, and areas adjacent to skirt walls (pony walls) exceeding three feet in height shall be landscaped to reduce the scale of the skirt (pony) wall. Additionally, all first floor decks which are more than 24 inches above finished grade must have skirt (screening) walls and these walls must be recessed 18 to 24 inches from the deck/porch edge to create shadow lines (See Exterior Design Treatment). Front porches/decks may be exempt from the skirting requirement.

Mailboxes

Individual mailboxes are prohibited. Group mailboxes are provided throughout IronHorse.

Keys for the mailboxes may be picked up at the offices of IronHorse Development, located at 409 NW Franklin Ave. in Bend, Oregon.

Maintenance

Each property owner or Homeowners Association is required to keep the land, landscaping and all improvements in good repair and attractive condition. This includes keeping any native areas free of weeds, building materials, and other debris.

Metals and Plastics

All exterior metals and plastics (vents, flashing, gutters, etc.) must be screened from view, painted or treated to blend in with the adjacent surrounding material. All utility meter housings must be painted to match the body color of the building.

Decorative features in unpainted or untreated metal or plastic require prior ARC review and approval.

Pets

During any construction all contractors, subcontractors and affiliated trades workers shall restrain dogs by tether or by confining them to their vehicles within the lot or homesite boundaries.

Satellite Dishes and Antennas

No exterior satellite receivers or transmitters, television antennas, radio antennas, or other receiving device shall be placed on any lot or homesite or home without the prior consent of the ARC.

Other Considerations:

- a. Satellite dishes over 18 inches in diameter are not permitted on homes/lots or homesites.
- b. Location of receiving devices must be inconspicuous and pre-approved before placement. Landscape screening may be required in some cases.
- c. Dishes shall be installed in locations not readily visible from the street.

Service Yards/Trash Enclosures

When not provided by other structures, each building shall have a screened service yard enclosing garbage, recycling, and trash containers, landscape debris, outdoor maintenance equipment and so forth. Service yards may be detached from the building and must be screened from view of other buildings or roadways. Service yards must be constructed and designed to be compatible with the style of the adjacent apartment building and/or neighboring properties. Chain link enclosures are prohibited. All service yards must be reviewed and approved by the ARC.

Setbacks and Easements (See Prototype Section)

Skylights and Solar Devices

All glass, plastic or other transparent skylight or solar devices shall be treated to eliminate reflective glare. Clear, bronze or gray glazing is preferred. White or other colored skylights are prohibited. Flat skylights are preferable to domes. The use of Sola-Tube type skylights is approved.

Solar collectors are encouraged at IronHorse; however, the collectors must be flat to the roof. In addition, the mechanical portion of the system must be contained within the structure and not positioned on the roof. Preliminary and final ARC approval are required for all solar collection systems.

Staging Area

Each construction approval submittal must designate an adequate materials staging area, subject to approval by the ARC. Each staging and construction area must be kept clear of trash and debris. Weekly cleanup is required. Construction materials and equipment may not be stored or staged in any right-of-way or easement.

Tarps and Other Weather Protective Materials

The use of tarps is generally discouraged. However, when tarps are used and are visible from roadways and other lots or homesites they must be of a neutral color and used temporarily. Light and bright colored tarps are prohibited.

Tree Preservation Guidelines

Throughout IronHorse there are many trees that make the building sites unique. To maximize the likelihood of saving existing trees, follow these basic tree preservation techniques:

- a. Identify the Critical Root Zone (CRZ) area. The drip line is a good rule of thumb.
- b. Design around the CRZ whenever possible.
- c. Install construction fencing around as much of the CRZ as possible. Do not let any activity (storage, traffic, cleaning of tools, paint wash-outs, etc.) take place within the fenced area.
- d. Where activity must occur (usually footing or trench), cut cleanly any roots encountered, seal the cut faces, then backfill and water as soon as possible.

Tree Removal and Trimming

Any existing trees proposed for removal must be clearly shown on the formal construction submittal and is subject to ARC approval prior to removal.

