Design Review Guidelines

April 2024

Brasada Ranch Design Review Committee
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An Impression

From the pages of the Atlas of Oregon:

Beyond the wall of the Cascades, which cuts the state into two sections sharply contrasting topographically, stretches a land whose character is that of the plateaus and deserts and mountains of the Rockies country. Yet even the climate of this eastern region has its enthusiasts, and has been thus described by Claire Warner Churchill: "… it suspends itself in celestial moments of sheer clarity that hearten the soul. Whatever else it may do, it challenges rather than enervates. Rather than complacency it breeds philosophy."

BRASADA RANCH VISION

"Walk Softly on the Land" The development of home sites at Brasada Ranch begins with a respect and consideration of this natural environment. Dedicated respect for these natural surroundings as well as continuity in the built environment form the basis of planning at Brasada Ranch.

Architecture and landscape, in all their subtle detail, must work within the context of Brasada Ranch natural palette. It is a timeless and organic architecture; subordinate to the existing landscape. The buildings created at Brasada Ranch must quietly defer to the surrounding landscape as well as exist harmoniously with the neighboring homes. The architecture and landscape create supportive relationships between individual components and the overall concept.

Rather than being viewed as individual structures, the homes at Brasada Ranch are considered part of a cohesive fabric that weaves together the places where people live with the natural beauty that draws people to this community. Putting living spaces outdoors and incorporating elements of the outdoors in the buildings helps to establish this marriage of environment and domicile, and is considered a core element of every home at Brasada Ranch.

Character and variety are encouraged; contrasts and differences of form, size, massing, color and materials from one home site to the next are discouraged. It is not the purpose of these requirements to create look-a-like homes or to suggest that they all have identical colors and materials, but to create a harmonious architecture and landscape environment that are compatible with, and complementary to, the existing landscape. No particular residential improvement project should stand apart in its design or construction so as to detract from the overall environment and appearance of Brasada Ranch. [1]

1 Vision is in collaboration with Lahontan L.L.C.

Table of Contents

Introduction

These Guidelines were created to enhance the overall experience of building a home here at Brasada Ranch so you can live the 'Central Oregon Ranch Life'.

The essential mission of these Guidelines is to protect and enhance the value of Brasada Ranch by creating governing principles and restrictions for the design of homes within the community. They have been created with the best of intent and are drawn from the experience of their authors and lessons learned from numerous successful communities of similar style, location and quality. They are, however, unique to Brasada Ranch and are designed to create a style and form of architecture and landscape that is not only elegant and appealing but also appropriate to the community, the region and the climate. The design review process and the construction guidelines are similarly drawn from experience and successful examples from like communities.

The Design Review Committee (DRC) is charged with the responsibility to implement these Guidelines with an even hand and with the primary purpose of preserving and enhancing value of the real property within Brasada Ranch. The standards herein are rigorous in their requirements for high quality design, construction and building materials. Designs for residences in Brasada Ranch are required to be consistent with traditional forms and materials. They do, however, permit flexibility in the details and exterior finishes thereby allowing a relatively broad range of styles of Western Ranch architecture from strictly traditional to more contemporary interpretations of traditional details, patterns and ornaments.

The commercial buildings constructed at Brasada Ranch are environmentally sensitive and are meeting the strict requirements for LEED Gold certification. In keeping with the vision "Walk Softly on the Land", the DRC is requiring that all homes being built at Brasada Ranch are Earth Advantage (or approved equivalent) certified.

As was the case with the creation of these Guidelines, the review process is to be implemented with the best of spirit from both the DRC and Applicants proposing designs for review. It is with great enthusiasm that these Guidelines are presented to the Owners of Brasada Ranch.

CHAPTER ONE: Energy Efficient Building Guidelines

Home Energy Rating System- HERS, ENERGY STAR® or Energy Performance Score - EPS™

One of Brasada Ranch's guiding principles is to protect and maintain the natural environment, an essential and enjoyable element of the 'Central Oregon Ranch Life.'

- To ensure adherence to this principle and to provide guidance to homebuyers and homebuilders in the home design and construction process, Brasada Ranch is participating in three reputable programs, ENERGY STAR Homes Northwest, Home Energy Rating System (HERS) and Energy Trust of Oregon's EPS. All homebuyers and homebuilders are required to meet the requirements for certification by the Energy Trust of Oregon, HERS or the Energy Star program, or other pre-approved program of the same objective.

- An application to one of these programs must be submitted with the Full Application Packet and proof of compliance is required with the request for final. Any home not complying with Green Energy Standards will forfeit the compliance deposit.

ENERGY STAR Version 3.2 and Energy Trust of Oregon EPS program are two distinct but complementary and collaborative programs. Both programs follow the "house as a system" approach to building and require third-party inspections, performance testing and certifications. By meeting the requirements of both of these programs, Brasada Ranch homeowners receive not only all of the amenities found in other quality new homes, but also receive an added value package of energy efficient and environmental features.

ENERGY STAR qualified homes are at least 15% more energy efficient than homes built to standard Oregon code. These savings are based on heating, cooling and hot water use and are typically achieved through a combination of:

- Tight duct systems
- Upgraded heating and air conditioning systems
- ENERGY STAR qualified windows
- Increased insulation
- High-efficiency water heating equipment
- ENERGY STAR qualified appliances
- ENERGY STAR qualified lighting

https://www.energystar.gov/partner_resources/residential_new/program_reqs/pacific_northwest

Energy Trust of Oregon

- Energy Trust is an independent nonprofit organization dedicated to helping Oregonians invest in and benefit from energy efficiency and clean, renewable energy.
- Energy Trust serves Central Oregon customers of Pacific Power and Cascade Natural Gas.
- Energy Trust provides services and cash incentives to single-family homeowners, multi-family property owners, businesses, industry and agriculture, school districts, cities, counties and other government facilities. Energy Trust also provides no- and low-cost energy-saving tips for renters and expert energy advice for the public.
- Provides the Energy Performance Score, (EPS).

Energy Performance Score

EPS™ is a scoring system that helps define a home's energy consumption, utility costs and carbon footprint. It's also a pathway for building and selling homes that deliver superior comfort, durability and efficiency. Energy Trust introduced EPS in 2009, and since then more than 20,000 newly built homes have earned a score.

https://www.energytrust.org/residential/new-homes-solutions/

For more information about ENERGY STAR Homes Northwest and/or Energy Trust of Oregon EPS program contact your local representative at 541.550.8185.

For information regarding HERS, please contact DHP Energy LLC at 541.460.2662 or visit their website.

https://www.hersindex.com/hers-index/what-is-the-hers-index/

CHAPTER TWO: Architectural Design

2.1 Design Approach

Homes in Brasada Ranch are to be designed both to allow their natural setting to remain dominant and to compliment the surrounding natural environment. Brasada Ranch is located in Crook County in the State of Oregon therefore Oregon and Crook County building codes are used in conjunction with the Design Review Guidelines in the design of a home. If there is a conflict between county and Brasada Ranch guidelines, the more stringent guideline will prevail.

The architecture of homes in Brasada Ranch, in general, is to draw from the spirit of stately Western ranches and farm dwellings. These classic structures were characterized by:

- Simple forms combined into attractive compositions,
- Forms based on the inherent structural qualities of stone and wood,
- Deep overhangs,
- Gable and shed dormers on simple primary roof forms,
- Exposed beams and rafter tails,
- Materials indigenous to the region.

These characteristics are to be interpreted into the contemporary context of current construction technology and actual usage of ranch homes.

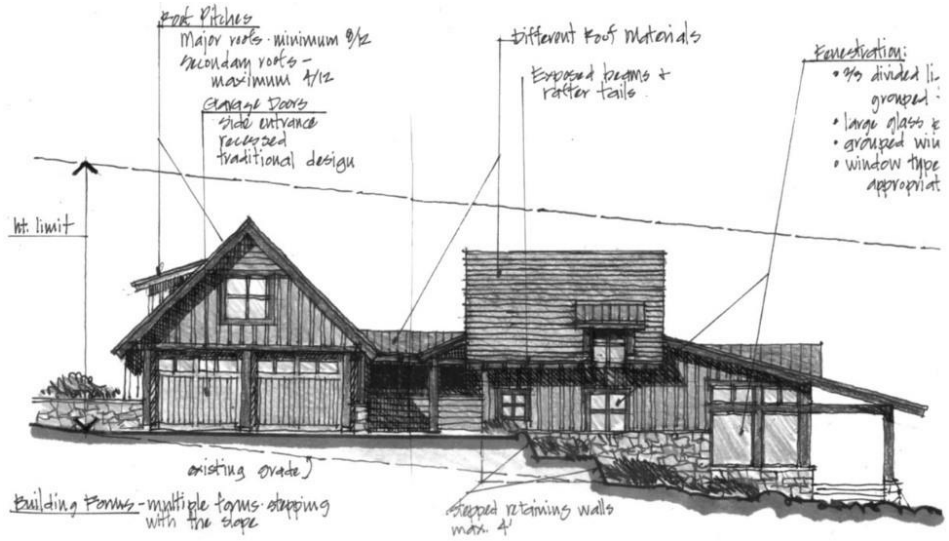
These Guidelines are relatively restrictive in their requirements for traditional massing and forms and exterior materials. Brasada Ranch homes will be characterized by consistency in forms and exterior materials but more latitude will be permissible in the style of the exterior details and fenestration patterns.

Homes at Brasada Ranch will range in style from a rustic, traditional appearance to a cleaner, more contemporary look based on traditional forms and materials.

It is important to provide visual order and harmony in the overall house design. Approval of plans is likely to be denied or conditions of approval imposed when plans include visually confusing, loud or disordered facades (including roof forms, massing, window and door shapes and sizes). It is important that the general proportions of the home, including the windows, doors, and other exterior architectural elements result in a quietly dignified composition and complement the remainder of the home designs in the community.

Windows, and other human-related elements that help communicate interior use, should appear dominant at the main, lower level of the home.

While more flexible stylistically, a very high level of quality is required for all materials and craft in design and construction. The DRC will scrutinize designs to ensure they are well detailed and will favor those that incorporate art and artistry into the craftsmanship.



2.2 Size, Mass and Form

2.2.1 Maximum Height Limitation

While the building height restrictions may help protect views, it is not their primary purpose. Height limits contribute to a rural character and help to develop a community with human scale. All Architects or Designers designing homes at Brasada Ranch should include in their design considerations the intended appearance of the community at full development and design accordingly.

Because control over building height is critical to the successful implementation of the Brasada Ranch Vision and the topography varies, each home site will be considered individually as part of the orientation, review and approval process.

Homes at Brasada Ranch are preferred to be limited to one and one-half (1 ½) stories in height (above grade) with the exception of homes on steep sloped areas with walk-out basements that may be two and one-half (2 ½) stories in height one and one-half (1 ½) stories above the exposed area of the basement. Single story homes are also welcomed.

One and one-half (1 ½) stories is defined as a home where the upper level is fit significantly within the attic or roof structure space typically reducing the real and apparent height of the home.

The preferred Maximum Height is limited to 27 feet measured from existing grade to the highest point of the roof as demonstrated in the sketch above.

2.2.2 Maximum Enclosed Area

Maximum Enclosed Area limits are established at 35% for each home site in order to ensure that homes do not dominate neighboring homes, their home sites or the natural landscape. See Appendix A-Glossary of Terms for the definition of Enclosed Area for the purposes of this individual section.

The overall design of a home has a major impact on how large or small it appears, regardless of its actual measured Enclosed Area. The DRC therefore has wide latitude either to restrict further the Maximum Enclosed Area of a home or to require adjustments in its overall design if it feels that the home is in violation of the intent of this section of the Guidelines.

2.2.3 Minimum Enclosed Area

Minimum Enclosed Area limit is established as the square footage of livable space. The minimum limit will be established at 2,000 square feet, excluding garage. See Appendix A-Glossary of Terms for the definition of Enclosed Area for the purposes of this individual section.

2.2.4 Setback Areas

To enhance the Brasada Ranch vision "Walk Softly on The Land" it is critical that setbacks are used to preserve or to restore the natural undisturbed areas. Except for the driveway, utilities and the related drainage and slope design, all disturbances are required to be placed clear of the setback areas. This includes foundation walls, decks, roof overhangs, grading or any above ground built structures. Fencing complying with the requirements of section 3.12 Walls, Fences and Gates may be allowed when approved by the DRC.

The required minimum setbacks from home site property lines are as follows:

- Front 30'
- Side 20'
- Rear 20'

These setbacks are in addition to and do not include the "Building Envelope" as described in sections 3.2.1 The Building Envelope and 6.1 Construction Area Plan. A "Lot Diagram" displaying the setbacks for each platted home site is included with the owner's documents, setbacks plotted on the "lot diagram" supersede these requirements.

Improvements within the setback area are not allowed. New Landscaping is limited to that allowed by Section 3.15 Planting Design.

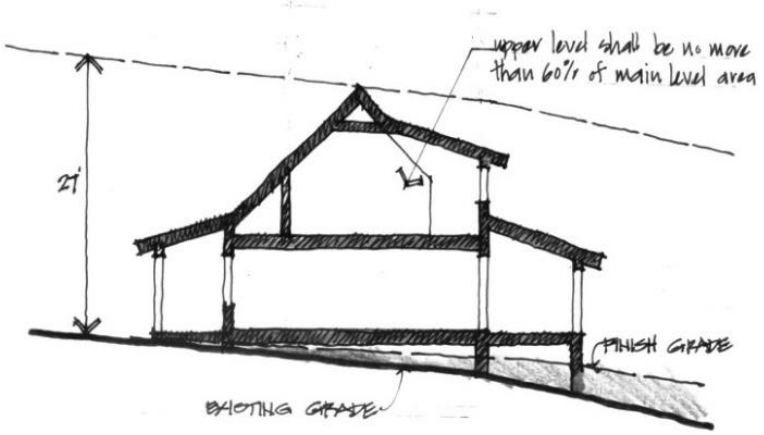
2.2.5 General Massing Requirements

The general form and massing of homes in Brasada Ranch are to draw from traditional ranch residential architecture that typically:

- Responds to climate - including snowfall and solar exposure.
- Responds to other natural conditions such as topography and view sheds.
- Works within the structural limits of stone, wood and other natural materials.
- Is designed at a scale commensurate with its intended use,

- Is composed of multiple, simple volumes which may have been added to an original smaller structure over time.
- Combines the influences of architectural traditions from European immigrant cultures with the practical spirit of the pioneers who settled in the Cascades and other western ranching areas.

The design for a home in Brasada Ranch must therefore accomplish the following:



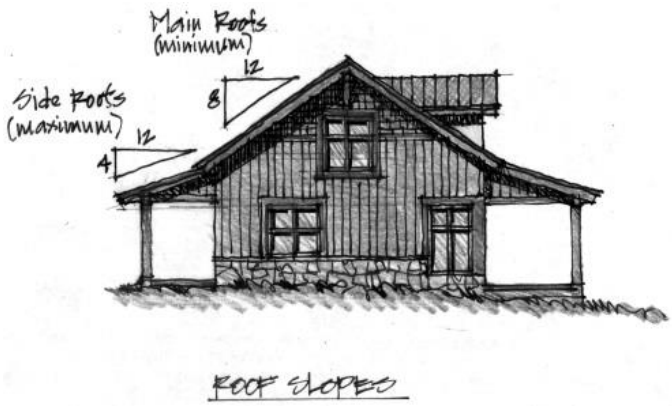
- Appear residential in scale.
- Include single story elements.
- Be composed of multiple, simple volumes as appropriate for the scale of a home.
- Arrange those volumes with balance and rhythm but in an asymmetric pattern.
- Incorporate roof forms that step down from a dominant, usually central volume and thereby create the visual effect of roofs that appear to "cascade" downward from the highest ridgeline.
- Express the nature and organization of the home's interior spaces through articulation of volumes and fenestration patterns.
- Step up or down with existing grade using variation in the heights of foundations, walls and roof forms such that the structure appears integrated into its natural setting.
- Include covered and/or uncovered spaces such as balconies and porches that enhance the composition of the larger volumes of the home.
- Use forms that appear structurally "honest" or appropriate relative to the materials of which they are composed such that those materials are or, at least, appear to be load bearing.
- Include the garage in the composition such that it appears subordinate to the rest of the home.

• Roof forms may be combined, ie: gable, hip, shed

Additionally, design of homes that either are or appear to be divided into multiple structures is strongly encouraged. Detached structures include but are not limited to garages, guest houses, home offices and garden sheds.

The Enclosed Area of the upper floor may not exceed 60% of the Enclosed Area of the main floor See Appendix A-Glossary of Terms for the definition of Enclosed Area for the purposes of this individual section.

The maximum unbroken horizontal length of exterior walls, roof planes and ridgelines is 40 feet. For this calculation, roof overhangs are not included in the measurement of the horizontal length. In the assessment of roof planes and exterior walls, the DRC will determine what constitutes a "break" in the plane; for example, a small dormer may not be deemed a sufficient "break" while a larger dormer may suffice.



All elements of a home in Brasada Ranch must appear to be either self-supporting or supported by appropriately scaled structural elements and systems. Cantilevered or suspended masses are generally prohibited unless their structural systems are clearly expressed.

Homes built on sloping sites must step down with the topography, breaking the apparent floor and roof lines at locations as determined by the extremity of the slope.

2.2.5.1 Roofs

Roof forms are limited to gable and hip forms with dormers and limited sheds as secondary forms. Flat, low slope and curved roofs may also be used as accents but not as the main roof form. Mansard roofs are not permitted.

The minimum roof pitch for the main or dominant roof is 8:12. The DRC may require a roof pitch to be steeper on particularly wide volumes if the roof appears to be too flat. Roof overhangs must be a minimum of two feet as measured along the plane of the roof, but overhangs greater than two feet are encouraged.

No more than 40% of the total roof may be designed as a single plane. No more than 75% of the roof may be designed as a single gable; the DRC may reduce this maximum requirement for particularly large homes as it deems necessary. A shed dormer may not exceed 2/3 of the area of the roof plane to which it is attached.

Minimum roof overhangs: the minimum distance from an exterior wall surface to any adjacent horizontal roof surface termination (eave) is 24”. The minimum distance from an exterior wall surface to an adjacent sloping roof termination (rake) is 12”.

2.2.5.2 Garages

Garage location lends significant shape to the design and placement of the home. When planning a home at Brasada Ranch, attempt to minimize the potential view of the garage doors from the street. The garage may be placed in a separate structure with or without an enclosed connection to the main house.

Where visible, garage doors are highly encouraged not to face the street, unless site conditions are such that a particular facing condition is unavoidable. The DRC may require special design features (roof form, deeper overhangs, etc.) on such conditions.

Garages may not exceed four bays in size. A bay is defined as the width and depth required to reasonably enclosed one vehicle. Garages in excess of three bays must be separated such that no more than three bays open on any single elevation or be offset if the width is greater than 35'. As described previously, the DRC may further limit the size of the garage as it deems necessary to maintain the scale of the garage in proportion to the rest of the home. For particularly large homes, the DRC may allow more garage bays but only when, in its view, the design mitigates the visual impact of so many garage doors.

2.2.5.3 Porches, Balconies and Other Outdoor Spaces

Porches and other covered or uncovered outdoor spaces that are designed to be extensions of the architecture of the home are enthusiastically encouraged and are therefore not included in the calculation for Maximum Enclosed Area.

As part of the form and massing composition, outdoor spaces such as porches, balconies, covered walkways; elevated patios are to be proportionate in scale and logical extensions of the predominant horizontal elements of the volume to which they are attached.

A core element of the Brasada Ranch vision is the utilization of the covered front porch or front-facing terrace. Properly designed, this can augment the traditional, more private use of the backyard. The historic front porch or landscaped terrace assists this effort in a number of ways:

- The focal point of the home becomes the people-oriented entrance.
- There are often excellent views from the front of the home. A space for limited seating, with the benefit of a low wall and an overhanging roof, facilitates being able to take advantage of views.
- The living area of the home is made to feel larger by opening up the front yard and street with an outdoor space.

- A sense of continuity is developed between the outdoor landscape and the home.
- Covered porches and trellises create shadows, thus softening the visual impact of walls behind them, as well as creating a layer of privacy screening for the occupants of the home.

2.2.6 Detached / Ancillary Structures

Detached garages, guest quarters, home offices, art studios, play houses, garden sheds and other ancillary structures are enthusiastically encouraged. They must, however, be designed as part of a composition with the primary structure, subordinate in scale and consistent with its architectural vocabulary and be constructed with or after the main structure.

Detached structures must be consistent in massing; materials and style with the primary structure and are also subject to these Guidelines.

Ancillary structures that are not submitted with the original residence submittal will be treated as a new submittal requiring a new application, submittal materials including grading, drainage and landscape plans and be subject to all of the review fees as such.

2.2.7 Chimneys and Vertical Elements

Chimneys are important elements in the overall formal composition of homes at Brasada Ranch and are highly recommended. They are required to be expressed as if they are serving a wood burning fireplace in scale and height. An approved spark arrestor and flue shroud is required on all chimneys. The use of a stone on chimneys is required unless otherwise approved by the DRC.

Tower or turret elements are not in keeping with traditional ranch residential architecture and are, therefore, generally not permitted and must not exceed 36” in height at the highest form. The DRC does, however, have the capacity to make exceptions for tower elements that, in its judgment, are in keeping with the spirit of these Guidelines.

When adjacent to an exterior wall, the chimney must start below grade, be offset from the exterior wall a minimum of 1 foot and be of sufficient height to serve a fireplace. If necessary, to meet this requirement, the chimney may exceed the height of the highest ridge by as much as 4 feet. Chimneys must appear to be of sufficient scale to be self-bearing.

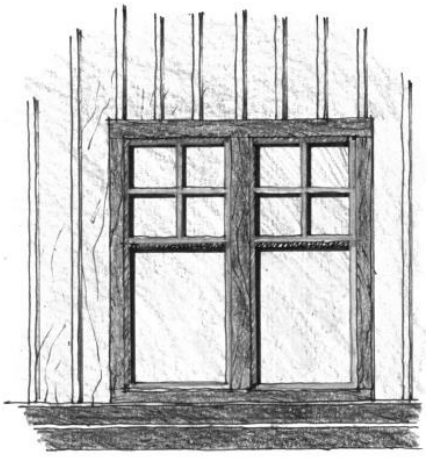
Vertical projections for other mechanical equipment such as vents and flues must be diminutive in size or enclosed and hidden from view as best possible. Plastic and/or metal roof vents on the roof surface are not allowed.

2.2.8 Fireplaces and Stoves

Wood burning fireplaces and stoves are discouraged at Brasada Ranch and all fireplaces and stoves are required to be plumbed for natural gas.

While wood burning fireplaces and stoves are discouraged an exception may be granted for 1 interior fireplace/stove to burn wood (and is gas ready) by the DRC if included with the initial plans and documents submitted for construction.

2.2.9 Fenestration: Doors and Windows



Windows and doors must be designed in scale and patterns that are both complimentary to the form of the home and also expressive of the internal organization of the home. In combination with the form of the various components of the building, an observer of the exterior of the home should largely be able to identify the functions of the rooms behind the windows.

Window and door patterns are to be characterized by simple forms and a high level of detail.

Front doors, in particular, are to be of high quality and craft and consistent with the requirements for simple forms and patterns for the rest of the architecture of homes in Brasada Ranch.

2.2.9.1 Windows

Windows must be rectangular or square in form and vertically oriented. Special exceptions may be granted by the DRC for horizontal or banded windows when deemed appropriate to the style of the proposed architecture provided that the style meets DRC approval. Arched windows are permissible only in areas such as stone walls where they are consistent with a structural or load-bearing expression. Triangle, elliptical and round windows are not allowed. Trapezoidal windows are discouraged but may be allowed with DRC approval. Glass block is prohibited for all exterior applications.

Double hung, single hung, casement, awning and fixed windows are appropriate. Other window types will be considered by the DRC if the proposed type achieves the desired texture and detail on the facade of the home. The use of muntin bars is encouraged, however they must be applied to the exterior surface of the exterior glass pane. Muntin bars that are located between glass panes are not permitted. In order to preserve unobstructed major views, large, undivided view windows up to 40 square feet may be used when surrounded by smaller windows either divided or arranged in a pattern that achieves a similar effect.

Methods that help to reduce the impact of the reflectivity (or help to earn increased glazing areas) include, but are not limited to, structurally separating glazing into smaller units, increasing mullion density, and providing substantial opportunities for shade and shadow through the use of elements such as deeper roof overhangs, covered porches and trellises.

Windows are highly encouraged to be wood or metal clad. The DRC will consider high quality vinyl, fiberglass or metal with colors that are compatible to the color palette of the home. Submit detailed information on window type, manufacture and detailing with application.

Glass may be coated or tinted to control heat gain but highly reflective or mirrored glass surfaces are prohibited. At a minimum, windows must be insulated units.

Obscured glazing treatments may be considered on a case-by-case basis.

Windows that are set in stone walls are strongly encouraged to be recessed a minimum of 4 inches and use stone or wood headers and sills.

The solar orientation of windows must be considered in their design. On south and west facing exposures, appropriate overhangs in the form of shed roofs or extended overhangs are recommended.

2.2.9.2 Doors

All doors are to be constructed from natural wood, fiberglass and/or metal. For any metal clad door, the finish must be flat or patina and the texture should be smooth, without any wood grain or other type of embossing. Glass lights in doors may be incorporated provided the glass is not the dominant element and is appropriately scaled. Art glass may be included but is subject to special review by the DRC. Hardware for exterior doors including hinges, latches, handles and pulls must be chosen for their high quality and artistic expression. Wrought iron, bronze, copper or similar materials are encouraged. Matte or brushed, non-reflective finishes in warm and darker tones are required.

Front Entry Doors must be included in the design proposal and are subject to special review to ensure that it is in keeping with the community's high standards of quality and consistent with the overall design of the home. A Front Entry Door at Brasada Ranch may portray more presence than other elements of the home; however, overly decorative elements will not be approved. Full glass doors will be reviewed on a case by case basis. An ideal Front Entry Door shall be custom designed to complement the character of the home; it would be well-detailed in a functional manner and substantial in proportion and construction.

Exterior Sliding Glass Doors and Glass Movable Walls require specific approval by the DRC. For consideration by the DRC applicant will be required to submit detailed information on the door type, scale, materials, details, trim and exterior colors. Generally, the DRC will judge the door or wall element based on, but not limited to, the following considerations.

- Scale, proportions and pattern of the opening element in relationship to the building form and adjacent openings.
- Consistency of the opening frames, materials, detailing, trim and color with other window or door openings.
- For standard Sliding Glass Door Assemblies, the use of doors designed with wide stile and rails designed to appear as French Doors will be required.

2.2.9.3 General

All elevations must have sufficient fenestration to create visual interest and to prevent the appearance of blank wall areas. Windows and doors must be balanced such that the majority of openings are not concentrated on single elevations. Trim is to be consistent in material, color and proportion with the details of the rest of the structure.

2.2.9.4 Garage Doors

Garage doors must be made of materials and include details that are commensurate with the high standards of these Guidelines and compliment with the exterior finish of the home.

Garage doors must be designed with the architecture of the home in mind. Garage doors with glass panels will be considered on a case by case basis. Garage door designs that incorporate glass generally require the use of frosted or obscure glass to reduce sight lines to the interior of the garage. For any metal clad door, the finish must be flat or patina and the texture should be smooth, without any wood grain or other type of embossing

Doors and bays scaled to allow recreational vehicles will be subject to special review by the DRC and will require that such oversized elements be integrated into the design such that they blend into the architecture and are not visible from off the Home site.

2.2.9.5 Skylights

In general, dormers are preferred over skylights. Skylights are, however, may be permitted provided that they are (1) located in areas that cannot be seen by neighboring homes, (2) utilize flat glass in lieu of the older plastic "bubble" designs and (3) are colored to match the roof. Skylights may be approved on a case by case basis; however, the DRC reserves the right to require mitigation of any nuisance light caused by the skylight including sunlight glare and nighttime light pollution. As such, any approved skylights must use non reflective glass and have interior shading installed to prevent impact on neighboring homes. In the event of nighttime light pollution, the resident may be required to ensure that shades are drawn over the skylight to reduce impact in our dark sky community. In the case of sunlight glare, the resident may be required to add exterior shades or coatings to eliminate the glare.

2.2.10 Colors

Color selections are to reflect the colors of the surrounding environment including the color of the surrounding earth and other indigenous elements.

All exterior colors are subject to review and written approval by the DRC for both original painting and subsequent repainting when the colors are proposed to deviate from the originally approved colors. Exterior colors must be of medium to dark tones. Exterior color treatment should be continuous on all elevations. Warm Earth tone colors of brown, gray and green are strongly recommended. Very light or bright body colors will generally not be acceptable. Care shall be taken to avoid duplicating colors of nearby homes. Natural wood siding, exposed beams, peeled logs and natural shakes must be stained or treated with an accent or complementary color.

2.2.10.1 Window Frames

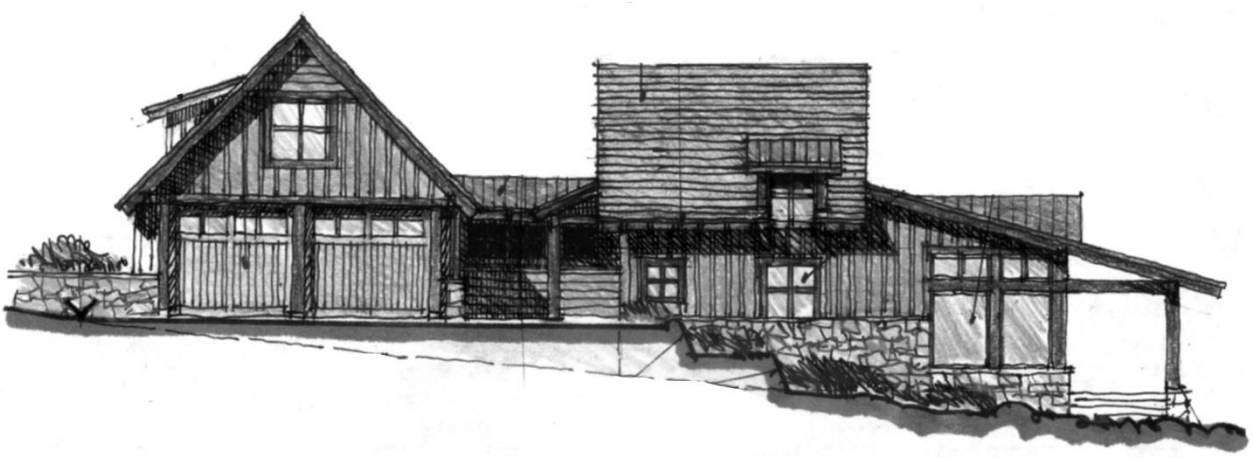
Window frame colors are to be complementary to the color palette of the rest of the home and are to be drawn from the following: black, bronze, copper, brown or other earth tones.

2.2.10.2 Doors

Doors are to be stained or (with the exception of glass and some types of metal doors) and are to be either the same color as the exterior siding or a slightly darker color that is still within the generally approved earth tones and hues. Exceptions to this requirement will be granted for doors that include decorative darker elements such as metal cladding, ornamental metal or ornamentation and wood patterned inlays.

2.2.11 Exterior Finish Materials and Details

The exterior finish materials and details of homes in Brasada Ranch must appear natural and complementary to the surrounding natural environment in color, texture and pattern. The selection of exterior finishes and details is the area in which architects have the most flexibility in Brasada Ranch to define the style of the proposed home. Homes can be traditional or rustic in nature by combining traditional siding patterns with details such as exposed heavy timbers and trusses. On the other end of the spectrum, the exterior skin of homes can take on a cleaner appearance with more refined details using smaller scale elements and a smoother skin. Because this cleaner aesthetic requires a higher level of architectural detailing and is generally more difficult to execute well, the DRC will scrutinize proposed designs that lean towards a more contemporary expression of traditional materials. In all cases, the application of exterior materials and details must be coherently applied across the entire home in a manner consistent with the overall stylistic intent of the design.



All materials are to be used in such a manner as to appear structurally correct. Stone walls and columns, timber post, beams and trusses and other structural elements must appear to be self-supporting and/or appropriately massive for their task.

Material changes must occur at logical transition points. Vertical transitions must occur at inside corners and horizontal transitions must occur at appropriate heights with dividing ledges stone or trim materials.

2.2.12 Foundations

Foundations and finish grading in Brasada Ranch must be designed such that the home appears to be integrated into the earth.

Foundation walls that are above grade by more than 8 inches must be clad with siding, stone, architecturally designed concrete finish or other suitable finish material. Faux stone is prohibited unless special exception is granted by the DRC.

On sloping sites, foundations must be stepped with the contours to avoid high retaining walls. Retaining walls that are in excess of 4 feet in height are generally discouraged unless the DRC determines the use appropriate for an extraordinary circumstance.

Foundation vents must either be concealed in some fashion or be made to be decorative. In general, they should be rectangular in shape.

2.2.13 Exterior Siding Materials

The predominant materials to be used for exterior walls at Brasada Ranch are to be wood and stone. Wood is to be finished to take advantage of its natural grain. Wood and stone colors and patterns must complement the surrounding natural environment.

Homes at Brasada Ranch must use a minimum of two exterior wall materials with the exception that the entire home is covered with stone.

2.2.14 Requirements by Material Type

2.2.14.1 Wood Siding Materials

Wood is encouraged to be the predominant material, with the exception that the entire home is covered with stone. Wood is encouraged to be finished with clear or semi-transparent stains, such that the natural wood character shows through. Solid-body stains are permitted.

Approved wood types:

- Board and Batten (no wood sheet goods)
- Lap: straight
- Tongue and Groove, Beveled Edge or Board on Board
- Shingles or Shakes
- Recycled Barn Wood
- Log Plank with dark chinking

Alternative wood types: With the advancement of building technologies and materials the DRC will review alternative wood products usage with regards to application, style and location.

2.2.14.2 Stone

The use of stone is required on homes at Brasada Ranch. A minimum of 10% of the exterior walls must be covered with stone. The use of stone on chimneys is strongly encouraged and the area may be included in the 10% requirement.

Stone is subject to the following requirements:

- Stone must appear to be sourced from within the region and work within the overall color palette. Extreme contrast between stone and siding colors will not be approved.
- River rock is prohibited.
- Stone must appear to start below grade and be designed to appear structural and not a veneer.
- Stone must extend around building corners and return to inside corners or other approved design elements.
- Limited use of masonry between stones is required unless an exception is specifically approved by the DRC. Generally, a dry stack appearance is preferred.
- Openings for windows must include sufficiently sized sills to appear structural. As an alternative, arched openings are permissible provided that the stone work is applied to appear structurally correct.

Stone must be natural. The use of cultured stone or panelized stone products is strongly discouraged and requires DRC approval.

In general, cladding whole masses is preferred over wainscoting. When used, stone wainscoting must be either discontinuous or varied in height. Stone wainscoting must have a ledge stone.

2.2.14.3 Stucco

Stucco is to be used sparingly at Brasada Ranch and only as an accent material. Its use is limited to no more than 20% of total exterior walls.

2.2.14.4 Exterior Metal Siding

Rusted corrugated metal or similar non-reflective metal materials is permissible as an exterior siding material but is limited to coverage of no more than 15% of the total area of the exterior walls. Galvanized metals are not permitted, even when promoted as non-reflective.

2.2.14.5 Prohibited Siding Materials

The following materials are prohibited for use as siding:

- Plastics or Vinyl
- Concrete - either masonry units, pre-cast or formed
- Plywood, T- 111, OSB or other engineered wood sheet goods
- Composite shingles

2.2.15 Roof Materials

Roofing materials are to be non-reflective, textured and a variegated dark color that is compatible with the surrounding natural environment. Their use should also be consistent with the practical requirements of the local environment, including design for either snow build up or shedding. Flat or low sloping roofs designed as "Green Roofs – Roofs with plant materials installed on the roof covering" are not permitted.

Approved roofing materials include:

- Slate and high-quality faux slate tiles
- Oxidized copper shingles
- Composite thick butt asphalt shingles
- Non-reflective (brushed, matte or non-specular) standing seam metal
- Oxidized copper standing seam (as an accent material only)
- Oxidized corrugated metal (as an accent material only)

Prohibited roofing materials:

- All wood shingles and shakes
- All reflective metals
- Plastic shingles or tiles
- Metal panels designed to appear as other materials

With the advancement of building technologies and materials the DRC will review simulated material usage with regard to application, style and location.

Flues, vents and other penetrations through the roof plane must be painted to match the roof if not enclosed in a concealing structure.

2.2.15.1 Roof Colors

Approved colors include:

- Darker Earth and other muted forest tones
- Variegated blacks
- Oxidized Copper, Oxidized Bronze or other Oxidized Metals (as accent only)

2.2.16 Gutters and Downspouts

Gutters and downspouts are to be integrated into the overall design of the home in form, location and color.

- Plastic or other non-metal gutters and downspouts are prohibited.
- Gutters and downspouts must be painted in colors chosen to diminish their visual impact by blending into adjacent colors.

All water run-out from the outlets of downspouts must be contained within the Building Envelope with the use of dry-wells, dry creek beds or other in-ground absorption methods approved by the DRC.

2.2.17 Trim, Details, Texture and Ornamentation

A richness of architectural detailing is required at Brasada Ranch. The selection of details has a major impact on the apparent style of the design. Details must be substantial in scale relative to the structure and to their inherent structural properties. In all cases, elements that are structural or clad structural components must be scaled and detailed such that they appear functional and structurally appropriate.

Trim must be a minimum of 4 inches in width and 1 inch thick. Preferred details include:

- Exposed timber and log posts, beams and trusses
- Brackets, Corbels and kickers
- Shutters that are sized to be able to cover adjacent windows
- Exposed rafter tails
- Architectural attic vents in rectangular or gable shapes

The DRC has wide latitude to ensure that an appropriate level of detail and ornamentation is included in proposed designs. The DRC will also determine whether or not an element appears to be structurally appropriate in scale and detailing for its apparent loads.

2.2.18 Porches / Balconies / Outdoor Spaces

Where visible the underside of porches and balconies must be finished comparably to the eaves and overhangs of roofs.

Porches, when low to the ground, must be designed to screen the view below the porch. Wood, plastic or metal lattice or similar skirting that is deemed not to be sufficiently substantial by the DRC is prohibited. Structural elements such as columns, braces and kickers must be designed to appear appropriately massive.

2.2.19 Exterior Light Fixtures

Exterior light fixtures attached both to the home and installed elsewhere on the site must be limited in their impact in order to preserve the nighttime dark sky by minimizing the amount of exterior lighting. All exterior fixtures must be labeled and certified as dark sky compliant. They must be low intensity, indirect light sources to the extent required for safety and subtle accenting of the architecture and landscape. The HOA and DRC strongly encourage all exterior lighting (both residential and landscape) is set on timers scheduled to be turned off no later than midnight in an effort to preserve the dark sky environment.

The quality and style of the fixtures must be in keeping with the architecture of the home. Polished brass fixtures are prohibited. Wrought iron, patinaed bronze, oxidized copper, tarnished brass and other non-reflective metals are encouraged.

The DRC will review exterior light fixtures with a high amount of scrutiny to ensure that their quality and design is commensurate with the overall requirements of these Guidelines and the home to which they are to be installed. Their scale must be appropriate to their use; oversized fixtures as determined by the DRC will be prohibited. Fixtures that are or appear to be hand crafted are encouraged.

2.2.20 Miscellaneous Requirements

2.2.20.1 Trash Storage, Satellite Dishes, HVAC Equipment and Utility Meters

All meters and utility hook-ups should be screened from view from both the street and neighboring homesites either by their location on the home or with landscape walls or similar structures. They must be shown on the elevations of proposed designs.

Exterior trash storage and HVAC equipment must be screened with an appropriate wall or other structure and must be designed to allow access for trash removal by the appropriate agent. Minimum height requirement is 4 ½ feet and must screen equipment and trash containers

Satellite dishes are preferred to be approximately 25 inches in diameter and should be discreetly located and painted to blend with the structure. The DRC may require additional screening if necessary. The DRC is available for consultation prior to their installation.

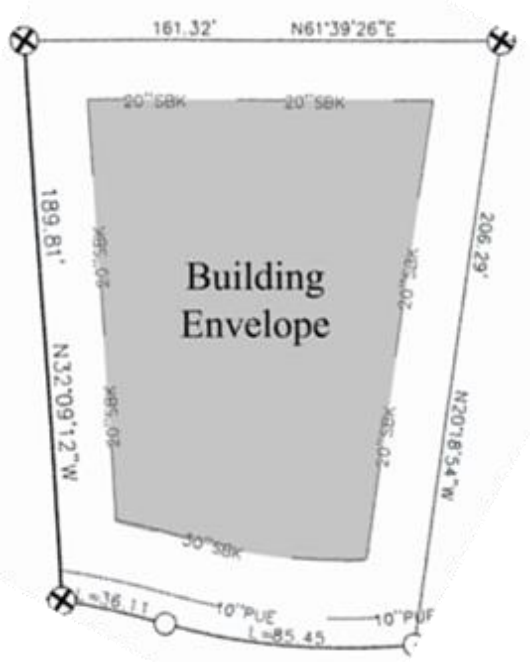
2.2.20.2 Pet Enclosures and Dog Runs

Dog runs and pet enclosures may be provided on home sites when approved in advance by the DRC. They must be integrated to the fullest extent possible with the home and may not be freestanding. Fencing for dog runs and pet enclosures must be as unobtrusive as possible and blend as a visual extension of the residence.

2.2.20.3 Solar Applications

Equipment used to capture the energy of the sun - such as photovoltaic panels or shingles and hot water collectors are encouraged but must be both integrated into the architecture and largely hidden from primary view sheds. The DRC will work with the Owners or Agents who wish to integrate such panels and other equipment into their homes with as much flexibility as possible while maintaining its main requirement of mitigating any potential negative aesthetic impacts. Materials must be low glare and non-reflective.

CHAPTER THREE:
Site and Landscape Design



The following chapter sets forth Guidelines for all site work relating to the home site, including grading, planting, sitting of structures, design of outdoor areas and preservation and enhancement of the landscape and views.

Intent of the Site and Landscape Guidelines

Design for the Site and Landscape at Brasada Ranch must achieve the following:

- Preserve, protect and enhance the existing natural environment of Brasada Ranch.
- Situate homes such that they preserve the integrity of the surrounding landscape by maintaining a natural buffer between the house and street, neighboring home sites, Common Areas and the golf course.
- Limit tree removal to what is necessary to accommodate the home
- Design landscape to encourage and promote water conservation.
- Incorporate unique design solutions that are responsive to the specific home sites topography, climate and environment.
- Site buildings to minimize grading and maintain a low, subordinate profile against the back drop of the surrounding area. Outdoor areas are to be designed to take advantage of sunlight, provide wind protection and capture views.
- Include courtyards, decks and outdoor spaces that emphasize the outdoor-oriented lifestyle of the Ranch.
- Design landscape that blends the architecture with the natural environment. Incorporate natural and existing landscape features such as rock outcroppings, native vegetation and topography into landscape designs to help achieve the transition between the built and natural environments.
- Use natural and indigenous building materials for landscape site walls and outdoor areas including wood and stone building materials.

3.1 Location of the Home on the home site

Homes in Brasada Ranch must be situated on their home sites such they achieve the following objectives:

- Minimize grading.
- Maximize privacy.
- Enhance view sheds.
- Minimize disruption of natural drainage patterns and contain runoff from impervious surfaces within each home site.
- Protect, enhance and maintain the natural vegetation throughout the community.
- Protect and enhance the distinctive natural landforms, wildlife and vegetation on the home site. And, preserve the dominance of the natural setting by situating buildings such that they blend into their surroundings.

3.2 Building Home Site Diagram

A sample building home site diagram illustrating the setbacks, variances, building envelope and the Natural area is shown in section 3.2.1. Topography is not shown on the Building Home site Diagram so an onsite inspection and survey is important to your design process and site planning. In addition to compliance with the design guidelines of the Brasada Ranch DRC, development on slopes exceeding 25% may require additional
geotechnical study and reports to meet Crook County land use requirements.

3.2.1 The Building Envelope

The Building Envelope is the area in which the home and potential ancillary structures can be constructed as well as other improvements such as terraces, landscape walls, ornamental streams and pools, swimming pools or spas and auto-courts. It is also the area in which landscaping such as gardens and lawns may be created and offers the least restrictions on what types of vegetation can be installed. The building envelope shall not encroach on any setbacks and is in addition to established setbacks.

3.2.2 The Natural Area (See also section 3.15)

The Natural Area of the home site is the area around the perimeter and outside of the Building Envelope. The Natural Area is to remain natural or restored to a natural condition. With the exception of driveways, walking paths and minimal complementary improvements such as address markers, no construction of any kind may take place within the Natural Area. Any damage or disturbances within the natural area are required to be restored.

3.3 Combining Home sites

Prior to combining two or more home sites, approval is to be obtained from the Declarant during the Development Period or from the DRC thereafter. When combining two or more home sites, the DRC will designate new Building Envelope and new Maximum Enclosed Areas. Combining homesites is permanent and may not be reversed in the future.

3.4 Tree and Shrub Thinning and Removal

A tree/shrub removal permit is required for removal of any native trees or shrubs on established home sites.

Trees may be limbed and shrubs thinned in the Natural area only if performed by an arborist and approved by the DRC.

3.5 Tree Removal in the Building Envelope

The restrictions limiting tree and shrub removal or pruning are consistent within the Building Envelope.

Within the building envelope, trees and shrubs can be removed to accommodate the foundation of the new home and its ancillary structures. Outside of the area required for construction, existing high-quality trees are to be incorporated into the landscape plan to the greatest extent possible.

The removal of any tree that has a diameter greater than 6 inches, as measured 4 feet above grade, or any shrub measuring greater than 5 feet in height, must be approved by the DRC.

Failure to obtain DRC approval for tree/shrub removal may result in a fine per tree/shrub and/or additional tree/shrub mitigation as specified by the DRC. The DRC reserves the right to periodically adjust fines for unapproved tree/shrub removal.

The DRC will work with Owners to encourage the preservation of particularly large and high-quality trees and may require an adjustment in the location of an improvement to achieve this goal, provided the requirement does not prevent the reasonable use and enjoyment of the home site. Owners and architects are required to make a reasonable attempt to preserve such trees and to work with the DRC towards this important goal.

3.6 Driveways and Parking

Each home site may be accessed by a single driveway only and should be located to preserve and protect important natural features. Driveways are not to be located within 20 feet of neighboring driveways unless otherwise approved by the DRC. All entries of driveways are required to have a paver apron of at least 30 feet in length starting at the pavement edge of the roadway. To maintain consistency across the resort, the apron paver type must be SF Rima in walnut blend color, available from Willamette Graystone.

Appropriate paving materials for driveways, parking and turnaround areas include:

- Decorative concrete such as colored, stamped, exposed aggregate, broom finished and/or patterned (submit color and pattern for approval)
- Pre-cast concrete pavers
- Asphalt
- Turf block or similar structured turf in low volume areas

Inappropriate paving materials include:

- Plain gray, un-textured, uncolored concrete
- Gravel
- Red cinders

The paved surface of a driveway should be at least 10 feet wide and should not exceed 12 feet in width except where the drive meets the street where it can flair to 24 feet wide max. Paved surfaces of garage entrances, guest parking and turnarounds must be located within the Building Envelope and buffered from off-site views by supplemental plantings as approved by the DRC as part of the Landscape Plan.

Driveway gradients are not to exceed 12% and surfaces may not encroach into any side or rear setback without approval of the DRC.

All water runoff from impervious surfaces must be contained within the Building Envelope with the use of dry-wells, dry creek beds or other in-ground absorption methods approved by the DRC. If a drainage ditch exists where the driveway meets the road, a culvert (minimum 12” galvanized) will be required to maintain effective water conveyance.

3.7 Grading

Grading Policy: The grading of the site shall, to the greatest extent possible:

- Blend grading improvements into the natural topography of the home construction site.
- Preserve natural drainage.
- Retain all storm water runoff on site.
- Limit grading to minimal amounts to retain the character of the site's natural topography and existing vegetation.

Grading and drainage should be designed to minimize impacts to the existing site and landscape, minimize the removal of the existing trees, preserve existing rock outcroppings and promote the use of the natural drainage systems within the home construction site.

Grading, drainage, utility locations, re-vegetation and sedimentation and erosion control measures for all new construction must be included on the site plan.

The following standards are to be integrated into all grading plans for Brasada Ranch:

- To the extent possible, the long axis of the building is to run parallel to existing contours in order to minimize site disturbance. Where feasible, building foundations and main floors are to step with the existing topography as it rises and falls to create split floor levels rather than grading to develop one flat building pad. While it is required that building masses follow natural site contours, nothing in these guidelines shall prohibit a single floor level provided that the building height, massing and grading guidelines are met.
- All cuts, fills and retaining walls are to create smooth transitions at the top and bottom of slopes that appear as extensions of the natural landform. Grading designs are to protect and retain as many existing trees, shrubs and rock outcroppings as possible. (No straight cut/fill shapes.)
- Slopes are preferred not to exceed 2:1. Slopes should appear natural in form and not engineered.
- Grading may not extend outside of the Building Envelope with the exception of that associated with driveways, paths and utility improvements. In rare cases, the DRC may approve small extensions of landscape terraces and/or grading outside of the Building Envelope if it achieves a more natural looking solution and/or enhances site design and compatibility.
- Cut and fill slopes are to be re-vegetated with plantings from the approved list in Appendix B and appropriate to the site to blend them into the surrounding environment. Re-vegetation is to be completed as soon as possible and erosion control measures implemented upon completion of grading. Temporary irrigation systems may be required.