The removal of any tree larger than six inches in diameter (19 inches in circumference) without the written approval of the ARC is prohibited, is subject to a \$1,500 fine per tree, and the owner will be required to replace the removed tree (with a tree or trees – with size(s) and species as required by the ARC) at the owner's expense. Trees less than six inches may be removed in accordance with fire safety guidelines recommended by the Crook

General Development Standards

County Fire & Rescue Department and with written documentation. Any tree may be trimmed up six feet from ground level for fire safety. Any dead limbs above this height should be removed.

Unauthorized tree removal during construction will result in immediate suspension of all construction activity on the property until a remediation plan and new deposit are received and a revised plan approved by the ARC.

Tree topping is prohibited in IronHorse. If an owner or their agent(s) ignores this prohibition, the owner will be subject to a \$1,500 fine per topped tree and 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 ARC) at the owner's expense.

Temporary Structures

No structure of a temporary character, trailer, tent, shack, garage, barn or other outbuilding shall be used on any lot or homesite at any time as a residence, either temporarily or permanently.

Trellises, Decks, Porches, Stairs, Stoops, Deck/Porch Skirting, and Balconies

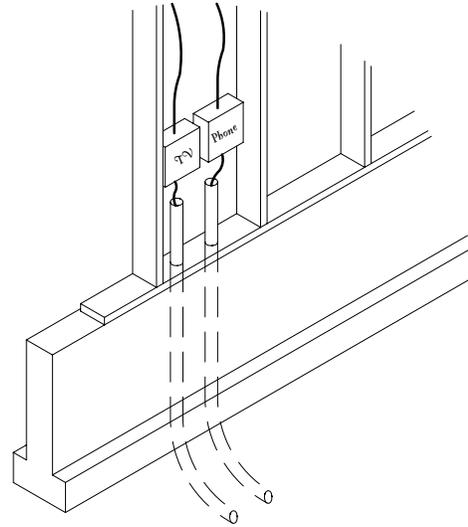
Elevated decks with occupied areas below shall have supports scaled to match the design of the home, but in no case have supports less than 6" X 6" finished dimensions. Built-up wing walls or built-up columns (clad with siding material), both in conjunction with landscape screening are encouraged and in some cases will be required. Acceptable materials are as follows:

- a. Architecturally detailed cast concrete, brick, stucco and stone masonry, wood or fiberglass columns, posts, piers and arches.
- b. Wood, brick, concrete and stone masonry decks, stoops, stairs, porches and balconies.
- c. Stone, masonry or wood lattice screen for undercroft of porches or decks, compatible with adjacent wall materials.
- d. Wood, welded steel or iron trellises.
- e. Railings, balustrades and related components shall be wood, painted welded steel or iron.

Utilities

All connections from trunk lines to individual structures must be underground; exposed plumbing, electrical, and all other utilities and services are prohibited. All areas of excavation for site utility work must be restored (see Landscaping). Exposed wiring

Exhibit A: Utilities



or cables entering a home are prohibited. Wires and cables entering a home shall be placed within continuous conduit placed in the foundation wall.

All phone and TV cable junction boxes must be located within a wall cavity and accessed via a removable panel (See Exhibit A). Similarly, a conduit in the foundation shall be provided for irrigation control wires. All exposed equipment shall be painted to match the adjacent exterior house color.

Utility Meters

All utility meters should be located on a wall perpendicular to the right-of-way. They shall be installed according to the guidelines provided by the utility companies. All meter housings and junctions must be painted to match the adjacent siding color of the house.

Water Features

All water features must have written ARC approval prior to their construction and/or installation. The ARC has sole discretion and may reject any water feature deemed inappropriate.

Water features shall be integrated as part of the landscape and have a natural appearance.

Water features shall be sized, located, and oriented to benefit those within the home or on deck or patios. Water features in front yards are prohibited, unless they are constructed as part of the front entry. Noise from water features shall be limited so as to not impact adjoining or adjacent properties.

Water features shall be scaled as a minor landscape element—they shall not dominate or distract from the landscaping or the architecture of the home.