Fill may not be used to significantly raise the finish floor elevation. Homes should be set into the natural grade of the home site.

3.8 Retaining Walls

Retaining Wall Policy: Retaining walls shall comply with the following:

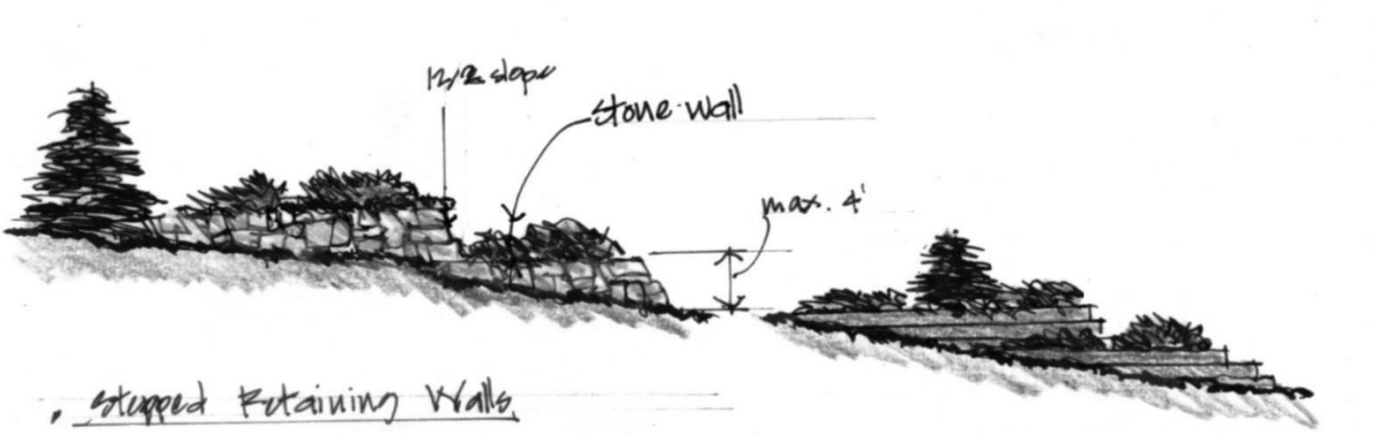
- The height shall be minimized to the extent possible
- Blend with the natural topography
- Be constructed of stone that appears to be locally sourced or colored to blend into the site or dark colored, heavy textured board form concrete or other textures to be approved on a case-by-case basis by the DRC.

The tops of walls are to be shaped to blend with natural contours. Ends of walls are not to end abruptly, but are to create natural looking transitions with existing landforms and vegetation.

Retaining walls are not to exceed 4 feet in height. Walls that exceed 3 feet will require designing by a qualified, licensed engineer. Where grade changes exceed 4 feet, stepped-back or terraced wall structures with ample planting terraces (4-foot minimum width) are to be used. Higher walls may be considered only if they are not visible from off-site and if doing so significantly reduces overall impacts to the site and/or adjacent land. Walls taller than 2 feet must be battered at a 2:12 slope.

Retaining walls are not to be built within 20 feet of property lines with the exception of those required for driveway access.

Retaining walls may only be constructed in the Natural Area to accommodate a driveway or footpath.



Boulder Retaining Walls

Boulder Retaining Walls are defined as those used to form retaining walls, slope retainage elements or similar site design elements and are allowed when approved by the DRC.

Boulder Retaining Walls may be constructed of native surface boulders (basalt, lava or otherwise approved by the DRC). Boulders should be sized and selected as required to expose only the weathered, moss and lichen encrusted surfaces. Shot or broken rock, buried rock, broken and mechanically scared boulders are not acceptable.

Boulders shall be placed as follows;

- To result in overall average grade no greater than 1 vertical to 4 horizontal slope, generally measured to the top of the boulder.
- 2/3 of the boulder buried 1/3 (weathered portion) exposed.
- Spaced to allow pockets for plant materials.
- To resemble wind exposed native or natural looking rock outcroppings.

3.9 Drainage

For new home construction: Drainage systems shall be provided that reduce the potential impact to the new home construction from storm water entering the home and to reduce the potential that water will be diverted in a manner and direction that impacts other properties that would not otherwise be affected. Where storm water enters the property, the natural drainage pattern through the property should be preserved if at all possible, through the use of landscaped swales or, where necessary, culverts. As part of the construction process, installation of a new roadside drainage swale along the edge of the road for the entire length of the property road frontage is required including; a 12" HDPE culvert installed under the driveway to not disrupt the existing community drainage system. The center of ditch and culvert should be 5 feet from the edge of the asphalt ensuring not less than 24 inches of roadside gravel before the start of the ditch. At the uphill side of the culvert, a stilling basin must be installed as well as flared and/or rock fortified culvert entry. (Please see diagram in the appendix) Where culverts are required, they must be clearly indicated on both the site plan and grading and drainage plans. Each homeowner is responsible for managing drainage through their property in ways that reduce potential for impacts on neighboring properties. Trenching for drainage lines is not to encroach within the drip line of existing trees.

In addition, storm water control facilities shall be planned and constructed that contain storm water from all impervious surfaces (roofs, driveways, sidewalks, patios, etc.) on the property without discharge off site. The DRC may grant a variance to on-site impervious storm water containment if natural conditions of the property (steep slopes, etc.) make containment overly burdensome or impracticable AND if there is an adequate, area-wide storm water conveyance system that can accommodate the added flow without risk of flooding to other properties down slope. Any variance of this nature will require a drainage study from a licensed civil engineer in order to be considered. On-site storm water containment systems must be adequately sized to contain a 100-year, 45-minute storm event (1.3 inches/hour). Containment systems may include swales or dry wells provided the dry wells are registered with the Oregon Department of Environmental Quality.

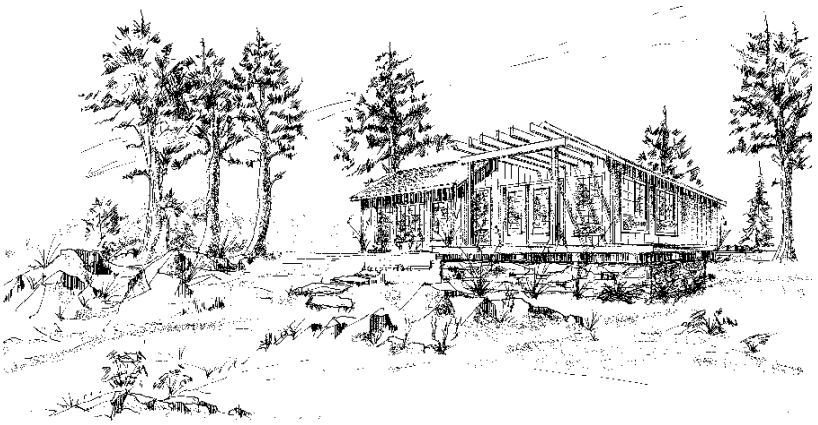
For remodels: Drainage systems shall be provided to reduce the potential impact on the existing home construction from storm water entering the home and to reduce the potential that water will be diverted in a manner and direction that impacts other properties that would not otherwise be affected. Natural drainage courses and patterns shall be protected or reconstructed and maintained, wherever feasible. Trenching for drainage lines is not to encroach within the drip line of existing trees.

For new home construction and remodels, grading plans and drainage systems must be designed by a qualified professional engineer, architect or landscape architect. All steeper sloping lots along Hat Rock Loop and Seven Peaks Loop will require engineering by an Oregon Professional Engineer experienced in designing drainage solutions for Residential Sites similar to those found at Brasada Ranch.

Required submittals to DRC:

1. A topographical plan view of the existing property with elevation contour intervals at a maximum one foot. The locations of current, existing sources (natural or otherwise) of storm water entering the property shall be shown on this map.

2. A topographical plan view of the proposed property development with proposed contour intervals at a maximum one foot, overlaid over the existing topographical contours. The locations where storm water (natural or otherwise) enters the property and how it will be managed to protect the structure on the site and neighboring properties. For new home construction only, a plan of how storm water from on-site impervious surfaces will be collected, contained and disposed on site without discharge off site. The facilities shall be designed to contain a 100-year, 45 minutes storm event (1.3 inches/hour). The plan shall specify the total square footage of all impervious surface including driveways, sidewalks, paved patios, and all other impervious surfaces. It shall be solely the property owner's responsibility to properly maintain and operate all storm water containment facilities.



New drainage courses are to appear and function like natural drainage ways. Vegetation cover is to be used to naturally filter runoff and promote infiltration and dispersion. Impervious surfaces (such as concrete paving) are to be minimized to the extent feasible to encourage water percolation into the ground. The use of more pervious (water permeable) materials, such as porous asphalt or open-celled pavers is encouraged. Surface drainage structures such as storm water swales and detention basins are required to be vegetated to appear natural. Locally sourced river rock or decorative drainage rock may be placed in the bottom of the swale or basin to help with infiltration, however rock-lined swales or detention basins that appear engineered are not permitted. Photographs must be taken clearly showing underground, below grade swale locations, size and depth and submitted to the DRC office to verify they have been installed per the approved grading and drainage plans.

Materials and sizes for all culverts, headwalls, visible drainage structures and driveways are to be approved by the DRC to ensure structures appear natural and "disappear" into the landscape. Drainage across or under driveways is to be incorporated into driveway and apron design and concealed with stone headwalls.

3.10 Parking

Each home should be served by a minimum of 2 enclosed and 2 uncovered vehicle parking spaces. The uncovered vehicle parking spaces may be achieved by parking cars in tandem along the driveway, in front of the garage doors, in driveway turnarounds and in designated parking areas. The layout of the parking area should achieve the following:

- Minimize visibility of parking areas from the street.
- Accommodate all parking needs within the Building Envelope.
- Minimize headlight glare to adjacent neighbors through the placement of landscaping.

3.11 Exterior Hardscape Design: Outdoor Stairs, Paths, Courtyards, Terraces

The configuration of Hardscape areas should be dictated by the landscape design concept and in some cases the shape or configuration of the chosen paving material. Hardscape may be considered in the rear setbacks.

- Create outdoor "rooms" as extensions of indoor rooms.
- Design outdoor spaces that take advantage of the climate.
- Design outdoor improvements to respond to the home sites topography and landscape characteristics.
- Design outdoor living spaces that complement the architectural design of the home.

Appropriate paving materials for exterior Hardscape areas include:

- Natural stone
- Decorative concrete (all concrete shall have integral color or stain; plain gray concrete is not permitted)
- Brick or pre-cast concrete pavers
- Brown and taffy decorative gravel for secondary walkways only

Inappropriate paving materials for exterior Hardscape areas include:

- Clay tile
- Non-colored, plain gray concrete
- Asphaltic concrete
- Red cinders
- Grey construction gravel

Designs are to minimize the use of several different types of paving materials in order to produce an understated, unified design. Materials are to augment and complement architectural materials.

Outdoor spaces are to transition gradually from the more formal, geometric lines associated with buildings to the more organic forms of nature. Terraces are to conform to existing trees and/or rock outcroppings, which may be used to create a gradual transition from the built to the natural environment.

Design for courtyards and terraces are to take into consideration shade, sun, wind and other climatic requirements. Plant materials, walls, architectural devices and/or landscape structures are to be incorporated into the design of outdoor spaces. Design of a terrace or outdoor room around a focal point such as a tree, shrub, rock outcropping, or natural looking water feature is encouraged.

All paths, outdoor stairs and terraces are to be located within the Building Envelope with the exception of secondary foot paths that may be located in the Natural Area. Foot paths may enter the Natural Area provided they follow natural contours and utilize pervious materials that blend in color with the existing landscape as appropriate. Footpaths through the Natural Area are restricted to a maximum width of 5 feet.

3.12 Walls, Fences and Gates

- Minimize the visibility of walls, fences and gates from off-site views.
- Construct high quality walls and fences out of stone or wood in a design that is complementary to the architecture of the home and the authenticity of Brasada Ranch.

Fences are to be minimized to the greatest extent possible. Fences, walls and gates must be contained within the Building Envelope, unless otherwise approved by the DRC, and are to relate to the residence and site topography rather than to property and/or setback lines. Perimeter fencing is prohibited.

Fencing materials are to complement and/or extend from the principal building walls, site walls and/or landscape structures.

Fencing used to enclose large areas and is highly visible from offsite, as determined by the DRC, is limited to the following:

- "Open" (non-solid) split rail fences (stacked split rails, mortis and tendon split rails) are approved. Split Rail fencing may be of recycled wood rails, or new wood rails stained to appear weathered. Dark colored open wire mesh may be installed on the interior side of the fencing to help contain or keep small animals out.

Other Fencing used to enclose small areas and extending from or near the home and designed to complement the building may include:

- "Open" (non-solid) split rail fences (stacked split rails, mortis and tendon split rails). Split Rail fencing may be of recycled wood rails, or new wood rails stained to appear weathered. Dark colored open wire mesh may be installed on the interior side of the fencing to help contain or keep small animals out
- Low stone walls not to exceed 4 feet in height
- Wing wall extensions that match building materials
- Wrought iron
- Solid board

Inappropriate fencing materials/types include:

- Formal hedges
- Chain link
- Picket fences
- Stucco
- Plastic

Wooden fences and gates are to be treated or stained so that they blend with surrounding trees and vegetation.

Pool and spa fences required by code may require additional detailing and landscape treatments, as specified by the DRC, to mitigate off-site visibility. If allowed by Crook County, the use of non-fencing solutions, such as locking pool covers, should be considered.

Fencing in areas visible from off-site is not to exceed 48 inches in height. Deer/wildlife fencing that is not visible from off-site, and fencing that extends from the house to create a private terrace, such as to conceal a hot tub, may extend up to 6 feet in height. Vegetable and ornamental gardens visible from off-site but within the Building Envelope, however, may be fenced with up to 6 feet tall wood structure and ornamental steel fencing per approval by the DRC. The fencing for such installations must be designed to appear commensurate with the architecture of the home and the rigorous standards for quality of design and construction of these Guidelines.

Transitions in fence and/or wall heights are to be gradually stepped.

Privacy or screen fencing is to be used to block views of utilities, mechanical equipment, trash enclosures and outdoor work areas, and may extend up to 6 feet in such areas, if the fence is close to the house and does not adversely affect off-site views.

3.13 Landscape Structures, Site Furnishings and Outdoor Art

- Design landscape structures that appear as extensions and/or additional building components of the main Residence.
- Incorporate landscape structures to help ameliorate the climate and create shade, shadow and texture.
- Screen outdoor art and other ornamentation from off-site views. Incorporate landscape structures such as trellises to provide summer shade on the residence and to create shadow and texture.

Site furnishings, outdoor art and landscape structures, such as arbors, gazebos, pavilions, Porte cocheres, greenhouses and/or decks, are permitted within the Building Envelope. The height, color, materials and style of outdoor structures are to be the same or similar to that of the Residence.

In general, the same Guidelines that apply to architecture apply to the design of landscape structures. Play structures are to be primarily constructed of natural materials and finished so that they recede into the landscape. Brightly colored play structures or furnishings will not be approved.

Sports courts will be considered on a home site by home site basis and will be approved at the sole discretion of the DRC if they are not visible from off-site and do not significantly impact existing vegetation patterns and landforms. Such courts and associated structures are to be constructed from natural appearing materials and colors.

3.14 Water Features, Spas and Pools

- Locate pools, spas (hot tubs) and plunge pools so that their visibility is minimized from areas outside the home site. Water features may be visible from outside the home site provided they are designed to appear as if they are natural.
- Design pools and water features that augment outdoor spaces and extend the architectural style of the Residence

Pools, spas and other water features are to be located within the Building Envelope, visually connected to the Residence and designed as an integral part of the home's exterior design.

Water features such as small ponds, waterfalls and streams are to be appearing natural and not contrived. They must be made out of materials that appear indigenous to the site and be landscaped such that they appear to have occurred naturally.

Swimming pools will be approved on a home site by home site basis and must be buffered to minimize visibility from the street, adjoining home sites, golf course and any other common areas. Pool safety measures are to be taken in accordance with local governmental regulations. Design solutions that eliminate the need for a pool fence while complying with safety code issues are encouraged.

Pool and spa covers are to be dark and muted in color to recede from view. Spas are to be set down into the ground, terraces and/or decks, or screened from adjacent home site, common areas and streets with a built screen.

Spa and water feature equipment enclosures are to appear as extensions of the home and/or located in underground vaults to contain noise. Solid noise absorbing covers for equipment may be required after installation if it is discovered that the equipment is audible from adjacent properties. Water features are to be designed using recirculating water. Standing water on-site, including storm water run-off, is not permitted. Spas and Pools are not permitted in the Natural Areas.

3.15 Planting Design

The existing landscape at Brasada Ranch is one of the community's most intriguing features. Vegetation will help to subdue the visual impact of new construction and, in time, provide a measure of privacy for the homeowner. Native plant species are encouraged, as they have the best chance of long-term survival and are the least disruptive to the ecology. Since the plant species permitted for re-vegetation are limited, every method to preserve existing vegetation must be employed. Planting design for all home site shall accomplish the following:

- Plant materials and species should be varied in mature size and grouped or clustered to appear natural.
- The planting design should complement the architecture by framing main entries, create visual interest at key architectural features or focal points, and soften large facades.
- Utilize plantings to create outdoor spaces.
- Layered planting design should be used around the foundation of the home. Foundation planting should be utilized around all sides of the home.
- Use plants that are adapted to the climate, are non-invasive and require less water and maintenance. Plant materials shall be grouped according to water consumption needs.
- Areas of irrigated landscape, spray or drip, are not to exceed 20% of the area of the Building Envelope. Spray and drip irrigated landscape is to be calculated based on the gross square footage of the area where each system is proposed to be provided.
- Minimize the visibility of non-native plant materials, as viewed from off-site.
- Preserve the existing Natural Areas and existing high quality and larger trees within the Building Envelope. Include photographs of existing ground cover condition prior to any excavation or site clearing.
- The use of plant materials that are resistant to deer, elk and other wildlife is encouraged.
- To reduce risk of wild fires, properly space trees and shrubs to prevent fuel ladders.

- New planting areas may be mulched (organic mulch containing at least 50% mineral soil), sparingly, including trees in lawn areas, to retain soil moisture, reduce erosion and provide for weed control.
- Because Bark Toppings and Wood Chips are highly combustible and create a fire hazard, they are not allowed in new or renovated landscapes effective January 2023. Landscapes with existing Bark Toppings and Wood Chips shall be phased out and **may not be refreshed**. Landscape areas covered with existing Bark Toppings and Wood Chips may be removed down to mineral soil and replaced with decorative stone or other approved noncombustible ground cover.
- Landscape plans are to comply with the Crook County and Brasada Ranch noxious weed control programs.
- Planting design shall incorporate appropriate plant spacing to achieve 80% coverage of the ground surface after three (3) growing seasons. Large areas of bare dirt or mulch will not be permitted.
- Plant symbols on landscape plans are required to be drawn to scale at mature sizes.

Brasada Ranch is recommending a 4-zone Landscaping design for all home sites to create a landscaping plan that transitions the natural area to the structure of the home in an aesthetically pleasing manner. The zones are described below:

1) **Interior Zone:** This is the area closest to the structure of the home. This area may have the most formal landscape designs, variety of approved plant materials, and other decorative items.
   a) Plant materials should have a mix of sizes and be spaced in natural, informal patterns. Shrubs, ground covers and vines are to be used to soften and reduce the perceived height of foundation walls.

2) **Transition Zone:** This is the area that is within the building envelope but creates a visual transition between the Interior Zone and the Natural Area. A fusion of approved plant materials may be used in this area to integrate the overall landscape plan.
   a) Manicured or groomed yards are to be limited due to water consumption needs.
   b) Trees and shrub plantings are to be of a sufficient quantity and size to effectively continue the native vegetation. Trees and other vegetation are to be planted so that they define outdoor spaces, buffer views of buildings and frame views. Cut and fill slopes are to be re-vegetated with plantings appropriate to the site to blend them into the surrounding environment.

3) **Natural Area:** This is the part of the home site that is outside the building envelope but within the lot lines and not part of the Allowable Landscaping in the Setbacks. It includes the 20 ft. setbacks on the sides and back of the home site and a 30 ft. setback on the front of the house (to the street). Applicants are required to submit photos of the pre-construction, undisturbed native vegetation on site with along with the planting design.
   a) Irrigation in the Natural Area is to be temporary for establishment only. Refer to chapter 3.16 for temporary irrigation system requirements.
   b) If any landscaping restoration or drainage systems are needed in the Natural Area, it must appear natural using same/similar plants, trees, rocks, etc. to blend the landscape with adjoining lots or landscapes.
   c) Efforts should be taken in this area to eliminate weeds to reduce the risk of wildfires and to prevent the spread of noxious weeds.
   d) Mulch top dressings are not permitted in the Natural Area.
   e) Disturbed native areas are to be restored to their previous condition or planted such that they appear to be natural. Design for re-naturalization should be tailored to blend with the surrounding vegetation. The following formula should be used as a starting point for re-naturalization, and species and ratios adjusted to blend with the surrounding native vegetation:
      i) Native bunch grasses 24”-36” on center (18”-24” at 2:1 slopes):

(1) Festuca idahoensis (Idaho fescue) – 60%
(2) Koeleria macrantha (prairie June grass) – 20%
(3) Achnatherum hymenoids (Indian rice grass) – 20%

ii) Groupings of 5-7 native perennials mixed in throughout the re-naturalization areas
(1) Eriogonum umbellatum (Sulphur buckwheat)
(2) Linum perenne (blue flax)
(3) Lupin species
(4) Achillea species

iii) Native shrubs mixed-in, quantities and species to match the surrounding native areas:
(1) Artemisia tridentate (Big sagebrush)
(2) Chrysothamnus nauseous (grey rabbit brush)
(3) Ribes cereum (wax currant)

4) Allowable Landscaping in the Setback Areas

a) Driveway Zone: The area surrounding the driveway, within the 30 ft. frontal setback, is permitted to have a transition zone of landscaping a maximum of 6 feet from the pavement into the natural area on each side of the driveway. This is encouraged but not required as it creates a focal sense of arrival to each residence.

b) Transition Zone: Landscaping the in setback areas: Transition Zone Landscaping is permitted, but not required, to extend into the setback areas for a length not to exceed 50% of each individual setback (front, rear and each side), but in no case shall such landscape extend more than 20 feet into the front setback, 10 feet into the rear setback and 10 feet into the side setbacks. These areas are in addition to the landscaping allowed in the Driveway Zone.

3.16 Irrigation / Water Conservation

- Minimize the amount of landscape irrigation required through water sensitive landscape design.
- Utilize automated irrigation systems that provide efficient water coverage and minimize water usage and runoff.
- Use weather satellite-controlled systems and/or smart controller with rain sensors.

All irrigation installations are to comply with applicable codes, including the use of approved back flow preventers and anti-siphon devices. If frost-proof standpipes are desired by the Owner, design and installation are to be incorporated into construction activities for other works to minimize disruption of native vegetation.

Incorporate bubbler or drip irrigation systems that provide deep root-zone irrigation of trees and shrubs. Trees are to be irrigated on a bubbler or drip system except where planted in irrigated lawns. Trenching for irrigation lines is not to encroach within the drip line of existing trees.

All permanent irrigation systems are to be below ground and fully automatic. The use of water conserving systems, such as drip irrigation, moisture sensors, rain sensors and/or weather satellite controllers, is required. Temporary irrigation systems are required at all revegetation areas. These systems are to be removed once plantings have been clearly established and after a minimum of one growing season and a maximum of two growing seasons. Above ground temporary irrigation must be installed with black poly pipe or PVC painted black and must be removed after revegetation is established.

3.17 Exterior Lighting

The following principles shall be utilized in all exterior lighting designs;

- Preserve the nighttime dark sky by minimizing the amount of exterior lighting.
- Utilize low intensity, indirect light sources to the extent required for safety and subtle visual effect.
- Exterior fixtures must be constructed with high quality, non-reflective materials.
- Cut-sheets must be provided to the DRC for approval of all exterior lighting; including all driveway and pathway lighting.
- All exterior lights shall be fully shielded to minimize light pollution-no exposed lamps shall be permitted.
- Exterior building lighting, either attached to or as part of the building, is to be the minimum needed to provide for general illumination, security and safety at entries, patios, outdoor spaces and associated landscape structures. Subtle lighting of plant materials may be approved if not visible from off-site and achieved through hidden light sources.

Lighting fixture design is to be consistent with the architectural details of the Residence. The source of any unshielded/non-recessed exterior light is to be obscured by utilizing seeded or otherwise opaque glass. Path lighting fixtures are to be a maximum height of 24 inches. With the exception of low-level driveway lights, all lighting must occur within the Building Envelope. Pole mounted lighting is not permitted.

An illuminated, internal back lit address sign is required at the entrance to each driveway. The sign must be switched on from dawn until dusk. Please see the appendix for building specifications.

Holiday lighting is allowed pursuant to the Master Association CC&R's and should be conservative in design.

Exterior lighting is to fall within the following wattage rages-or **LED equivalent rating:**

- Architectural lights that are fully recessed and downward facing are not to exceed 75 watts.
- All other architectural lights are not to exceed 40 watts.
- All landscape lights are not to exceed 20 watts.
- The color of fluorescent light is to fall between 2,700 and 3,500 degrees.
- Minimal up-lighting may be proposed for consideration in key areas around the front entry and outdoor living areas on evergreen specimen trees only. Up-lights will not be considered on deciduous trees and smaller insignificant landscape features. Lights must be positioned and aimed away from neighboring properties. In order to preserve the dark sky environment, effective January 2023, all exterior lighting (both attached to the residence and installed in the landscape) shall be installed on timers scheduled to be turned on no earlier than dusk and turned off no later than midnight.

The following limits on Landscape Lighting will be enforced beginning January 2023.

- Ghost Trees – 1 allowed per property. May be an up-light.
- Significant Landscape Features- 1 allowed front and 1 allowed back of residence for a total of 2. May be up-lights.

- Conifer (evergreen) trees- 2 allowed front and 2 allowed back of residence for a total of 4. May be up-lights.
- Driveway Lights- 1 per each 40 feet of driveway and parking perimeter, each side. Dark Sky Label required.
- Path and Patio Lights- 1 per 20 feet of path or patio edge. Dark Sky Label required.

CHAPTER FOUR: Design Review Committee

The following describes the organization of the Design Review Committee (DRC), including its membership, functions and powers. For a complete description of the powers and limitations of the DRC, Owners are to refer to the Declaration of Covenants, Conditions, Restrictions, and Easements for Brasada Ranch Residential Areas (the Declaration).

4.1 Design Review Committee Membership

The Design Review Committee will consist of at least three members appointed by the Declarant. The Declarant shall endeavor to select individuals whose occupations or education will provide technical knowledge and expertise relevant to matters within the Design Review Committee's jurisdiction. After the Declarant no longer owns any property, the Residential Association Board will appoint members to the Design Review Committee.

4.2 DRC Administrator and Staff

A DRC Administrator and support staff (as necessary) may assist the DRC in administering, scheduling and reviewing all submittals for design review. The Administrator shall not be a voting member of the DRC, but may make recommendations to the DRC regarding design review submittals. The Declarant may require the DRC Administrator take on the duties of a voting member and vote as deemed necessary.

4.3 Appointment and Term of Members

The Declarant may, at its discretion, appoint new or additional members to the DRC at any time.

4.4 Resignation of Members

Any member of the Design Review Committee may at any time resign upon written notice to the Declarant stating the effective date of the member's resignation to the Declarant. Any member may be removed at any time by the body that appointed them, with or without cause.

4.5 Functions of the DRC

It will be the duty of the Design Review Committee to consider and act upon such proposals or plans that are submitted to it in accordance with the design review procedures established by these Guidelines and the Declaration. The DRC will also perform any other duties assigned to it by the Declarant as set forth in this document and the Declaration.

The Design Review Committee will meet from time to time, as needed to perform its duties. The majority of the DRC members have the power to act on behalf of the entire DRC without the necessity of a meeting or of consulting the remaining members of the DRC. Decisions will be rendered in writing and will be final.

4.6 Amendment of the Design Review Guidelines

The Declarant shall have the sole and full authority to amend the Design Review Guidelines during the Development Period (as defined in the Declaration) unless the Declarant delegates such power to the DRC. Upon termination or delegation of the Declarant right to amend, the DRC shall have the authority to amend the Design Review Guidelines with the consent of the Board.

Each Owner is responsible for obtaining a copy of the most recently revised Design Review Guidelines prior to beginning design or construction projects.

4.7 Non-Liability

Provided that Design Review Committee members act in good faith, neither the DRC nor any member will be liable to the Declarant, any Owner or any other person for any damage, loss or prejudice suffered or claimed on account of actions by the DRC or Declarant. These actions include, but are not limited to, the following:

- Approving or disapproving any Approved Design Professional application (Appendix C-1) or removal of any previously Approved Design Professional from the Approved List at any time.
- Approving or disapproving any plans, specifications and other materials, whether or not defective.
- Constructing or performing work, whether or not pursuant to approved plans, specifications and materials.
- The development or manner of development of any land within Brasada Ranch.
- Executing and recording a form of approval or disapproval, whether or not the facts stated therein are correct.
- Performing any other function pursuant to the provisions of the Design Review Guidelines.
- Revisions to the Design Review Guidelines from time to time as deemed necessary by the Declarant or the DRC

CHAPTER FIVE Design Review Process

The design review process has been developed to ensure that all new construction, alterations and renovations to existing buildings and major site Improvements conform to the guiding principles of Brasada Ranch as outlined in the Design Review Guidelines. The design review process has been structured to eliminate excessive delays. The DRC suggests that the property Owner or Agent begin the review process early to allow ample time to obtain required permits. When reviewing design and construction projects, the DRC will be looking for compliance with the principles outlined in this document.

5.1 Project Types for Review

5.1.1 New Construction

Construction of any new, freestanding structure, whether as a Residence, Ancillary Structure or landscape structure.

5.1.2 Alterations, Additions or Rehabilitation of an Existing Structure

Any new construction or rehabilitation to an existing building or landscape structure that alters the original massing, exterior finishes, window placement, roof design, exterior lighting, interior lighting visible from off-site and/or other significant design elements.

5.1.3 Major site and/or landscape Improvements

Any major Improvements or changes to Improvements, including, but not limited to, grading (for any excavation and/or fill involving more than 50 cubic yards of dirt), planting of non-native plants, tree removal, irrigation, swimming pools, driveways, fencing, paving and/or drainage, that alter an existing landscape.

The DRC evaluates all development proposals on the basis of these Guidelines. Some of the Guidelines are written as broad standards and the interpretation of these standards is left up to the discretion of the DRC.

5.1.4 View Preservation

Planting of vegetation on a home site shall not impair the view of other home site owners. The DRC shall be the sole judge of such impairment. Any owner planting vegetation which interferes with the views of other home site owners shall be responsible for its removal, at the direction of the DRC. If natural vegetation needs to be removed, and the owner of the property containing the obstruction agrees, the benefited party shall be responsible for any costs associated with the removal and/or trimming of such vegetation, subject to the review and approval requirements for trees/shrubs as stated in these Guidelines.

An owner may request the DRC to inspect and make a determination on a view impairment situation involving non-native vegetation on a nearby home site. Such request shall be made in writing and must be accompanied by sufficient photos and/or drawings to identify the view impairment concern. By submitting such a request, the submitting owner grants permission to the DRC members to enter upon owner's lot to evaluate the claimed view impairment. Owners are responsible to communicate directly with each regarding removal of natural vegetation and to submit for and obtain the necessary approvals for tree/shrub removal from the DRC as required in these Guidelines. If the request involves landscaping or native vegetation that is located on

association property, the association board of directors will need to approve any removal and/or trimming of such vegetation.

5.2 Design Review Process Overview

Please see the process outlined below and the Application Packet at the back of the guidelines for the steps that are taken during the review process.

5.2.1 Design Review Process – New Construction or Major Improvements

The Brasada Ranch residential design review process, unless otherwise noted takes place in the following steps:

1. Conceptual/Preliminary Submission (required)
2. Submittal of Application Form, Fees and Complete Design Package
3. Complete Package reviewed by the consulting architect
4. Design Review Committee Meeting
5. Notification of DRC Decision
6. Pre-Construction Conference
7. Final Inspections

Any improvement as described above will require and be preceded by the submission of plans and specifications describing the proposed improvements and accompanied by an application fee. The Owner is to retain competent assistance from approved Design Professionals (a current list of approved Design Professionals may be obtained by contacting the DRC administrator) and a licensed and bonded Builder as appropriate. The Owner or Agent is to carefully review the Declaration and the Guidelines prior to commencing with the design review process.

Having secured final design approval from the DRC, the Owner or Agent is to also meet all submittal and approval requirements of the Crook County Building Department to obtain any necessary building permits.

In accordance with the Declaration, the Owner or Agent is to commence construction within one year of final design approval and is to diligently pursue completion of construction within eighteen months (18) of start. The approved landscape installation is to be completed within nine (9) months of the time occupancy of the home is approved; however, in the event of delays due to weather conditions, the DRC may grant a reasonable extension of this completion period. A written extension request and a fee must be submitted to the DRC in order for any construction and/or landscaping to extend beyond the time limits noted above. Any such extension must be approved in writing by the DRC.

5.2.2 Design Review Process – Minor Improvements

Minor Improvements (including, but not limited to, construction of, or addition to, fences, walls, and/or enclosure structures) which are being completed independent of any major Improvements, do not need to proceed through all steps of the general design review process. Minor Improvements may generally be submitted as part of an abbreviated review process:

1. Submittal of Application Form, Fees and Improvement Package
2. Complete Package reviewed by outside Architect
3. Design Review Committee Meeting

4. Notification of DRC Decision
5. Final Inspections

Specific submission requirements and fees will be determined on a case-by-case basis as required by the nature of the Improvement. Owner or Agent should contact the DRC to verify whether an Improvement qualifies for the abbreviated design review process. Upon receipt of permission to proceed with an abbreviated process, the Owner or Agent will obtain a list of specific submission requirements from the DRC.

5.3 Actions and Approvals

The DRC's actions on matters are to be by a majority of the DRC members. Any action required to be taken by the DRC may be taken regardless of its ability to meet as a quorum, if a majority of the DRC is able to review the matter individually and come to a majority opinion. In such cases, the DRC shall make every effort to facilitate a discussion of the matter between all members through teleconferencing and/or other means of communication. The DRC will keep and maintain a record of all actions taken by it.

If an Owner or Agent disagrees with the DRC's written conclusions from a meeting, the Owner or Agent should list specifically, in writing, which portions of the written record require clarification or correction. The DRC will then review the requested clarifications or corrections and either amend the record accordingly or let it stand, while noting the issues raised by the Owner or Agent. In the latter case, a subsequent meeting shall be held between the Owner or Agent and the DRC to resolve the difference in interpretation. However, the decision of the DRC will be final.

After the Declarant has delegated to the Board the appointment of DRC members, any Owner or Agent may appeal DRC actions to the Board as described in the Declaration.

The powers of the DRC relating to design review will be in addition to all permitting requirements imposed by Crook County and any other governing body with legal authority.

5.4 Design Review

Owner or Agent is to submit a written application and design documents for Design Review. A checklist of the required design documents is provided on the Application Form.

The Design Review will insure that:

- All structures are sited to step with the topography, blend into the landscape and minimize grading and site impact.
- The transition between the building and the surrounding environment accomplishes the intent and specifics of the Guidelines.
- The roofs, massing, building materials, landscape materials and other site and architectural Improvements are consistent with any adjoining buildings and/or outdoor amenities and the Guidelines.

5.4.1 Preliminary Submissions

Owners and/or design representatives are required to submit sketches and/or conceptual designs for DRC feedback prior to submitting the complete plan and fees for Design Review. Please refer to the Preliminary Checklist for submittal information. On sensitive sites and projects, the DRC may,

at its discretion, request an Owner or Agent to submit revised conceptual plans for review prior to the Full Design Review.

5.4.2 Design Review Submission Materials

The Applicant is to prepare and submit to the DRC for review and approval a Design Review package that adequately conveys compliance with the Guidelines. Final design documents are to generally conform to the approved Design Review documents. All architectural plans are to be prepared by an Approved Home Design Professional. All landscape plans are to be prepared by an Approved Landscape Design Professional. (See Appendix C)

The package is to include PDF Files and one paper set of 11" x 17" (to scale with dimensions and emailed to the DRC; PDF or CAD preferred) reductions of the following drawings and/or materials. Submissions for new construction and additions to existing buildings should submit all items listed below. Submissions for the alteration and/or rehabilitation of an existing structure and/or major landscape Improvements need only submit items 3 through 9 and the color board as applicable.

1. **Applications** – Application Packet is to be completed and submitted.
2. **Staking & String Layout Plan** - (1/8" = 10' 0"" minimum scale), illustrating the layout of Building Envelope (with construction fenced area) and Natural areas may be required to demonstrate compliance.
3. **Site Plan** - (1/8" = 10'-0" minimum scale) showing existing topography and proposed topography (1' contour interval), building footprint (including accessory structures) with finished floor grades, building setbacks, easements, driveway, required address marker, parking area, drainage, utilities, fences/walls, patios, decks, pools and any other site amenities. Existing vegetation patterns, all existing 6" caliper and greater trees (as measured 4 feet from the ground); all shrubs greater than 5' in height, proposed clearance areas and trees to be removed and/or preserved are to be indicated.
4. **Grading, Drainage and Erosion Control** Plans - (1/8" = 1'-0" minimum scale), showing existing and proposed grades, all drainage structures, drainage calculations and/or other drainage design solutions, and cut and fill calculations. Location of roadside drainage culverts must be indicated on plans. Plans are to also indicate the size of stockpiles, where they are to be located on the construction site and the length of time they will remain. The measures taken to control erosion during grading and construction are also to be indicated.
5. **Foundation, Floor and Roof Plans** - (1/8" = 10'-0" minimum scale), for all buildings, including all proposed uses, room dimensions, total square footage for conditioned and unconditioned spaces, door and window locations and sizes, fireplace type (wood or gas) and location and type of all exterior lighting fixtures. Roof plan must be a separate drawing and must indicate the location and elevation of the highest point of the roof structure relative to the natural grade, pitch and direction of slope as well as roof materials. Label all ridges, valleys, hips and pitch transitions, Indicate ridge lengths as needed to show compliance with sec. 2.2.5. Indicate all overhang dimensions. Also indicate locations of drainage systems, chimneys, vents, flues, satellites, antennas, and solar panels. Visual screening of satellites, antennas and solar panels is to likewise be addressed.
6. **Elevations** - (1/8" = 1'-0" minimum scale), illustrating the exterior appearance of all views labeled in accordance with the site plan. Indicate the height of chimney(s) as compared with the nearest adjacent ridge , the location and elevation of the highest point of the roof structure relative to the natural grade, finished floor elevations, and existing and finished grades, a line showing a 27' offset from existing grade (see illustration in Section 2.2) for each elevation.

Describe all exterior materials, details, colors, and finishes (walls, roofs, trim, chimneys, windows, doors, light fixtures, etc.). Indicate the finish sizes of all exterior beams, columns, braces, outlookers and truss/trellis members and describe the method of connection.

7. **Lighting Plan** - (1/8" = 1'-0" minimum scale), including locations of all exterior architecture and landscape light fixtures. Cut sheets are to be submitted for all proposed fixtures and bulb types, including wattage and lumen specifications for each fixture and the total lumen output calculation for the home site. Exterior Fixtures must be Dark Sky Certified.
8. **Construction Schedule** - include start and completion dates for both building and landscape construction.
9. **All relevant deposits and fees.** (See Fee Schedule in the Application Packet)
10. **Landscape and Irrigation** Plans (1/8" = 1'-0" minimum scale), landscape and irrigation plans must be submitted with the building plan and any changes to the approved landscape and/or irrigation plan must be submitted to the committee for review. The designer must include in the landscape plan the proposed plant materials, sizes, and locations; trees to be removed; tree protection plan; areas of planting, and include in the irrigation plan the locations of main irrigation lines, areas of automatic irrigation, type of controls and type of heads, water features, and both plans are to include patios, decks, courtyards, utility layout, service areas and any other significant design elements.
11. **Sample Exterior Materials Board** (materials must be labeled and displayed on a board) Must be built and submitted for approval and inspection within 30 days of approval. Please deliver to the DRC office for review.

    - Roof material and color
    - Wall materials and colors
    - Exterior trim material and color
    - Window material and color
    - Stone/rock materials
    - Exterior rails & fencing
    - Paving materials (if different than the driveway entry pavers)
    - Lighting fixture cut sheets

12. All submission drawings should be assembled so that information is clear and obvious. Do not submit more drawing sheets or information than required- (no building cross sections, structural plans etc.) except when such may aid in demonstrating compliance with the Guidelines. Denote required information with notations at the location they apply rather than using schedules and charts and keynotes.

The DRC reserves the right to amend the Design Review submission requirements on a case-by-case basis as required by conditions and considerations particular to each specific project and/or property.

An administrative fee may be assessed for incomplete application packets. Any requested information and response to DRC comments must be received within 30 days from the issuance of the stamped site plan and prior to the start of any construction. If the required documents are not received, the DRC may issue a warning and/or fine. A stop work order may also be issued until the required information is received

5.4.3 Staking, String Layout and Tree Taping

Upon submittal of Design Review documents, applicants are to stake and string the buildings' footprint, and install a construction fence to protect the Natural areas (see fencing requirements section 6.1).

Trees proposed for removal are to be marked in the field with yellow survey ribbon. Trees to be pruned and/or limbed are to have blue survey ribbon tied to the limb and/or area of trimming. Plants or bushes proposed for transplanting are to be taped with orange survey ribbon and a stake placed in the proposed location of transplant.

5.4.4 Design Review Meeting

The DRC meets on a predetermined schedule to review Design packages. The DRC will issue design approval in writing within (thirty) 30 days of the committee's decision. The DRC reserves the right to cap maximum submissions for any meeting to ensure proper time and attention for the review process. Applications will be added to the agenda in the order that they are received. Any incomplete applications will be returned and not added to the agenda until all required information is received. Process of Notification-Upon request, the DRC will provide a link to neighboring property owners to view the blue prints under review.

Construction must commence within one year of final design approval or a resubmittal for design approval shall be required. Any resubmittal will be subject to the Guidelines and Fee Schedule in place at the time of resubmittal.

5.4.5 Pre-Construction Conference

The Administrator for the DRC, once the committee has made its decision, will meet onsite with the Builder and Owner or Agent to review the decision and/or recommendations made by the committee. The Administrator will bring the approved stamped copies of plan and site plan to this meeting and reconfirm the DRC policies, guidelines and decisions and/or recommendations. After a complete inspection of the site and review of the plans, the participating parties will sign and date the documents, once Crook County has approved both sets of plans of the building and site; one copy of each is to remain on the jobsite. During construction, the DRC will check to ensure compliance with the approved design documents. If changes or alterations have been found that have not been approved, the DRC will issue a Notice to Comply.

5.4.6 Changes to Approved Plans

The Declaration contains provisions that any improvements by the property Owner or Agent must conform to approved plans. Therefore, the final approval of a proposed design constitutes an agreement with the Declarant that the proposed home or modification to a home be consistent with the approved plans and specifications. The DRC, however, understands that the construction process may ultimately result in either a need or desire to make a change in the approved drawings and will welcome the opportunity to review proposed changes. In the event a change is desired, the Builder and/or Owner or Agent must submit the proposed changes in written and graphic form to the DRC for review. The DRC will work in a reasonable manner to respond to a request for change as quickly as possible, but the review process will remain consistent with the aforementioned policies and guidelines. Applications for changes to approved plans shall include the following:

- A clear written statement of the scope of the requested change
- A written statement supporting the reasons for the change.
- Revised plans exhibiting the requested change. All revisions should be clouded.

Note: If changes are made to the approved drawings without DRC review and approval, a stop work notice may be posted on the project until such time as the required approval is obtained. To avert delays in construction, submit changes as early as possible for DRC approval.

5.4.7 Resubmitted Plans

In the event that final submittals are not approved by the DRC, the Owner or Agent will follow the same procedures for a resubmission as for original submittals. An additional design review fee may be required to accompany each resubmission as determined by the DRC.

5.4.8 County Approval

The Owner or Agent is to apply for all applicable building permits from Crook County Building and Planning Departments. Any adjustments to DRC-approved plans required by the County review are to be resubmitted to the DRC for review and approval prior to commencing construction. The issuance of any approvals by the DRC implies no corresponding compliance with the legally required demands of other Governmental Authorities.

5.4.9 Subsequent Changes

Subsequent construction, landscaping or other changes in the intended Improvements that differ from approved final design documents are to be submitted to the DRC for review and approval prior to making changes.

5.4.10 Notice to Comply

In the event that the DRC finds changes and/or alterations during the construction process that have not been approved, the DRC will issue a Notice to comply per the procedures outlined in Chapter 6.

5.4.11 Notice of Completion

- Upon completion of construction of the home and the landscaping, the Builder and/or Owner or Agent will submit to the DRC a Final Inspection Request form for any improvement(s) given final design approval by the DRC. The Final DRC Inspection must be requested within 6 months of the issuance of the Certificate of Occupancy or the compliance deposit will be forfeited. The DRC will make a final inspection of the property within 15 working days of notification, weather permitting; dormant winter conditions may delay the inspection of completed landscaping until the following spring. See Chapter 6.

5.4.12 Variance

The DRC has the authority to approve variances from portions of the Guidelines that are not mandated by Governmental Authorities or the Declaration. It should be understood, however, that any request to deviate from these Guidelines will be evaluated at the sole discretion of the DRC. Prior to the DRC approving any deviation from the Design Review Guidelines, it must be demonstrated that the proposal is consistent with the overall objectives of these Guidelines and that the deviation will not adversely affect adjoining properties or Brasada Ranch as a whole.

The DRC also reserves the right to waive any of the procedural steps outlined in the guidelines provided that the Owner or Agent demonstrates there is good cause.

5.4.13 Non-Waiver, No Inadvertent Precedents

An approval by the DRC of drawings, specifications or work done or proposed, or in connection with other matters requiring approval under the Guidelines, including a waiver by the DRC, shall not be deemed to constitute a waiver of the right to withhold subsequent approval. For example, the DRC may disapprove an item shown in the final design submittal even though it may have been evident and could have been, but was not, disapproved at the Design Review Meeting. An oversight by the DRC of non-compliance at any time during the review process, construction process or during its final inspection does not relieve the Owner or Agent from compliance with these Guidelines and all other applicable codes, ordinances and laws.

Any error, omission or misjudgment by the DRC in any one instance shall not constitute the creation of a precedent governing future approvals and decisions. The DRC reserves the right to learn from any such errors or misjudgments and shall not be required to approve repetitions of them.

5.4.14 Non-Liability

The DRC or any member, employee or agent of the DRC will not be liable to any party for any action, or failure to act with respect to any matter if such action or failure to act was in good faith and in accordance with the actual knowledge possessed by the DRC or its member, employee or agent.

5.4.15 Fees and Deposits

In order to defray the expense of reviewing plans, monitoring construction and related data, and to compensate consulting Architects, Designers, Landscape Architects and other professionals, these guidelines establish a fee for processing applications submitted to the Committee. In addition, a compliance deposit is required by the DRC and will be held to ensure compliance with the requirements of the Guidelines and the specific approval issued for a home. The Association has also set a Pavement Assessment fee that will be collected by the DRC and paid to the Association's asset reserve fund to cover the increased wear and tear on Association streets during the construction process and to cover damage not directly attributable to a single contractor event. Such fees and deposits are payable upon submittal of the application. Fees for resubmission are to be established by the DRC on a case-by-case basis. Fees and deposits may be amended from time to time, as needed. A current fee schedule may be obtained from the DRC office.

5.4.16 Application Format

An application and information package is available from the DRC for each submission. Each submission is to be accompanied by the required information, as specified in the application package instructions and the Design Review Guidelines.

CHAPTER SIX: Construction Guidelines

To assure the construction of any Improvement within Brasada Ranch occurs in a safe and timely manner without damaging the natural landscape or disrupting residents or guests, these Guidelines will be enforced during the construction period. The Builder and/or Owner or Agent is responsible for ensuring all subcontractors, suppliers and other personnel are aware of and comply with these Guidelines.

Prior to beginning any construction for a proposed project, the Builder and/or Owner or Agent and any other key project team members are to meet with the DRC Administrator for a mandatory training class. During this training, the DRC will explain to the project team their responsibilities in implementing the Guidelines, environmental issues and the conduct of the work force during construction. This class will initiate the review and approval process and allow any questions regarding building requirements, interpretation of the Guidelines or the design review process.

Construction will not begin until final approvals have been issued from the DRC and all building and other pertinent use permits obtained from Crook County and any applicable Governmental Authorities.

6.1 Construction Area Plan

Prior to the Construction Conference, the Builder, Owner or Agent is to provide the DRC with a detailed Construction Area Plan, showing the area in which, all Construction Activities will be confined, and how the remaining portions of the home site will be protected. Access during all stages of construction, including after completion of framing, is to be addressed to insure the continued protection of existing trees. Construction Activities are to be limited to within 20 feet of proposed structures, unless otherwise approved by the DRC, with the exception of access drives, and utility Improvements.

- Vehicular access route (maximum of one, coinciding with the approved driveway location)
- Extent of construction fence
- Neighboring and cross street home sites roped off
- Extent of tree protection fencing
- Location and size of the construction material storage
- Parking areas (including maximum number of vehicular parking spaces)
- Locations of the chemical toilet, temporary trailer/structure, dumpster and debris storage, and firefighting equipment
- Fueling and staging areas
- Areas of utility trenching
- Limit of excavation
- Location and size of stockpiles and the length of time stockpiles are to remain
- Drainage patterns
- Erosion control measures

With the approval of the DRC, a construction fence must be installed to enclose the Construction Area. In special cases and when approved in advance, the DRC may allow materials to be stored outside the construction fence. Construction fences are to meet the following guidelines:

- The approved construction fence is to follow inside of the Building Envelope defining the Construction Area boundary, have a single entrance located at the driveway and be maintained intact until the completion of construction.

- On all sloping lots, silt fencing is required in lieu of construction fencing along the downhill side of the perimeter of the lot to prevent any run off during construction.
- Construction Fencing must be of one type and continuous color: either black, green or brown. No other colors of construction fencing are allowed. The fence must be a minimum of 4 feet in height with solid corner braces and must be tensioned with intermediate fence posts at a distance of no more than 10 feet apart.
- Construction trailer(s) (if approved by the DRC), portable toilet(s), construction material storage and dumpsters are all to be contained within the construction fence.

6.2 Site Inspections

In addition to the building inspections required by Crook County, The DRC will conduct random inspections during construction and initial and date the inspection card. If during the random inspections the DRC observes non-compliance and/or a change from the approved plans a Notice to Comply will be issued. The Builder and/or Owner or Agent has 5 working days to make corrections and return to compliance, if at that time the Builder and/or Owner or Agent fails to comply, a Stop Work Order will be placed in effect and a fine will be assessed. No further construction may continue until the non-compliance is corrected and the fine is paid.

6.3 Final Inspection

Final construction approval by the DRC takes place in two steps as described below:

6.3.1 Final Construction Inspection

This inspection is to be done prior to applying for Certificate of Occupancy with Crook County and may be scheduled when all Improvements, with the exception of Landscaping and any landscape lighting, have been completed.

- To schedule this meeting, seven (7) working days prior to the requested meeting date, the Builder and/or Owner or Agent is to submit to the DRC the Final Inspection Request Form signed by the Builder and Owner or Agent, stating the construction was completed in substantial conformance with the approved drawings.
- Final Inspection must be requested within 6 months of the issuance of the Certificate of Occupancy or the compliance deposit will be forfeited.
- During this inspection, the DRC will verify that final construction and exterior lighting installation have been completed in accordance with approved plans. The Builder and/or Owner or Agent is to bring as-built plans to the observation for comparison with DRC-approved final plans.
- If approved, the DRC issues a written approval within ten (10) working days. If not approved, the DRC issues a Notice to comply within seven (7) working days. In the event a Notice to Comply is issued, the Builder and/or Owner or Agent is to rectify the discrepancies found and schedule an additional inspection.

6.3.2 Final Landscape Inspection

This observation is to be done subsequent to the installation of all landscaping and any associated lighting has been installed.

- To schedule this meeting, seven (7) working days prior to the requested meeting date; the Builder and/or Owner or Agent is to submit to the DRC the Final Inspection Request Form.

- During this inspection, the DRC will verify that final landscape and lighting installation has been completed in accordance with approved plans.
- If approved, the DRC issues a written approval within ten (10) working days. If not approved, the DRC issues a Notice to comply within seven (7) working days. In the event a Notice to Comply is issued, the Builder and/or Owner or Agent is to rectify the discrepancies found and schedule an additional inspection.

6.4 Damage and Compliance Deposit

As part of the submittal process, Compliance Deposits are to be delivered to the DRC, on behalf of Brasada Ranch, as security for the project's full and faithful performance during the construction process and in accordance with DRC-approved final plans.

The DRC may use, apply or retain any part of a Compliance Deposits to the extent required to reimburse the DRC for any cost it may incur on behalf of the project's Construction Activity. The DRC is then to be reimbursed by the Builder and/or Owner or Agent for any fees incurred to restore the Compliance Deposit to its original amount. Construction Activity shall be halted until the Compliance Deposit is brought up to the original amount.

The DRC shall return the Compliance Deposit to the depositor within thirty (30) working days after the issuance of a Notice of Completion from the DRC (for both construction and landscaping completion) as long as the build is in compliance with the plans that were reviewed and approved.

6.5 Vehicles and Parking Areas

Each Builder is responsible for ensuring his/her subcontractors and suppliers obey the speed limits and traffic regulations posted within Brasada Ranch. Fines will be imposed by the local police and/or the DRC against the Builder and Owner and deducted from the Compliance Deposit for repeated violations. The Builder and all sub-contractors will need to acquire hanging Gate Access Pass for vehicles that are at the worksite. Vehicles that are actively loading or unloading items will not be required to have a hanging Gate Access Pass on their vehicles.

All vehicle and parking areas should be in accordance with the Parking Area Plan (see appendix) with the following requirements:

- The vehicular access route, staging and parking areas are to be included on the Construction Area Plan submitted to the DRC at Construction Conference.
- Adherence to the speed limits is to be a condition of contract between the Builder and his/her subcontractors/suppliers. The DRC may deny repeat offenders future access. Construction crews are not to park on, or otherwise use, other sites or any open space.
- All vehicles on site for Construction Purposes must have a current/valid hanging Gate Access Pass.
- Private and Construction Vehicles and machinery are to be parked only within the Construction Area or other areas so designated by the DRC and the Declarant.
- All vehicles are to be parked so as not to inhibit traffic. Any vehicle parked overnight must be in the building envelope. We do not allow overnight on street parking
- Driving or parking within the drip line (canopy) of trees is not permitted.
- Staging and parking areas are to be laid out with 2 inches of gravel over the area.
- Construction site access from paved roads must have at least 3 inches of 3-inch road base rock to mitigate transfer of mud and dirt onto roadway

6.6 Storage of Materials and Equipment

The following guidelines regarding material and equipment storage are to be adhered to:

All construction materials, equipment and vehicles are to be stored within the DRC- approved Construction Area.

- Equipment and machinery are to be stored on-site only while needed.
- All flammable products are to be stored in a metal cabinet with doors.
- Equipment is to be inspected daily for damaged hoses, leaks, and hazards. Equipment that is not in proper working order is not to be utilized and removed from the site.
- Equipment cleaning, maintenance and painting may not occur under tree canopies.
- Proposed storage facility areas are to be designated in the Construction Area Plan.
- Paints, stucco, primers, etc. are to be stored in an enclosed area that is bermed or seated from spills.
- Fueling and fluid filling is to be confined to contained and designated staging areas as shown on the Construction Area Plan.

6.7 Hours of Construction and Ranch Access

The time of construction will be limited to between the hours of 7:30 a.m. and 6:00 PM, Monday - Friday, and from 9:00 AM to 5:00 PM on Saturday, unless otherwise approved by the DRC. Construction Activities may not occur on Sunday, Memorial Day, the 4th of July, Labor Day, Thanksgiving Day, Christmas Day and New Year's Day and/or the officially recognized legal holiday as well as the actual holiday. Personnel are not to remain at the Construction Site after working hours.

Ranch Access for all construction personnel, equipment and deliveries to the "eastside" shall be through the Rangeland or Starview Road Gates for all construction activities east of Shumway and Alfalfa Roads. No access will be allowed through the main owner and guest gate located on Brasada Ranch Road.

6.8 Fire and Safety Precautions

The following fire and safety precautions are to be adhered to at all Construction Sites:

- All fires are to be reported even if it is thought to be contained, extinguished or already reported.
- One or more persons are to be appointed as the individuals responsible for reporting emergencies and/or phoning 911.
- An approved First Aid station must be posted on site.
- Access for emergency vehicles is to be maintained at all times.
- Access to fire hydrants, emergency water tanks and emergency turnouts are not to be blocked at any time.
- Smoking materials are to be discarded in approved containers.
- A shovel and fire extinguisher, rated at least 4A, 2OBC, are to be mounted in plain view.
- All motorized equipment, including small tools, is to utilize a working spark arrestor.
- No warming fires are permitted on property, even if contained in a burn barrel.

6.9 Construction Trailers and/or Temporary Structures

The use and sitting of any construction trailer or the like is to be in compliance with the approved Construction Area Parking Plan. The DRC will work closely with the Builder and Owner or Agent to site the trailer in the best possible location to minimize impacts to the site and to adjacent Owners. If a construction trailer is not indicated on the Parking Plan, it will not be allowed on site. All such facilities will be removed from the property prior to Final Inspection.

6.10 Sanitary Facilities

Sanitary facilities are to be provided for construction personnel on-site in a location approved by the DRC. The facility is to be maintained regularly and, if possible, screened from view from adjacent properties and roads. Sanitary facilities may not be situated closer than 50 feet from drainages and/or sensitive resources.

6.11 Debris and Waste Removal

The following debris and waste removal procedures are to be adhered to at all Construction Sites:

- Builders are to clean up all trash and debris on the Construction Site at the end of each day. Trash is to be securely covered to prevent wildlife access.
- Trash and debris are to be removed from each Construction Site at least once a week and transported to an authorized disposal site.
- To the greatest extent practicable, the Builder is to develop and maintain a waste management program that separates all construction waste on-site for recycling or reuse and diverts it from landfill disposal. Builders are to check with local waste disposal agencies to determine which recycling services are available for construction waste materials. Salvage may include the donation of materials to charitable organizations.
- Lightweight material, packaging and other items are to be covered or weighted down to prevent wind from blowing such materials off the Construction Site.
- Temporary concrete "wash pits" are to be situated in approved locations and cleaned by the Builder after completion of construction.
- Paints, solvents and other hazardous materials are not to be disposed of on-site. Builders are not to dump, bury or burn trash anywhere on the home site or other property within Brasada Ranch.
- During the construction period, each Construction Site is to be kept neat and tidy to prevent it from becoming a public eyesore or affecting adjacent areas.
- Dirt, mud or debris resulting from activity on each Construction Site is to be promptly removed from roads, open spaces, driveways or other portions of Brasada Ranch.
- Any clean-up costs incurred by the DRC, the Declarant or Association in enforcing these requirements will be taken out of the Compliance Deposit or billed to the Builder and/or Owner or Agent as needed.

6.12 Excavation and Grading

During construction, erosion is to be minimized on exposed cut and/or fill slopes through proper soil stabilization, water control and revegetation. To ensure proper control of erosion and sedimentation, the following procedures are to be adhered to:

- Silt fencing is to be placed around the down-slope perimeter of graded areas, while still providing adequate space for construction activities. Soil may not be placed against the fence.

- Outer slopes are to be completed first and stabilized immediately.
- Modification and/or repair of fencing is to be performed as soon as need is evident. Inspect erosion control measures regularly, especially during storm cycles. Perform pre- and post-storm inspections.
- Vegetation disturbances are to be limited to within the Improvement Envelope and within 5 feet of driveways unless otherwise approved by the DRC.
- Topsoil is to be properly stockpiled, covered to minimize blowing dust within the Construction Area and reused as part of the site.
- Slope roughening/terracing may be desirable to stabilize re-vegetation on exposed cut bedrock slopes.
- Disturbed areas are to be watered to prevent dust from leaving the Construction Area.

6.13 Vegetation and Habitat Protection

The following procedures are to be adhered to:

- Trees are not to be removed without prior approval from the DRC. (Refer to Chapter 3)
- Before construction starts, fencing is to be installed around the perimeter of the drip line of all trees not approved for removal
- The drip line is defined as the point where the distance from the edge of the tree canopy to the trunk is the greatest.
- Fencing material is to be highly visible and sturdy and placed according to an approved work area plan such that it defines the work area limits and traps most debris.
- Vehicle and equipment parking and materials storage is not allowed within the drip line of trees.
- Soil compaction is to be avoided around all trees.

6.14 Foundations

It is recommended that the Owner or Agent seek the assistance of a licensed soils Engineer to examine and test soil conditions prior to undertaking any design or construction of foundations. The Declarant and DRC make no representations or warranties, expressed or implied, as to the soil conditions.

- The Builder and Owner or Agent, Architect, Designer or Engineer are to give due consideration to the design of the foundation systems of all structures.
- It is the Builder and/or Owner or Agent responsibility to conduct an independent soils engineering investigation to determine the suitability and feasibility of any site for construction of the intended Improvement.

6.15 Air Quality Control

Air quality control procedures are to be in accordance with the following requirements:

- Construction equipment exhaust emissions are not to exceed local code requirements for air pollution limitations.
- Open burning is not permitted.
- The control of blowing dust or materials.

6.16 Construction Schedule

Construction must commence within one year of final design approval or a re-submittal for design approval shall be required. Re-submittal will involve additional fees as established on the fee schedule. All Improvements commenced on a home site (with the exception of landscaping and landscape lighting) are to be completed within eighteen (18) months after commencement according to approved Final Design Review plans. All landscaping and associated lighting are to be completed within the growing season; homes completed during winter months may be granted a reasonable extension by the DRC. For new home construction, an extension application and applicable fees must be filed with the DRC 60 days prior to the 18-month deadline in order for any construction to extend beyond the time limits noted above. An extension must be applied for in writing, detailing the reason for the need of the extension and any extraordinary circumstances why the project has been delayed. (Extension Agreement included in Application Packet) The DRC reserves the right to grant or deny approval of any extension application. A maximum of two extensions may be requested. The first 60-day extension fee is $1500.00 and the second 60-day extension fee is $3000.00. If the extension is denied or no extension is requested or received or if an Improvement is commenced and construction is then abandoned for more than 90 days, the DRC may impose a fine of not less than $100.00 per day (or such other reasonable amount as may be set) to be charged against the Builder and/or Owner or Agent of the property until construction is resumed, or the Improvement is completed, as applicable, unless the Builder and Owner or Agent can prove to the satisfaction of the Declarant and DRC that such abandonment is for circumstances beyond the their control.

6.17 Damage Repair and Restoration

Damage and scarring to other property, including adjacent properties, existing buildings, roads, driveways and/or other Improvements will not be permitted. If any such damage occurs, it is to be repaired and/or restored promptly at the expense of the person causing the damage or the Builder, Owner or Agent of the property.

If the Builder and/or sub-contractors cross into protected areas or other areas outside the limits, the Builder is to:

- Revegetation the area disturbed immediately and maintain said vegetation until established to the Owner's satisfaction.
- Pay any fines imposed by Brasada Ranch, Crook County or other governmental agencies as a result of said violation.

Upon completion of construction, each Builder and Owner or Agent will be responsible for cleaning up the Construction Site and for the repair of all property that was damaged, including but not limited to restoring grades, planting shrubs and trees as approved or required by the DRC, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing. Any property repair costs as mentioned above, incurred by the DRC, Declarant or Association, will be taken out of the Compliance Deposit or billed to the Builder and Owner or Agent.

6.18 Right to Fine

The DRC reserves the right to issue fines to the Builder, Owner or Agent, or to apply the fine to the posted Compliance Deposit, for the violation of any of the procedures set forth in these Guidelines. All fines imposed will be responsive to the nature and consequences of the violation. The DRC has the right to recommend a standardized fine schedule for ratification by the Board.

6.19 Construction Signs

All signs at Brasada Ranch will conform to a unified standard prescribed by the DRC (see example in Appendix) and erected at the commencement of construction. No additional signage may be added for plan boards, temporary electrical services etc.… Additionally, no parking trailers or equipment with large company signage may be parked onsite to circumvent this rule. Any trailers left overnight must be fully parked within the building envelope and may not be parked on any shoulders. Temporary construction signs will be limited to one per site and are to be installed parallel to the street. A temporary construction sign detail may be obtained from the DRC and is included in the Guidelines. All construction signs are to be reviewed and approved by the DRC prior to installation. Layout for the sign is to be submitted to the DRC ten (10) working days prior to a regularly scheduled meeting. Construction signs are to be removed at the completion of construction as determined by the DRC.

6.20 No Pets

Construction personnel are prohibited from bringing pets of any kind into Brasada Ranch.

6.21 Security

Security precautions at the Construction Site may include temporary fencing approved by the DRC. Security lights, audible alarms and guard animals are not allowed.

6.22 Noise Control

The contractor is to make every effort to keep noise to a minimum. In order to minimize disturbance to neighbors and wildlife, radios, stereos or similar devices are not allowed.

6.23 Speed Limit

All vehicles are to adhere to posted speed limits. Fines will be issued for those exceeding the speed limit as posted or as required by road and weather conditions.

Appendix A: Glossary of Terms

Unless the context otherwise specifies or requires the following words or phrases in these Design Guidelines shall have the following meanings:

Agent - An Architect, Designer or Builder working for or authorized by an Owner to do business on behalf of an Owner.

Ancillary Structures - Any structure detached from the main residence, including by way of example only, guesthouse, pool houses, pavilions, storage sheds, potting sheds and/or art studios.

Applicant - An Owner and/or Owner's Agent that is applying for approval on the new construction, renovation, alteration, addition and/or any other Improvement to any building and/or site.

Architect - A person licensed to practice architecture in the State of Oregon.

Association - Refer to definition contained within the Brasada Ranch Residential Areas Declaration.

Association Board or Board - Refer to definition contained within the Brasada Ranch Declaration.

Builder -A person or entity engaged by an Owner for the purpose of constructing any Improvement within Brasada Ranch.

Building Height - The vertical distance between the points at the center of each major volume of the building at existing or finished grade, whichever is more restrictive, to the ridge of the highest sloping roof above.

Building Envelope - That portion of a home site, wherein all Improvements may take place (as established by front, rear and side setbacks), including all buildings, terraces, pools, parking and/or garages, with the exception of some landscape planting, utilities, patios, terraces, walls and driveways.

Building Home site Diagram - A diagram illustrating the platted home site dimensions, setbacks, variances, Building Envelope and the Natural Areas.

Common Area - Refer to the definition contained in the Declaration.

Construction Activity - Any site disturbance, construction, addition or alteration of any building, landscaping or any other Improvement on any Construction Site.

Construction Area - The area in which all Construction Activity, including Construction Vehicle parking, is confined on a particular home site.

Construction Fence - A temporary fence that has a web-like design made of plastic or poly-material and is a minimum 4 feet in height, with solid corner braces and must be tensioned with intermediate fence posts at a distance of no more than 10 feet apart. Only Black Fencing is allowed.

Construction Site - A site upon which Construction Activity takes place.

Construction Vehicle - Any car, truck, tractor, trailer or other vehicle used to perform any part of a Construction Activity or to transport equipment, supplies or workers to a Construction Site.

Consultant - A person retained by an Owner to provide professional advice or services.

Damage and Compliance Deposit -The deposit that is required to be delivered to the DRC prior to commencing any Construction Activity.

Declarant -Refer to definition contained within the Declaration.

Declaration - The Declaration of Covenants, Conditions, Restrictions and Easements for Brasada Ranch Residential Areas recorded in the official records of Crook County, Oregon.

Designer - A person who designs or illustrates a building or landscape design.

Design Review Guidelines (Guidelines) -The architectural, landscape, design and construction standards, restrictions and review procedures adopted by the Declarant and enforced by the Design Review Committee as set forth in this document and any future books or addenda that may be adopted by the Design Review Committee. The Brasada Ranch Design Guidelines shall apply to all home sites at Brasada Ranch. Refer also to definition provided in Declaration.

Design Review Committee (DRC) - The Design Review Committee appointed by the Declarant as provided in the Declaration to review and either approve or disapprove proposals and/or plans and specifications for the construction, exterior additions, landscaping, or changes and alterations within Brasada Ranch Residential Areas.

Development Period - Refer to definition contained within the Declaration.

Enclosed Area
For the purposes of sections 2.2.2 Maximum Enclosed Area and 2.2.3 Minimum Enclosed area: The sum of the horizontal areas of all fully enclosed spaces on all floors of all structures, as measured to the exterior face of walls and including lofts, stairways, fireplaces, halls, habitable attics, basements, bathrooms, closets, storage, mechanical/utility areas, shops, and garages. Covered walkways, verandas, porches, or other outdoor spaces shall be excluded from the maximum and minimum Enclosed Area calculations.

For the purposes of section 2.2.5 60% Maximum Upper Floor area: The sum of the horizontal areas of all living spaces on all floors of all structures, as measured to the exterior face of walls and including lofts, stairways, fireplaces, halls, habitable attics, basements, bathrooms, closets, storage, and mechanical/utility areas. Garages, shops, storage areas without a heated connection to the living areas shall be excluded from the Maximum Upper floor area Calculation. Covered walkways, verandas, porches, or other outdoor rooms shall be excluded in the Maximum Upper Floor area calculation.

Engineer or Professional Engineer or Civil Engineer - A person licensed to practice as a professional engineer within the State of Oregon.

Faux - Artificial or imitation materials.

Fenestration - The arrangement of windows and doors in a building.

Fire Free Zone - The fire safety zone forming a perimeter around all structures on the home site. The area is to be kept clear of all combustible materials, including forest/wood debris and dry/dead vegetation.

Governmental Authority -Refer to definition contained within the Declaration.

Home site - A subdivided residential home site within Brasada Ranch.

Improvement - Any changes, exterior alterations, additions or installations on a home site including any grading, excavation, fill, clearing, Residence or buildings, Accessory Structures, roads, driveways, parking areas, walls, retaining walls, stairs, patios, courtyards, hedges, posts, fences, signs, mailboxes, sports and play equipment or any structure of any type or kind.

Landscape Architect - A person licensed to practice landscape architecture in the State of Oregon.

Lot Diagram - A copy of the platted home site with setbacks and/or variances.

Mass or Massing - The overall size, volume, spread, expression and articulation of building forms, including the main house, accessory structures, covered terraces and other roofed areas, as they relate to the topography and landscape of each particular property. A building's compliance with the Maximum Enclosed Area requirement is necessary but may not be sufficient to demonstrate a building has complied with Massing requirements as described in these Guidelines.

Master Plan - See definition contained in the Declaration.

Mullion - A vertical bar or divider in a window.

Natural Area - That area of a home site that lies outside of the Building Envelope. The Natural Area is to remain in a natural vegetated state to create screens that obscure built Improvements from neighboring home sites, streets, Common Areas and/or the golf course.

Owner - The term "Owner" shall mean the record owner of any home site within Brasada Ranch. The Owner may act through an agent provided that such an agent is authorized in writing to act in such capacity.

Percolation - To trickle or filter through a permeable substance.

Privately Owned Amenity - See definition contained in the Declaration

Residence - The building or buildings, including any garage, or other Ancillary Structures, used for residential purposes constructed on a home site, and any Improvements constructed in connection therewith.

Story - That portion of any building (including garages) included between the surface of any floor and the surface of the floor above it, or if there is no floor above, then the space between the floor and the ceiling next above it.

½ Story - A floor level that is included within a roof area of a single-story building. For example, a home where the upper level is fit significantly within the attic or roof structure space which typically reduces the real and apparent height of the home and reduces massing.

Appendix B: Plant List

Deciduous Trees:							
Common Name	**Botanical Name**	**Exposure**	**Moisture Need**	**Ht.**	**Fire Resistant**	**Deer Resistant**	**Attracts Birds**
Ash, Green	*Fraxinus pennsylvanica*	Sun	Mod. to Low	40'-60'	X	X	
Ash, Sitka Mountain	*Sorbus sitchensis*	Pt. Shade to Sun	Moist to Dry	10'-20'			
Aspen, Quaking	*Populus tremuloides*	Sun	Moist or Dry	30'-40'	X		
Cherry, Bitter	*Prunus emarginata*	Pt. Shade to Sun	Moist to Dry	20'-50'			
Chokecherry	*Prunus virginiana*	Pt. Shade to Sun	Moist to Dry	15'-30'	X		
Chokecherry, Amur	*Prunus maackii*	Pt. Shade to Sun	Mod.	10'-25'			X
Hawthorn, English Paul's Scarlet	*Crataegus laevigata*	Sun	Mod. to Low	15'-20'	X	X	X
Lilac, Japanese Tree 'Ivory Silk'	*Syringa reticulata*	Pt. Shade to Sun	Mod. to Low	15'-20'		X	
Maple, Ginnala	*Acer ginnala – multi-stem varities*	Pt. Shade to Sun	Mod.	15'-18'	X		X
Maple, Vine	*Acer circinatum*	Shade to Part Sun	Mod.	12'-15'	X		X
Maple, Rocky Mountain	*Acer glabrum*	Pt. Shade to Sun	Mod. to Low	10'-15'	X		
Crabapple	*Malus coronaria*	Shade to Part Sun	Mod. to Low	10'-15'	X		X
Serviceberry	*Amelanchier alnifolia*	Pt. Shade to Sun	Mod.	8'-20'	X		X

Russian Olive	*Elaeagnus angustifolia*	Sun	Mod. to Low	15'-25'		X	X

Conifers:

Common Name	Botanical Name	Exposure	Moisture Need	Ht.	Fire Resistant	Deer Resistant	Attracts Birds
Colorado Blue or Green Spruce	*Picea pungens var. glauca*	Sun	Mod.	50'-70'		X	
Juniper species	*Juniperus species*	Sun	Mod.	10'-50'			
Pine, Austrian	*Pinus nigra*	Sun	Mod. to Low	40'-50'		X	
Pine, Bosnian	*Pinus heldreichii*	Sun	Mod. to Low	30'-40'		X	
Pine, Bristlecone	*Pinus aristata*	Sun	Mod. to Low	10'-30'		X	
Pine, Limber	*Pinusflexilis*	Sun	Mod. to Low	30'-40'			
Pine, Lodgepole	*Pinus contorta latifolia*	Pt. Shade to Sun	Mod. to Low	50'-70'			
Pine, Mugo	*Pinus Mugo*	Sun	Mod. to Low	2'-20'		X	
Pine, Murrayana	*Pinus contorta murrayana*	Sun	Low	40'-60'			
Pine, Ponderosa	*Pinus ponderosa*	Sun	Low	50'-60'	X		
Spruce, Norway	*Picea abies*	Sun	Mod.	50'-70'		X	

Evergreen Shrubs:

Common Name	Botanical Name	Exposure	Moisture Need	Ht.	Fire Resistant	Deer Resistant	Attracts Birds
Buckbrush	*Ceanothusvelutinus*	Pt. Shade to Sun	Low	2'-10'			

Grape Holly, Oregon	*Mahonia aquifolium*	Pt. Shade to Sun	Mod. to Low	3'-6'	X	X	
Holly, Creeping	*Mahonia repens*	Pt. Shade to Sun	Mod. to Low	12"-18"	X		
Kinnickinnick	*Arctostaphylos uva-ursi*	Sun	Mod. to Low	6"-8"	X		
Mountain Mahogany, Curl-leaf	*Cercocarpus ledifolius*	Sun	Mod. to Low	10'-15'			
Purple Sage or Salvia	*Salvia species*	Sun	Low	16"-18"	X	X	
Sagebrush	*Artemisia tridentata*	Sun	Low	3'-6'		X	
Yucca	*Yucca species*	Sun	Mod. to Low	2'-4'	X	X	

Deciduous Shrubs:

Common Name	Botanical Name	Exposure	Moisture Need	Ht.	Fire Resistant	Deer Resistant	Attracts Birds
Ash Leaf Spirea	*Sorbaria sorbifolia*	Sun to Pt. Shade	Mod.	6'-8'		X	X
Barberry	*Berberis species*	Pt. Shade to Sun	Mod. to Low	4'-6'		X	
Burning Bush, Dwarf	*Euonymus alatus 'Compactus'*	Pt. Shade to Sun	Mod.	4'-6'	X		
Coralberry, Indian Currant	*Symphoricarpos orbiculatus*	Sun	Mod. to Low	3'-5'			
Cotoneaster, Cranberry	*Cotoneaster apiculatus*	Pt. Shade to Sun	Mod.	3'	X	X	
Dogwood, Red Twig or Yellow	*Cornus sericea varieties*	Pt. Shade to Sun	Mod.	5'-8'	X		X
Fern bush	*Chamaebatiaria millefollium*	Sun	Low	3'-6'		X	X

Forsythia	*Forsythia cultivars*	Sun	Mod. to Low	6’-8’		X	
Honeysuckle, Arnold Red	*Lonicera tatarica*	Pt. Shade to Sun	Mod. to Low	8’-10’	X	X	X
Lilac	*Syringa varieties*	Pt. Shade to Sun	Mod. to Low	8’-12’	X	X	
Ninebark	*Physocarpus species*	Pt. Shade to Sun	Mod. to Low	6’-8’			
Plum, Cistena or Purpleleaf Sand Cherry	*Prunus x cistena*	Sun	Mod. to Low	4’-6’			
Potentilla or Cinquefoil	*Potentilla fruticosa*	Sun	Mod. to Low	2’-4’		X	
Privet, European	*Ligustrum vulgare*	Pt. Shade to Sun	Mod. to Low	3’-4’	X	X	
Rabbitbrush, Gray	*Chrysothamnus nauseous*	Sun	Low	2’-6’		X	
Rose, Wood's	*Rosa woodsii*	Pt. Shade to Sun	Mod.	3’-6’	X		
Sage, Russian	*Perovskia atriplicifolia*	Sun	Mod. to Low	3’-5’	X		
Snowberry	*Symphoricarpos albus*	Pt. Shade to Sun	Mod.	4’-6’	X		X
Spirea, Blue Mist or Bluebeard	*Caryopteris x clandonensis*	Pt. Shade to Sun	Mod. to Low	3’-5’	X	X	
Spirea, varieties	*Spiraea species*	Pt. Shade to Sun	Mod.	2’-4’	X	X	
Viburnum, Compact American Cranberry bush	*Viburnum trilobum 'Compactum'*	Pt. Shade to Sun	Mod.	4’-6’	X	X	X
Viburnum, Nannyberry	*Viburnum lentago*	Pt. Shade to Sun	Mod. to Low	15’-18’		X	

Viburnum, Wayfaring Tree	*Viburnum lantana*	Pt. Shade to Sun	Mod. to Low	10'-15'		X	

Ornamental Grasses:

Common Name	Botanical Name	Exposure	Moisture Need	Ht.	Fire Resistant	Deer Resistant	Attracts Birds
Avena Grass, Blue or Blue Oat Grass	*Helictptrichon sempervirens*	Sun	Mod.	2'-4'			
Blue Fescue	*Festuca glauca varieties*	Sun to Pt. Shade	Mod. to Low	1'-2'			
Feather Reed Grass, Karl Foerster	*Calamagrostis acutiflora*	Sun	Mod. to Low	3'-6'			
Great Basin Wild Rye	*Leymus cubereus*	Sun	Mod.	3'-4'			
Idaho Fescue	*Festuca idahoensis*	Sun	Low	12"			
Indian Grass	*Sorghastrum nutans*	Sun	Mod. to Low	3'-6'			X
Prairie Junegrass	*Koeleria macrantha*	Pt. Shade to Sun	Low	1'-2'			
Red Switch Grass	*Panicum virgatum varieties*	Sun	Mod. to Low	3'-4'			X
Sheep Fescue	*Festuca ovina*	Sun to Pt. Shade	Low	12"-16"			

Groundcovers:

Common Name	Botanical Name	Exposure	Moisture Need	Ht.	Fire Resistant	Deer Resistant	Attracts Birds
Dianthus, Garden Carnation or Pinks	*Dianthus species*	Pt. Shade to Sun	Mod. to Low	2"-12"	X	X	
Hens and Chicks	*Sempervivum species*	Pt. Shade to Sun	Low	2"-6"	X		
Iceplant, Purple or Yellow	*Delosperma cooperi or nubigenum*	Pt. Shade to Sun	Low	1"-3"	X		

Penstemon varities	*Penstemon species*	Sun	Low	8”-24”	X	X	X
Penstemon, Pineleaf	*Penstemon pinifolius*	Sun	Low	6”-12”	X	X	X
Periwinkle	*Vinca major varities*	Pt. Shade to Sun	Mod. to Low	8”-24”	X	X	
Phlox, Creeping or Moss	*Phlox subulata*	Sun	Mod. to Low	4”-6”	X		
Primrose, Mexican Evening	*Oenothera berlandieri 'Siskiyou'*	Sun	Mod. to Low	6”-8”	X	X	
Sea Thrift	*Armeria maritima*	Pt. Shade to Sun	Mod. to Low	6”-10”	X		
Snow-in-Summer	*Cerastium tomentosum*	Pt. Shade to Sun	Mod. to Low	6”-12”	X	X	
Stonecrop	*Sedum species*	Pt. Shade to Sun	Low	2”-12”	X		
Thyme	*Thymus species*	Pt. Shade to Sun	Mod. to Low	1”-4”	X	X	
Thyme, Wooly	*Thymus pseudolanuginosus*	Sun	Low	1”-3”	X	X	

Perennials:

Common Name	Botanical Name	Exposure	Moisture Need	Ht.	Fire Resistant	Deer Resistant	Attracts Birds
Arrowleaf Balsamroot	*Balsamorhiza sagittata*	Sun	Low	8”-30”			
Aster, Long Leaved	*Aster chilensis*	Sun	Mod. to Low	1’-2’			
Basket-of-Gold	*Aurinia saxatile*	Sun	Mod. to Low	6”-18”	X	X	
Black-eyed Susan	*Rudbeckia species*	Pt. Shade to Sun	Mod. to Low	1’-4’		X	

Blanket Flower	*Gaillardia varieties*	Sun	Mod. to Low	8”-36”	X	X	
Buckwheat, Creamy	*Eriogonum heracleoides*	Sun	Low	6”-14”		X	
Buckwheat, Sulphur	*Eriogonum umbellatum*	Pt. Shade to Sun	Low	6”-12”			
Catmint	*Nepeta racemose*	Sun to Pt. Shade	Mod. to Low	2’-3’		X	
Coneflower	*Echinacea purpurea*	Sun	Mod. to Low	2’-3’	X	X	
Coreopsis or Tickseed	*Coreopsis species*	Pt. Shade to Sun	Mod. to Low	10”-24”	X	X	
Columbine	*Aquilegia species*	Shade to Part Sun	Mod.	16”-30”	X	X	
Cranesbill	*Geranium varieties*	Pt. Shade to Sun	Mod.	1’-2’	X	X	
Crocosmia	*Crocosmia varieties*	Sun	Mod. to Low	2’-3’		X	
Daisy, Shasta	*Leucanthemum x superbum*	Sun to Pt. Shade	Mod. to Low	18”-36”		X	
Daylily	*Hemerocallis species*	Pt. Shade to Sun	Mod. to Low	1’-4’	X	X	
Delphinium	*Delphinium varieties*	Pt. Shade to Sun	Mod. to Low	1’-7’	X	X	
Flax, Blue	*Linum perenne*	Sun	Mod. to Low	12”-20”	X	X	
Gilia, Scarlet	*Ipomopsis aggregata*	Sun	Low	24”-30”			
Hummingbird Mint or Hyssop	*Agastche species*	Sun	Mod. to Low	2’-3’		X	X

Iris, Tall Bearded	*Iris hybrids*	Sun	Mod. to Low	16”-30”	X	X	
Lavender	*Lavendula varieties*	Sun	Mod. to Low	12”-30”	X	X	X
Lupine	*Lupinus varieties*	Pt. Shade to Sun	Mod. to Low	1’-3’	X	X	
Monkey Flower, Dwarf Purple	*Mimulus nanus*	Sun	Low	2’-3’			
Penstemon or Beardtongue	*Penstemon species*	Sun	Low	8”-24”	X	X	X
Pincushion Flower	*Scabiosa species*	Pt. Shade to Sun	Mod. to Low	18”-30”		X	
Poppy, Oriental	*Papaver orientale*	Pt. Shade to Sun	Mod. to Low	2’-3’	X	X	
Prairie Coneflower	*Ratibida columnifera*	Sun	Mod. to Low	18”-24”	X	X	
Oregon Sunshine	*Eriophyllum lanatum*	Sun	Low	8”-12”		X	
Torch Lily or Red-hot Poker	*Kniphofia uvaria*	Sun	Low	1’-4’	X	X	
Yarrow	*Achillea species*	Sun	Low	1’-4’	X	X	

Appendix C: Approved Design Professional

It is important that owners use design professionals and builders who have experience with the designs referenced in the guidelines as well as familiarity with the review process itself. Please see the review process outlined on the following page. The Design Review Committee has reviewed the terms used in the Design Review Guidelines in sections 5.2, 5.4.2, and elsewhere to clarify what constitutes an Approved Design Professional (Architect, Designer, Landscape Architect or Landscape Designer). The following definitions have been provided to clarify these terms:

Approved Architect:

- Licensed/registered as an Architect in the state of Oregon.
- Has been accepted in writing by the Brasada Ranch Design Review Committee to design homes and structures in Brasada Ranch.
- Has met and attended the required annual Design Review Guidelines Training Requirements.

Approved Designer:

- Has been accepted in writing by the Brasada Ranch Design Review Committee to design homes and structures in Brasada Ranch.
- Has met and attended the required annual Design Guidelines Training Requirements.

Approved Landscape Architect:

- Licensed/registered as a Landscape Architect in the state of Oregon.
- Has been accepted in writing by the Brasada Ranch Design Review Committee to design home sites and landscapes in Brasada Ranch.
- Has met and attended the required annual Design Review Guidelines Training Requirements.

Approved Landscape Designer:

- Has been accepted in writing by the Brasada Ranch Design Review Committee to design homes sites and landscapes in Brasada Ranch.
- Has met and attended the required annual Design Review Guidelines Training Requirements.

Design Professional Approval Process:

To become an Approved Design Professional (Architect, Designer, Landscape Architect or Landscape Designer) submit a completed application form - Appendix C-1, along with the required supplemental application information to the Brasada Ranch Design Review Committee (DRC) for review and consideration. Allow a minimum of 45 days for review and response from the DRC. The DRC will respond in writing and may request additional information, accept or reject the application.

If the application is accepted by the DRC, and you have completed the required Design Review Guidelines Training;

- Your name and title will be added to the Approved Design Professional List;
  The DRC will accept Design Review Applications containing design drawings and other design documents prepared under your name.
- The Brasada DRC will forward the most current copy of the Approved Design Professionals list to home site owners or those considering purchasing a home site at Brasada upon request.

Review of Approved Design Professional List

From time to time the DRC will review the Approved Design Professional list and determine if there are Design Professional (Home/Structure and Landscape) should remain on the list, be removed from the list, or asked to resubmit an updated application for re-consideration. The DRC may use any criteria for this evaluation they believe to be relevant and at their sole discretion.

Brasada Ranch Design Review Guidelines Training Requirements:

The Brasada DRC will conduct training seminars for Approved Design Professionals and builders new to Brasada Ranch. The seminars will be offered at a location in Brasada Ranch on a quarterly basis beginning in January of each year, or at intervals as otherwise determined necessary throughout the year. Check with the DRC regarding the current schedule of training dates.

Required Attendance;

- by recently Accepted Design Professionals- prior to final approval
- any General Contractor wishing to build at Brasada Ranch-prior to the start of the build

Appendix C-1: Design Professional Application

Design Review Committee

Design Professional Application

Design Professional Name and Title: _____

Mailing Address_____

Primary Phone: _____

Alternate Phone: _____

Email: _____

Website: _____

The Design Review Committee (DRC), as provided for in the Declaration of Covenants, Conditions, Restrictions and Easements for Brasada Ranch Residential Areas, exists to maintain high standards for design development and appropriate use of homes and property. Completion of the following pages and submitted documents will provide the Committee with the information necessary to review your application to become a Brasada Ranch Approved Design Professional. The DRC administrator may be contacted for information and assistance.

Application being submitted for:

- ☐ Home and Structure Design Professional
- ☐ Home site and Landscape Design Professional
- ☐ Both

Fill in the following information on this application form

Number of years of practice as the Design Professional in the discipline indicated above. _____

Provide **three client references** for residential projects constructed within the last 5 years.

Name: _____ Project: _____

Phone: _____ Email if available: _____

Name: _____ Project: _____

Phone: _____ Email if available: _____

Name: _____ Project: _____

Phone: _____ Email if available: _____

Provide **three residential contractors** who have been responsible for the construction of completed residential projects that you have designed in the last 5 years.

Name: _____ Project: _____

Phone: _____ Email if available: _____

Name: _____ Project: _____

Phone: _____ Email if available: _____

Name: _____ Project: _____

Phone: _____ Email if available: _____

Provide the following for **four completed residential projects** (by address) which represent the range of your design capabilities. Ideally, two of the projects should incorporate similar design characteristics to those required by the Brasada Ranch Design Review Guidelines. If you have submitted designs to the Brasada Ranch DRC, feel free to include those as examples for the committee.

- ☐ Provide 1-3 photos (or renderings if the project is not yet complete), for each of the four projects.
- ☐ Provide one set of drawings and any other documents prepared by you that were used for a Design Review submittal on a Resort Project with requirements similar to that of Brasada Ranch.
- ☐ Describe your residential design and service philosophy in a cover letter. In your letter, identify other participants in your agency who routinely provide active roles in the "design" of the residential projects you are responsible for along with a description of the role or service they provide.

Please provide PDF's for the Committee to review:

- ☐ All requested documents listed above
- ☐ Cover letter
- ☐ Plans for the above application
- ☐ Photos or renderings of each of the four homes from above

Deliver thumb drive or email to the Brasada Ranch DRC office.

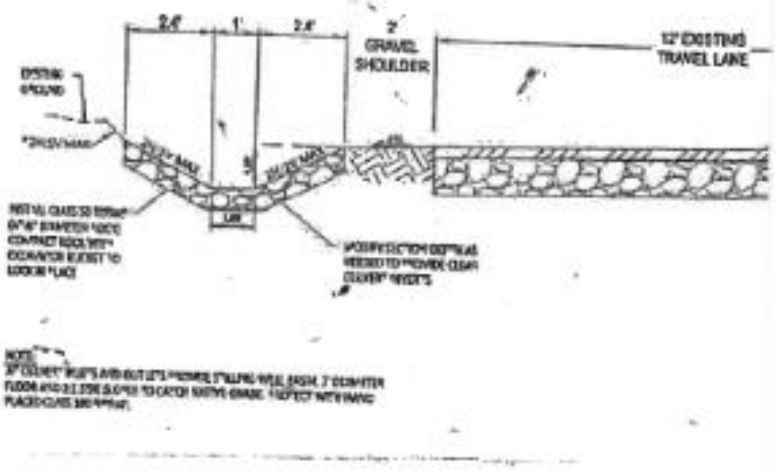
Allow up to 45 days for review and response from the DRC.

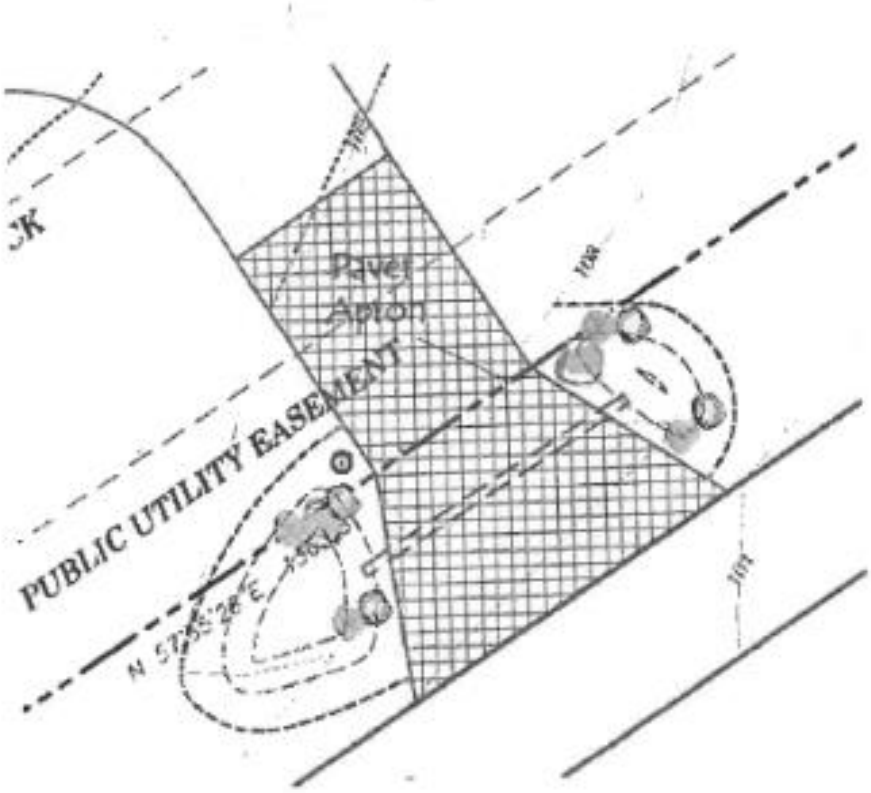
If mailing, please send a thumb drive to-

Brasada Ranch DRC
16986 SW Brasada Ranch Road
Powell Butte, OR 97753

If you have any questions, please call the DRC office at 541-504-3223.

Culvert Diagram – See Below- Center of culvert must be 4-5 feet from the edge of the asphalt.





Appendix D: Construction Area Parking Plan

An individual parking plan will be established for each construction site, whether it is new construction or a remodel. A DRC representative will meet with the builder/contractor to establish the approved parking plan for each site at the pre-construction meeting.

Construction crews may not park on, or otherwise use, any home site 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 DRC or HOA. 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 home site (not in the street or shoulder). If the approved parking is in the native area of the home site, the affected area must be restored to a native state.

Each owner and/or general contractor is responsible for the subcontractors and suppliers for their project to ensure they all obey the construction parking requirements and speed limits posted in Brasada Ranch. Violators may be fined or the use of flaggers may be required in problem areas. Repeat offenders may be denied future access to Brasada Ranch.

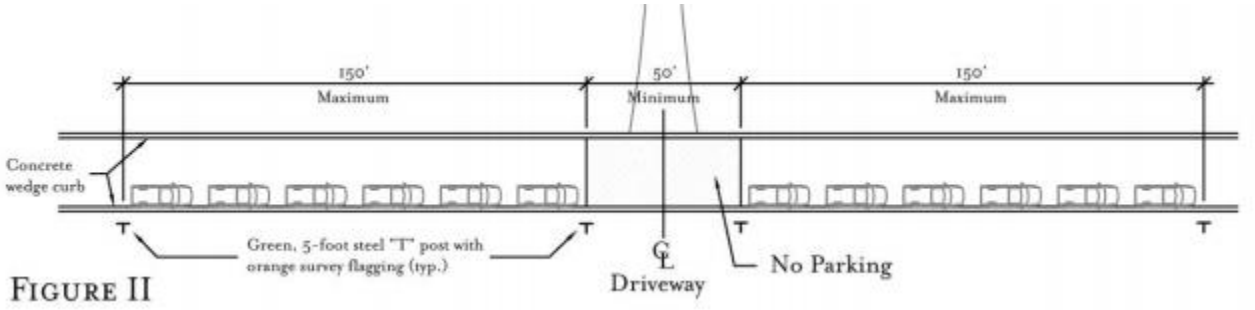


FIGURE II

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)

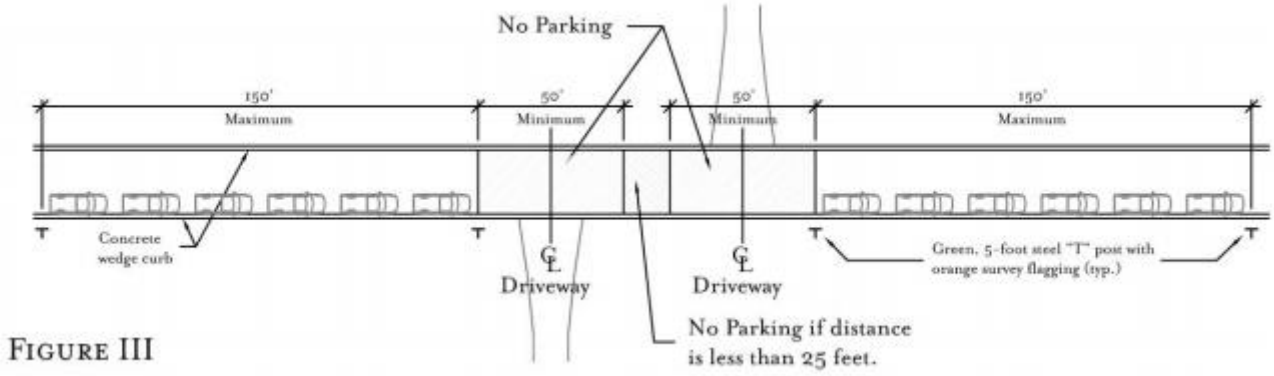


FIGURE III

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).

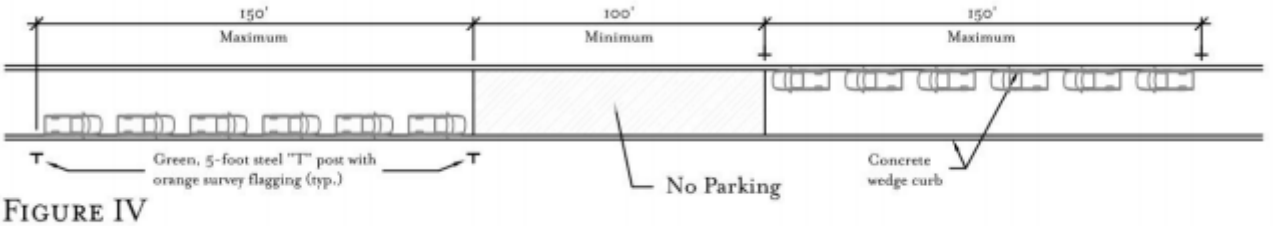


FIGURE IV

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).

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

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 golf and/or pedestrian pathways. A minimum of a ten-foot clear space must be maintained adjacent to the golf and/or 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 Brasada Ranch; 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 gravel shoulder. No portion of any vehicle may be in the native area.
- 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 both the DRC and HOA.
- Delivery vehicles must use the designated temporary construction parking area or the area on the approved site plan. Loading or unloading may not block the travel lanes.
- Construction parking is prohibited in the Ranch House and Range parking lots as well as the Tennis
- Court, Adult Pool and Athletic Center parking areas.
- When snow removal is needed, the DRC and HOA will work with the owner and/or builder to facilitate keeping the roadways and approved parking areas open.
- Vehicles that are in violation of this parking policy will be clearly marked by the either Guest Services, an HOA or DRC representative, 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 and/or general contractor. 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 Brasada Ranch HOA and DRC.

ATTACHMENTS

Brasada Broadband Conduit Communication Panel Connection Guidelines

Brasada Ranch Utilities LLC (BRUC) would like to welcome you to the growing property that is Brasada Ranch. In the following pages, we will be explaining what BRUC does, provides, and what you, as the builder, needs for delivery of the internet and phone services to the homeowner.

First, this is a partnership. BRUC cannot complete their installation and delivery of service without you and you can't complete your installation and delivery of the necessary infrastructure without knowing what's needed from us. Second, when we work together, we can make the delivery of the fiber utilities easy and seamless to the owner.

This is a brief history and what exactly we deliver to the house. During the initial development of Brasada Ranch, many basic utilities were not available from traditional utility providers. This meant Brasada Ranch had to develop their own utility system to be able to deliver necessary services and utilities. BRUC and the developers had the forethought to design the property with fiber for delivery of telephone and internet, which includes the ability in the future to deliver other services. This meant the delivery of hundreds of miles of fiber runs with thousands of miles of fiber. In some areas on property, there are fiber cables with 244 individual fibers running through the ground, vault or building. This is known as fiber to the home or FTTH. While fiber is a highly versatile method for data transport, it is not without its difficulty in connecting to endpoints and susceptibility to breakage. It takes specialized parts & equipment, experienced installers and careful handling of the fiber itself to prevent damage. We have the ability to grow and deliver a robust system that allows an almost unlimited option for services over a high speed network, for every home on property. As homeowner needs grow, so will our services.

Currently, BRUC works to monitor progress on homes being built with a few items in mind;

- Check that electrical ditch is excavated near the electrical pedestal and the fiber conduit that was run from the neighborhood fiber vault onto the property has been exposed.
- **When the fiber conduit from the utility connection point to the house has been laid, ensure both ends are exposed and easily found. In addition, the fiber is swept up to and located at or above the ground level and within an approved enclosure.**
- Pull string is located within the conduit from the corner of the property and the stub-up, going unbroken into the FTTH communication panel.
- Electrical wire or Romex has been run into the FTTH communication panel for the necessary outlet.
- Ethernet cables have been run into the FTTH communication panel (at least two cables, more are recommended).
- CATV cable, such as RG8, has been run into the FTTH communication panel.
- As building progresses and siding is completed on the wall where the FTTH communication panel is located, BRUC puts in an order for fiber to be pulled to the house.
- Finally, when the homeowner requests and completes their service agreement for telephone and/or internet, BRUC installs the customer premise equipment (CPE, aka. ONT) and uninterruptible power supply (UPS) that translates the fiber into a telephone port and Ethernet ports for delivery of service.

Builders and General Contractors need to make sure the necessary infrastructure is in place at the appropriate time, so the fiber delivery can completed with minimal or no issues. This infrastructure is of the following.

- **Minimum 1 inch conduit from the utility fiber connection point to the house both ends swept up (existing conduit and new conduit) together to the surface, continuing unbroken into the FTTH communication panel (new conduit).**
- **Pull string from FTTH communication panel to the end of the conduit. Does not need to continue into the vault.**
- Any bends in the conduit needs to be done with sweeps, no sharp 45 degree or 90 degree bend fittings.
- Electricity is available in the FTTH communication panel with a GFCI outlet located in the panel, or before the outlet, such as inside the garage.
- Ethernet cables, Cat5E minimum or better, ending in the FTTH communication panel, and going into the house. Minimum of two (2) cables, but four (4) is highly recommended. At least one Ethernet cable end terminated with RG45 end, or a distribution box with a RG45 jack.
- CATV RG6 cables, minimum of two (2), ending in the FTTH communication panel, and going into the house.

(2) or (4) CAT5E Cables (2) RG-6 Quad Shield Coax | (2) or (4) CAT5E Cables (2) RG-6 Quad Shield Coax | (2) or (4) CAT5E Cables (2) RG-6 Quad Shield Coax | (2) or (4) CAT5E Cables (2) RG-6 Quad Shield Coax

Minimum Inside Cable Infrastructure:

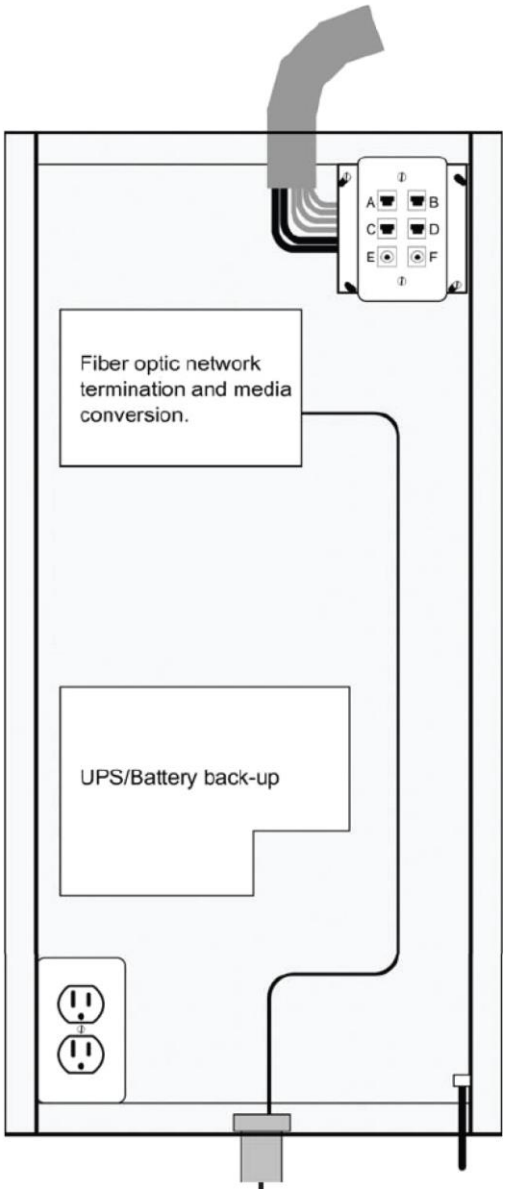
- ✓ Minimum inside cable infrastructure for voice, video, and data is Category 5E cabling.
- ✓ Minimum required cabling from Exterior Media Cabinet Enclosure (EMCE) to the Interior Media Cabinet Enclosure (IMCE) is (4) each Category 5E and (2) each RG-6 Quad Shield Coax cable runs.
- ✓ All inside cable infrastructure will be terminated on a patch panel inside the IMCE.
- ✓ The recommended inside cabling will terminate on a 4-port faceplate with (2) each RJ-45 connections and (2) each F Connector coax jacks.

The Brasada Ranch Utility Co. recommended jack layout above ensures the most flexibility for the homeowner.

- Unobstructed, and properly closing FTTH communication panel. Currently, this needs to be a Benner-Nawman, Inc model 14326W-UL exterior semi-recessed enclosure. Below are examples of the necessary network and CATV wiring for the fiber communication panel.

If you do not supply terminated network connections, BRUC will terminate one connection on the outside with a connection to the CPE.

Due to the necessary equipment that BRUC installs, there should be no customer equipment installed in the fiber communication panel. Below is an example of what BRUC installs.



Minimum Outside Conduit Infrastructure:

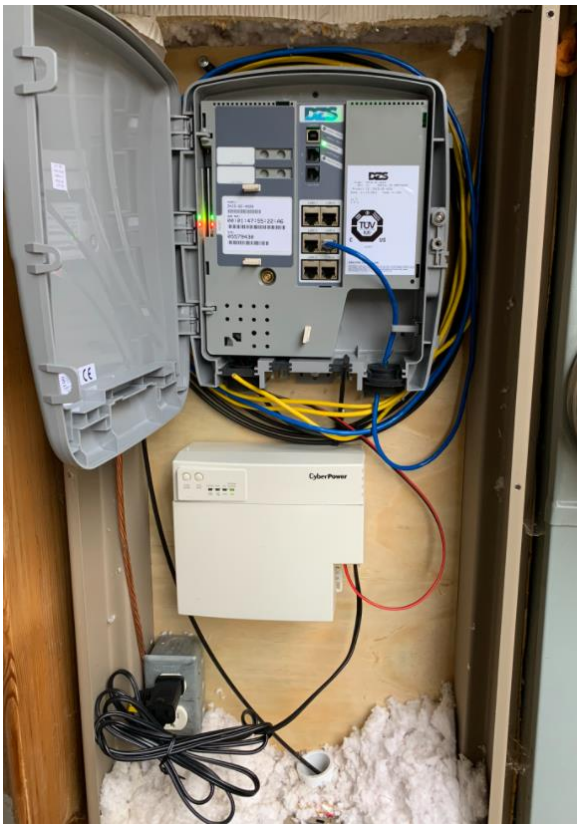
- ✓ The telecommunications conduit provided at the property line must be extended to the exterior of the garage or other location easily accessible by Brasda Ranch Utility Co. technician.
- ✓ All sweeps are to be in compliance with Telecommunications Industry Association and Electronics Industry Association (TIA/EIA) 758-A standards for fiber optic conduits.
- ✓ No more than three sweeps (270° total) should be used in extending the telecommunications conduit from the property line to the home.
- ✓ No other cabling may be placed within this conduit.

Conduit Specification:
Smoothwall conduit sized to match conduit at the property line.

Exterior Media Cabinet Enclosure (EMCE)

Recommended Model:

Below are pictures taken of proper conduit stubs, fiber communication panel connections and finally a finished installation after BRUC has installed all necessary hardware.



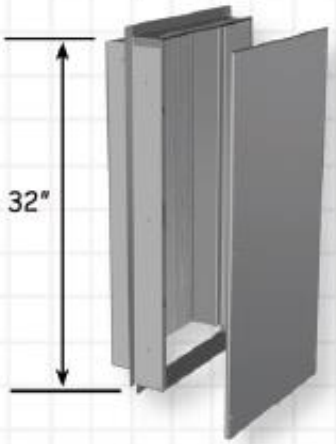
Benner-Nawman, Inc.

3450 Sabin Brown Road • Wickenburg, Arizona 85390
(800) 992-3833 • (928) 684-2813 • Fax: (928) 684-7041 • mail@bnproducts.com

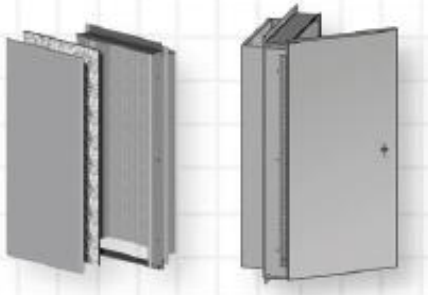
Specification Information
Enclosure Type: 14326W-UL
This Pre-Wire Box Measures: 14" Wide x 32" Tall x 6-1/2" Deep

Exterior Semi-Recessed Boxes and Enclosures

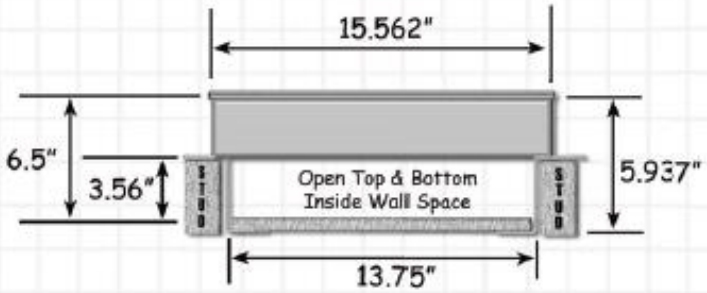
UL Listed



- Includes a 1/2" plywood backboard for easy mounting of utility equipment
- Fully enclosed lid fastened w/ 4 zinc-coated Phillips sheet metal screws
- Made of 18-gauge, zinc-coated steel (powder coat tan finish)
- "COMMUNICATIONS" embossed on the cover
- UL-Listed (UL1863), designed to NEMA 3R
- Includes a 4-position, #4-14 wire ground bar
- Enclosure mounts between 16" center studs
- Open top and bottom to the inside wall
- Box weight: 26 lbs.



Also available with an insulated or hinged lid.
14326WIN-UL 14326WH-UL



Approved Sample Board Example ***Deliver to the DRC Office for review and approval within 30 days of Final Design approval. ,Approved boards must be kept at the lot until Final Inspection. Displays all exterior materials in selection color with legend, no smaller than 2' x 2' and no larger than 3' x 4',*** Owner Name, Lot Number, Color Number, Style Number, Model Number, or Fixture Number (where applicable), Type of finish (Brushed Nickel, Copper, Satin, Clear, etc.), where product will be used or installed on the home. Must include Roof Material and Color, Wall Material and Colors, Exterior Trim Material and Color, Window Material and Color, Stone/Rock materials, Exterior Rails and Fencing, Paving Materials (if different from driveway entry pavers).

Approved Builders Construction Sign

Approved additional information:

Mr. & Mrs. Apple
12345 SW Brasada Ranch Road

Sign dimensions: 24” x 18”

Maximum height when posted: 36”

Description: Metal with negative relief lettering to match Brasada Ranch signage

Absolute Signs or Dana Signs are Brasada Ranch’s preferred vendors and has all specifications on file for Brasada Ranch. **Builder sign must be removed before the Final Inspection**

BRASADA RANCH

Residence Address Lighted Signs

Copper Cap has patina finish

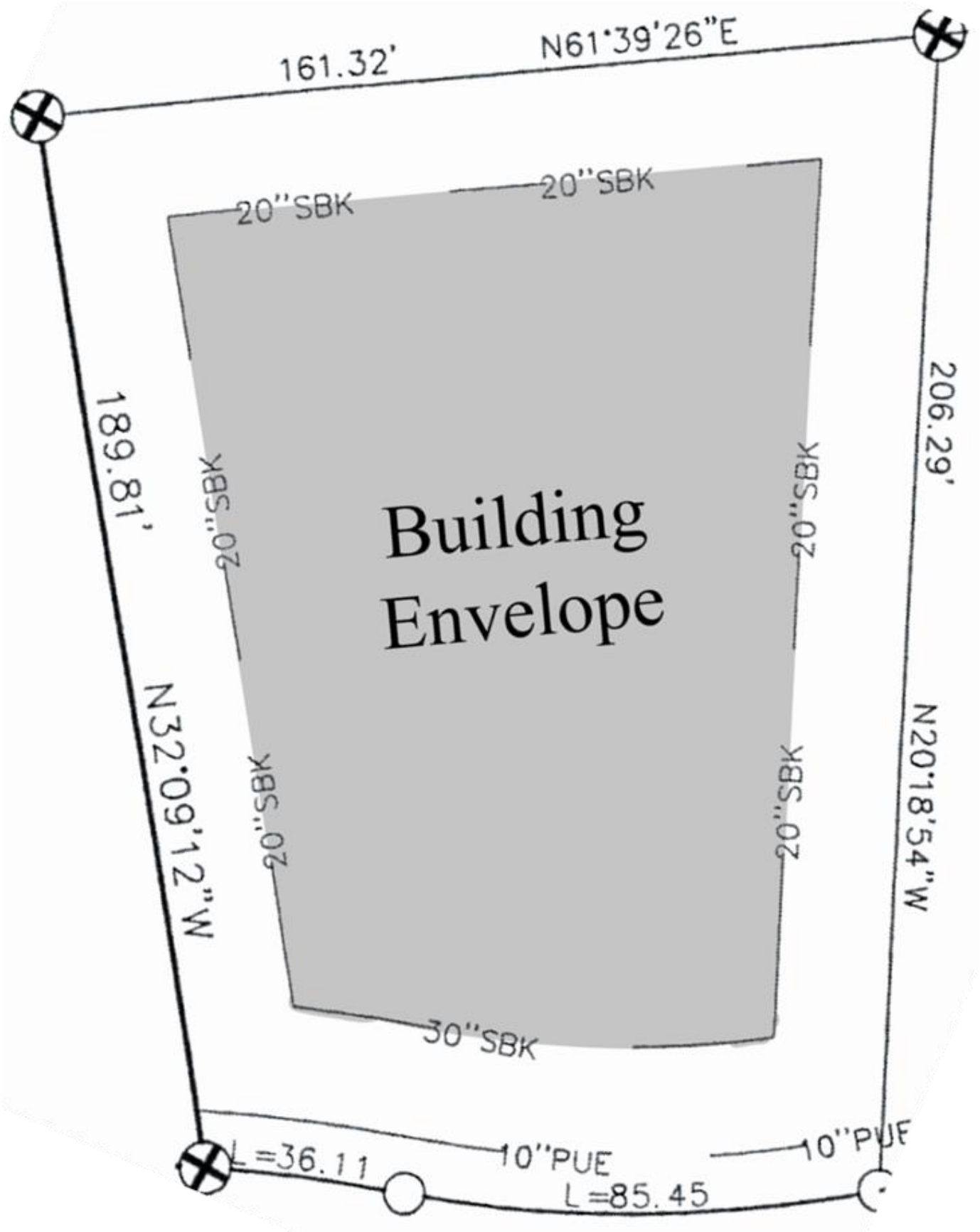
4.5" x 24" stenicl cut powder coat steel address plaque with beige Plexigass back. 4 screws in corners provide access to inside of sign for elec. connection or to change light bulb.

20" florescent light mounted inside post

5" S7 Tube Steel Rusted Post

Insatallation by and Connection to Power Source by Home Builder or Sub-contractor.

Marker Signs are 42" in Height from Grade, Address Numerals are approximately 3" & need to match Brasada Ranch signage.


161.32'
N61°39'26"E
20"SBK
20"SBK
20"SBK
20"SBK
20"SBK
Building
Envelope
30"SBK
189.81'
N32°09'12"W
206.29'
N20°18'54"W
L=36.11
10"PUE
L=85.45
10"PUE

Utility Requirements

Prior to the start of any construction, the builder/owner must contact Avion Water, Brasada Broadband, Cascade Natural Gas, Central Electric Cooperative and Oregon Water Utilities to confirm meter locations and connection requirements with each individual entity.

Additionally, site must have access to both water and electric. Temporary Power and Water Meters must be hooked up or arrangements must be made for access to these utilities on site prior to start of any construction.

Contact Numbers for Utility Companies:

Avion Water (541) 382-5342

Brasada Broadband –Fiber/Phone (541) 323-6099

Cascade Natural Gas (888) 522-1130

Central Electric Cooperative (541) 548-2144

Oregon Water Utilities –Sewer (541) 504-2305

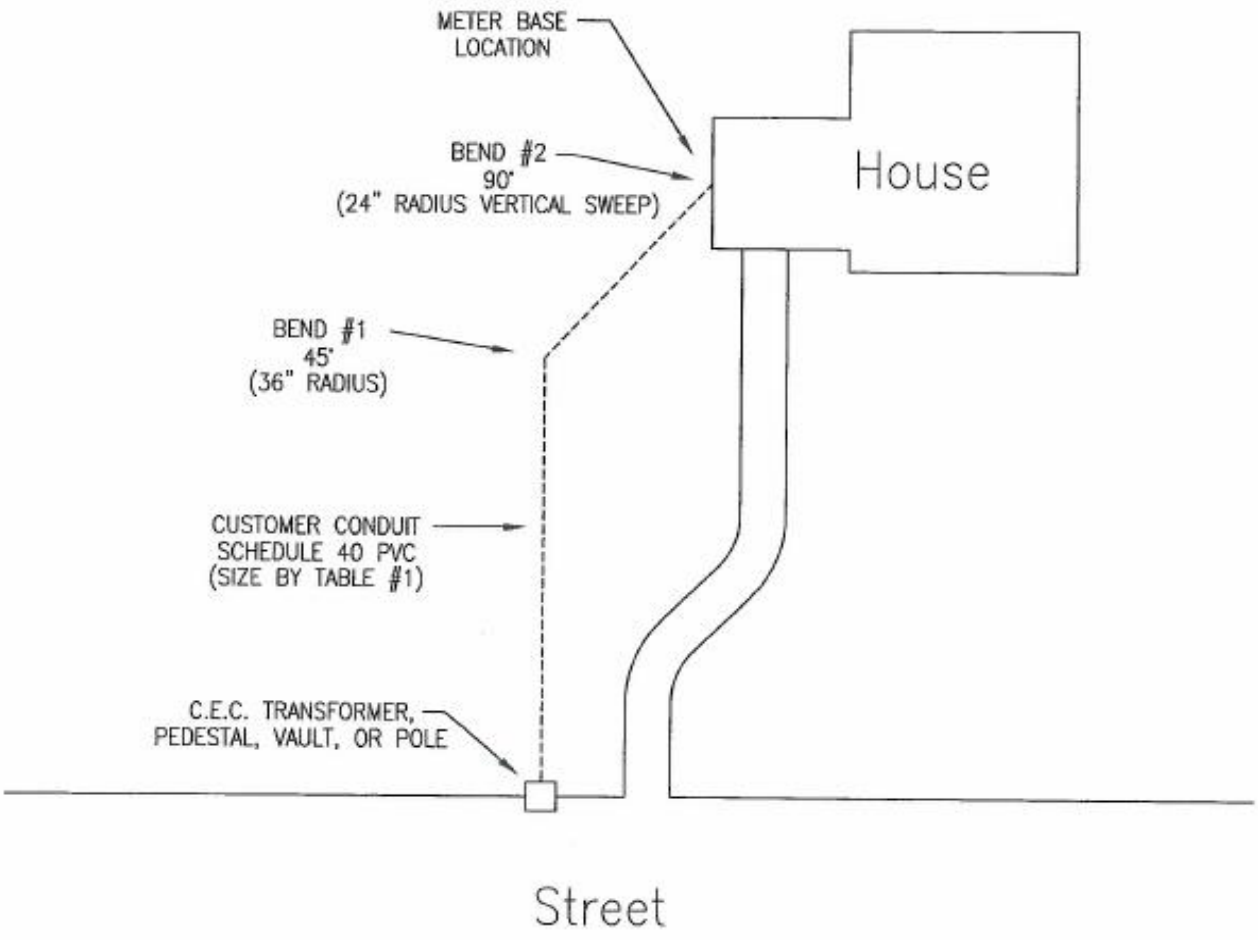
CENTRAL ELECTRIC COOPERATIVE, INC.

ELECTRICAL SERVICE CRITICAL PATH

STEP	*RESPONSIBILITY*	*TASK*
1	**Customer**	**Contact Central Electric Cooperative and make service application.**
2	Engineer	Schedule on site meeting with customer. a. Discuss design parameters overhead vs. underground. b. Evaluate options (ballpark costs). c. Agree on design and route. d. Identify and provide applicable CEC specifications to customer.
3	**Customer**	**Attend onsite meeting with CEC Distribution Engineer**
4	Engineer	Creates field notes and stakes line.
5	Engineer	Request easements. (If required.)
6	Right-of-Way	Obtain easements. (If required.)
7	Engineer	Initiates construction sketch and material acquisition.
8	Engineer	Prepare cost estimate, mail customer connect fee letter.
9	**Customer**	**Pay all fees.**
10	**Customer**	**Excavate trench, install conduit and pull rope.** (CALL BEFORE YOU DIG - for Underground Locates) - 1-800-332-2344.
11	**Customer**	**Call CEC (541-548-2144) - request trench/conduit inspection before backfilling.**
12	CEC Inspector	Inspects customer supplied & installed trench, conduit and pull rope.
13	**Customer**	**If necessary, correct deficiencies. Call CEC for re-inspection.**
14	CEC Inspector	Performs final inspection on customer supplied & installed equipment. Notifies customer of approval.
15	**Customer**	**Backfills trench per CEC specifications.**
16	Engineer	Releases job to Line Superintendent.
17	Line Superintendent	Schedules job for construction.
18	CEC Construction	Builds customer job. a. Connects permanent service with signed inspection.
19	**Customer**	**Obtain electrical inspection on permanent meterbase. Inform CEC when permanent meterbase passes inspection.**
20	CEC Serviceman	Connects permanent service.

Electrical Service Critical Path: Revised 5/23/16

PO Box 846 • 2098 N. Hwy 97 – Redmond, Oregon 97756-0187
Tel: 541.548.2144 • Fax: 541.548.0366
www.cec.coop



NOTES:

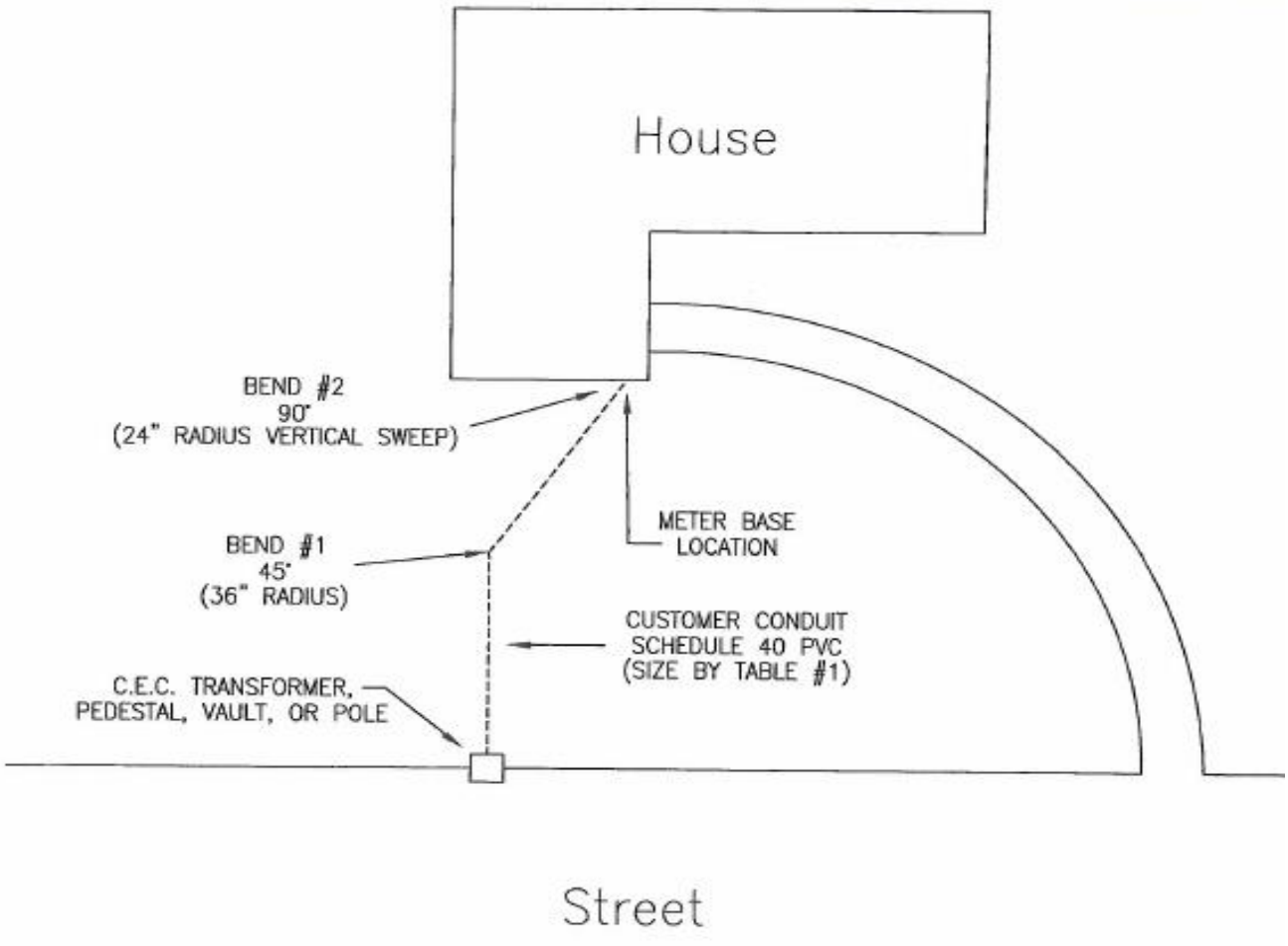
1. NUMBER AND LOCATION OF CONDUIT BENDS AND METER BASE LOCATIONS SHALL BE APPROVED BY C.E.C.
2. BEND #2 AT FOUNDATION MAY BE REDUCED TO 3" FOR 400 AMP SERVICE.
3. C.E.C. ONLY APPROVES "SWEDGE REDUCERS" FOR USE IF NECESSARY.

TABLE #1

SERVICE ENTRANCE AMPACITY	SINGLE PHASE THREE-WIRE
200 OR LESS *	(1) – 3" *
201 – 400	(1) – 4"

* 200 AMP SERVICES WITH HEAT PUMPS MAY REQUIRE INCREASED STANDARDS. CONSULT C.E.C. DISTRIBUTION ENGINEER

APPROVALS:			
ENGINEER: DIR OPS/ENG:	CENTRAL ELECTRIC COOPERATIVE, INC.	TYPICAL RESIDENTAL CONDUIT RUN TO METER BASE (PLAN VIEW)	REV. DATE: 5/23/16 SHEET 1 OF 1 DRAWING NUMBER: SR-150 REV.#



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APPROVALS:	CENTRAL ELECTRIC COOPERATIVE, INC.	TYPICAL RESIDENTAL CONDUIT RUN TO METER BASE (PLAN VIEW)	REV. DATE: 5/23/
ENGINEER:			SHEET 1 OF
DIR OPS/ENG:			DRAWING NUMBER: SR-151

CENTRAL ELECTRIC COOPERATIVE, INC.

APPLICATION WORK SHEET

Names: _____ Soc. Sec.# _____

_____ Soc. Sec.# _____

Mailing Address: _____

_____ Person Calling _____

City / State / Zip: _____ _____

Daytime Phone: _____

Cell Phone: _____

Legal Description: Township _____ Range _____ Section _____ Tax Lot _____

Or

Subdivision Name _____ Block _____ Lot _____ Phase _____

Property Address _____

Builder/Contractor _____ Excavator _____

Phone _____ Phone _____

Coop defined fields:

Type of Service _____
(House, manufactured home, shop, irrigation, etc.)

Temporary Needed? _____

Square Footage _____

Primary Heat: ☐ Electric – forced air ☐ Electric – heat pump ☐ Electric - boiler

☐ Propane ☐ Natural gas ☐ Oil

☐ Cadet wall heater ☐ Wood heat ☐ Pellet stove

☐ Solar ☐ Baseboard ☐ Heat pump

☐ Radiant floor ☐ Other _____

Horsepower _____ (irrigation or domestic pump)

Electric panel size _____ (Amps 100, 200, 400, 600)

Overhead _____ Underground _____ Specs Needed _____

(Irrigation and Commercial Only) Phase _____ Voltage _____

Previous/Current CEC Member? _____ Year _____ Account. # _____

Present Electric Utility _____

P.O. Box 846 ▪ 2098 N. Hwy. 97 Redmond, Oregon 97756-0187 Phone (541) 548-2144

Schedule of Fees

Effective April 1, 2024

New Construction Including Ancillary Structures: *Initial Review includes a Preliminary and up to 2 committee reviews. Any further reviews require an additional fee of $500 per review.* ***The Application Fee must be received before any reviews.***

Application Review Fee	$5500
Compliance Deposit (refundable upon final inspection and approval) *Must apply for final inspection within 6 months of the issuance of the COO or the compliance deposit is forfeited.*	$6000
Pavement Assessment Fee (check payable to Brasada Ranch Reserve)	$1200
Brasada Broadband Connection Fee – Fiber	$2500
Incomplete Plan Submittal – administrative fees	$200

Remodel/Addition/Landscape Changes *(after initial home Review/Approval):*

Application Review Fee	$750
Compliance Deposit (Refundable)	$1,000

Extension:

First 60 day Construction Extension Request	$1500
Second 60 day Construction Extension Request	$3000

FINES: *See Chapter 6 of the DRG for more information on these offenses*

Failure to display Contractor Gate Pass	$50
Gate Access Violation (working outside construction hours)	$250
Construction non-compliance– *-Any unauthorized changes from submitted plans or drawings*	$1,000
Trespassing– *-Any unpermitted driving, storage of materials, etc. on property belonging to anyone other than the owner*	$2,000
Builder's Conduct (subcontractors, suppliers, workers)	
First Offense	Warning
Second Offense	$500
Third Offense	$1,000
Fourth Offense	7-day work suspension
Construction Site violation *-Condition of site, improper storage of equipment and materials*	$500
Unauthorized tree removal/trimming *-Plus cost to replace trees at discretion of DRC Administrator*	$1,000
Unauthorized construction *-The start of any unapproved construction, additions, landscaping or excavating*	$2,000

Brasada Ranch New Home/Ancillary Structure Application Form

Property Owner: _____

Mailing Address: _____

Primary Phone: _____ Alternate Phone: _____ Email: _____

Contractor / Builder Company Name: _____ CCB#: _____

Contact Person: _____ Phone: _____ Email: _____

Designer Name: _____ Phone: _____Email: _____

Landscape Designer Name: _____Phone: _____Email: _____

Square footage of home: _____ Lot#: _____

Property Address:
_____

The Design Review Committee (DRC), as provided for in the Declaration of Covenants, Conditions, Restrictions and Easements for Brasada Ranch Residential Areas, exists to maintain high standards for design development and appropriate use of homes and property. When an owner wishes to construct a home or remodel an existing home, application is to be made to the Committee using this form. Completion of the following pages will provide the Committee with the information necessary to review the proposed construction for compliance with the Guidelines. The DRC administrator may be contacted for information and assistance, please call 541.504.3223

Please be aware of the following:

1. Design Review Committee (DRC) approval is valid for 12 months for new homes and nine (9) months for remodeling. If construction has not begun in that time, a new application must be made with an additional application fee required.
2. All proposed exterior construction on your lot must be completed within eighteen (18) months from the date construction has begun or an extension agreement must be filed.
3. The landscape application and plan are required with both the preliminary and full submittal packets. All landscaping must be installed/completed within three (3) months of completion of the exterior of the home.
4. The DRC assumes no liability for encroachments into platted setbacks, solar setbacks or onto easements or neighboring property. Be sure to check the plat of your lot and property lines to avoid encroachments and trespass. If pins cannot be located, a survey must be conducted to locate property lines.
5. **For Full Submittals All applicants are required to submit all required paperwork in both PDF and paper formats.** Due to the detailed information required for the site plan and the on-site building stakeout/string line requirements, the DRC advises the applicant to have a professional surveyor prepare the site plan and place the stakes and sting lines.

PROCEDURE FOR OBTAINING DESIGN REVIEW COMMITTEE APPROVAL:

- ☐ For Preliminary Submittals, Complete and Submit the front page of the application and submit the $5500.00 review fee at a minimum. Please see the Preliminary checklist for the other required submittals.
- ☐ For Final Submittals, Complete and submit this application in its entirety, provide cut sheets, Builder's and Owner's Construction Agreements as well as the other required submittals as indicated on the Full Checklist. *The DRC requires PDF and paper copies of all submittal documents and PDF and 11X17 copies of both the structural and landscape plans for Full Submittals*
- ☐
- ☐ Enclose **Review Application Fee** of **$5,500** made payable to Brasada Ranch HOA
- ☐ Submit **Brasada Broadband Connection Application** and Fee of **$2500** made payable to Brasada Ranch Utility
- ☐ Submit **Refundable Compliance Deposit** of **$6000** made payable to Brasada Ranch HOA).
- ☐ Submit **Pavement Assessment Fee** of **$1200** made payable to Brasada Ranch Reserve
- ☐ **Energy Performance Score Checklist** to demonstrate intent to comply with the Guidelines.
- ☐ **Notice of Action** (approval or further review) by the Committee will be sent to applicant designated above within 30 days of the Design Review Committee meeting.
  Applicant or builder must respond to the Committee in writing regarding any concerns expressed about the application/design remitted and changes made to submitted plans to comply.
- ☐ Once approved, please call 541.504.3223 to schedule the required pre-construction site visit with the Design Review Administrator.

Please submit all checks in a secured envelope with application!

PRELIMINARY CHECKLIST

A. TOPOGRAPHICAL SURVEY

- ☐ Licensed surveyor stamp
- ☐ Drawing to scale (recommended: 1"=10'-0")
- ☐ North Arrow
- ☐ Property boundaries with lengths, setbacks and easements all noted on plans with distance and dimensions.
- ☐ Existing site topography at minimum 1' intervals
- ☐ Existing trees 6" DBH or larger, rock outcroppings and other natural features
- ☐ Edge of adjacent roadways

B. SITE PLAN

- ☐ Title block with lot number and applicants name
- ☐ Graphic scale (recommended: 1"=10'-0")
- ☐ North Arrow
- ☐ Property boundaries with lengths, setbacks and easements all noted on plans with distance and dimensions.
- ☐ Existing site topography at 1' intervals (needed for preliminary drainage information)
- ☐ Top of wall elevations for all site walls (may be shown on separate grading plan)
- ☐ Proposed site topography at 1' intervals
- ☐ Storm water basin locations

☐ Building footprint
☐ Highest ridge noted
☐ Finish floor elevation noted
☐ Driveway and parking areas
☐ Walkways
☐ Site walls and / or retaining walls
☐ Existing trees proposed to remain
☐ Existing trees proposed to be removed
☐ Decks, patios and terraces
☐ Spas or pools
☐ Service yards (a/c enclosures and trash enclosures)
☐ Lot Coverage Summary
☐ Storm water drainage calculations

C. <u>FLOOR PLAN</u>

☐ Drawing to scale (1/4" = 1'-0")
☐ North arrow
☐ Finish Floor elevation noted
☐ Square footage heated space
☐ Square footage of garage and unheated storage space
☐ For multi-story homes, show calculation demonstrating compliance with sec. 2.2.5-2nd floor enclosed area may not exceed 60% of the main floor enclosed area
☐ Service yards (a/c enclosures and trash enclosures)
☐ Accurate floor plan with room functions indicated
☐ Floor plans must accurately reflect the elevations

D. <u>ELEVATIONS</u>

☐ Drawn to scale (1/4" = 1'-0")
☐ All exterior components, features and materials
☐ Proposed finish grade line (typically shown as a solid line)
☐ Existing grade line (typically shown as a dashed line)
☐ Indicate the maximum height line, a 27' offset from existing grade. Provide the location and elevation of the highest point on the roof, relative to the natural grade. Building elevations must accurately reflect the floor plans

E. <u>CONCEPTUAL LANDSCAPE PLAN</u>

☐ Title block with lot number and applicants name
☐ Graphic scale, 1" = 10'-0" minimum
☐ North arrow
☐ Property boundaries, setbacks, and easements
☐ Building locations and building projection locations (eaves, corbels, etc.)
☐ Existing trees, significant shrubs, and natural features
☐ Existing site topography at 1' intervals minimum
☐ Proposed site topography at 1' intervals minimum
☐ Exterior hardscapes and outdoor living spaces and other site improvements
☐ Storm water detention basins
☐ Proposed turf areas
☐ Proposed transitional zone areas
☐ Proposed native restoration areas

☐ Proposed tree locations with general description of tree type (ie. columnar evergreen vs. small flowering deciduous)

F. 3-DIMENSIONAL PERSPECTIVE DRAWINGS

FULL SUBMITTAL CHECKLIST

-Must be complete in order to receive full review comments, incomplete or inaccurate submittal packets may be returned without review and are subject to a $200.00 incomplete plan submittal fee.

The applicant shall submit the following for final review.

A. <u>TOPOGRAPHICAL SURVEY</u>

☐ Licensed surveyor stamp
☐ Graphic scale (recommended: 1"=10'-0")
☐ North Arrow
☐ Property boundaries, setbacks and easements all noted on plans with distance and dimensions.
☐ Existing site topography at minimum 1' intervals
☐ Existing trees, rock outcroppings and other natural features
☐ Edge of adjacent roadways

B. <u>SITE PLAN (1 set 11x17 plans and 1 digital copy sent via emailed PDF)</u>

☐ Title block with lot number and applicants name
☐ Graphic scale, 1" = 10'-0" minimum
☐ North arrow
☐ Property Lines dimensioned from pin to pin
☐ Setbacks and easements shown as dashed lines and labeled and dimensioned.
☐ Building Envelope, or "No Build" zone (if any)
☐ Building locations and building projection locations (eaves, corbels, etc.)
☐ Utilities/Fiber box - See Pull box specifications included in Guidelines
☐ Existing trees, significant shrubs and natural features
☐ Area tabulation (in lower right corner of Site Plan). Include basement, main level, upper levels, total living area, garage and/or shop, total building area. Maximum enclosed area calculation. Minimum stone to wall area calculation.
☐ Driveways, pathways, parking areas
☐ Privacy screens and fences
☐ Construction staging and temporary structures
☐ Existing site topography at 1' intervals minimum
☐ Proposed site topography at 1' intervals minimum
☐ Existing Trees and vegetation proposed to be removed
☐ Illuminated address sign location near driveway connected to power source (see sign specs included in Guidelines

Additionally Site Plan is to Include Staging Areas and Protective Fencing Diagrams for approval

Please include-

- Location of Stockpiled Building Materials
- Location of Stockpiled Soil & Gravel
- Location of Garbage Staging
- Construction fencing encompassing limit of disturbed areas.
- Tree protection fencing for trees to remain within the limit of disturbed areas.
- On-site parking areas
- Location of chemical toilet

- Location of dumpster
- Staging areas
- Erosion control measures for the site including
    - Straw wattles on slopes
    - Silt fencing where necessary to prevent erosion onto neighboring properties
- Storm water runoff containment areas on property
- Photographs of existing pre-construction road and sidewalk conditions

C. <u>CONSTRUCTION AREA PLAN</u>

☐ Site plan should be used as a base to the Construction Area Plan, showing the following:

- Property boundary, setbacks and easements
- Proposed building footprint locations
- Existing and proposed topography
- Existing trees, significant shrubs and other natural features to remain
- Existing trees to be removed
- Proposed storm water detention areas

☐ Staging area
☐ Location of stockpiled soil and gravel
☐ Construction fencing encompassing limit of disturbed areas.
☐ Tree protection fencing for trees to remain within the limit of disturbed areas.
☐ On-site parking areas
☐ Location of chemical toilet
☐ Location of dumpster
☐ Erosion control measures for the site including:

- Straw wattles on slopes for all slopes greater than 4:1
- Silt fencing where necessary to prevent erosion onto neighboring properties
- Storm water runoff containment areas on property during construction
- Photographs of existing pre-construction road and sidewalk conditions

D. <u>GRADING AND DRAINAGE PLAN (may be combined with site plan if clear)</u>

☐ Title block with lot number and applicants name
☐ Graphic scale, 1" = 10'-0" minimum
☐ North arrow
☐ Setbacks and easements shown as dashed lines and labeled and dimensioned.
☐ Building locations and building projection locations (eaves, corbels, etc.)
☐ Existing trees, significant shrubs and natural features
☐ Finish floor elevation for main house and garage
☐ Existing site topography at 1' intervals minimum
☐ Proposed site topography at 1' intervals minimum
☐ Existing and finish grade spot elevations at all corners of the home
☐ Retaining walls including top of wall elevations
☐ Drainage calculations
☐ Applicable grading and drainage details

E. BUILDING ELEVATIONS (To be drawn with actual grade reflected in elevation.)

☐ Scale: All sides of the home shown at a minimum scale ¼" – 1' (match scale used for floor plans)
☐ Door and window openings – show grids if applicable
☐ Exterior building features (roofing, siding, fireplace chimney and vents, railings, trim, foundation, masonry, heat pump and propane shrouds, etc.)
☐ Location of all exterior light fixtures
☐ Note the types of all exterior materials and finishes to be used (note lap exposure for lap siding)
☐ Please show stone percentage calculation on this sheet (must be 10% minimum)
☐ Note or describe detailing of architectural features, including door/window/corner trim sizes, fascia & shadow board sizes, sizes of timber posts/beams/braces/outlookers/exposed truss members, height/material(s) of hand & guard rails. The DRC may at its discretion request additional details of specific features.
☐ Indicate the maximum height line, a 27' offset from existing grade. Provide the location and elevation of the highest point on the roof, relative to natural grade at the same locationElevations drawn showing existing and proposed finished grade along the exterior building walls, decks or other features.
☐ Show Existing and Proposed grade lines along exterior walls, deck and other improvements
☐ Elevation of the highest point of the roof ridge in relation to the existing grade noted on each building elevation
☐ Each building elevation must be shown in their its correct orientation

F. FLOOR PLANS

☐ Scale ¼" – 1' – note on plan
☐ North Arrow
☐ Square footage of heated space at floor level and total square footage of home
☐ Square footage of garage and unheated storage space
☐ Floor plans must accurately reflect the exterior elevations
☐ Dimensions of all interior and exterior walls
☐ Location and sizes of all windows, doors and openings
☐ Fireplace type: wood or gas
☐ Locations of decks, patios, porches and privacy screens
☐ Label all rooms (Dining, Bedroom, Kitchen, etc.)
☐ Exterior Light Fixture locations and type.

G. ROOF PLAN

☐ Scale ¼" – 1' – note on plan
☐ North Arrow
☐ Show adjacent setback(s) where eaves fall within 12" of any setback
☐ Show and label ridges, valleys, hips & gutters. Indicate the slope of each roof plane
☐ Show the line of exterior walls, posts, and beams below
☐ Indicate the distance from the finish surface of each wall segment to the face of each adjacent fascia segment
☐ Label all roof finish materials
Location and elevation of the highest point on the roof relative to the natural grade

H. LANDSCAPE PLAN

☐ Title block with lot number and applicants name

☐ Graphic scale, 1” = 10’-0” minimum
☐ North arrow
☐ Property boundaries, setbacks and easements
☐ Building locations and building projection locations (eaves, corbels, etc.)
☐ Existing trees (6” DBH or larger), significant shrubs and natural features to remain
☐ Existing site topography at 1’ intervals minimum
☐ Proposed site topography at 1’ intervals minimum
☐ Exterior hardscapes and outdoor living spaces and other site improvements
☐ Hardscape material specifications (if not specified on the site plan)
☐ Existing mature (6” DBH or larger) trees to remain or to be removed.
☐ Existing natural features such as rock outcroppings, drainage features, ghost trees, etc.
☐ Proposed plant material drawing with symbols to scale at maturity. Planting legend should include:
- Botanical and common names for all plant species
- Plant container or caliper sizes
- Quantities for each plant species

☐ Delineate areas that will receive mulch and mulch type
☐ Soil amendment specifications
☐ Re-naturalization areas and formula
☐ Exterior lighting (if proposed)

I. IRRIGATION PLAN

☐ Title block with lot number and applicants name
☐ Graphic scale, 1” = 10’-0” minimum
☐ North arrow
☐ Property boundaries, setbacks and easements
☐ Existing site topography at 1’ intervals minimum
☐ Proposed site topography at 1’ intervals minimum
☐ Building footprint and eave lines
☐ Exterior hardscapes and outdoor living spaces and other site improvements
☐ Existing mature (6” caliper or larger) trees to remain or to be removed.
☐ Irrigation equipment and layout
☐ Irrigation calculations as described in chapter 3.15
☐ Notes describing temporary above ground irrigation system for native re-naturalization areas

J. 3-DIMENSIONAL PERSPECTIVE DRAWINGS

K. REQUIRED CUTSHEETS- (No catalogs please. Provide specific pages of any submittal and cloud the selections – clearly marking any choices made such as color texture, shape or similar.

☐ Garage Door
☐ Entry Door
☐ Windows
☐ Sliding Doors (as applicable)
☐ Exterior Light Fixtures (must be dark sky compliant)

L. <u>REQUIRED PDF SUBMITTALS TO DRC-Please do not provide any supplemental pages!</u>

☐ 1 PDF OF THE PLANSET INCLUDING
- Site Plan
- Grading and Drainage Plan
- Elevations
- Floor Plan

☐ 1 PDF of 3-D DRAWINGS OF ALL FOUR ELEVATIONS-MINIMUM
☐ 1 PDF OF THE Landscape Application, Landscape Plan and Irrigation Plans
☐ 1 PDF Including the Application Sheets (ALL Pages REQUIRED)
☐ 1 PDF Including All of the Required Cutsheets
☐ 1 PDF with the appropriate Green Energy Checklist

M. <u>Required Paper Copies to DRC Office</u>

☐ 11x17 copy of the architectural plans
☐ 11x17 copy of the landscape plans
☐ All Application Pages filled out in full
☐ EPS checklist
☐ All cutsheets (please do not provide catalogs) Please cloud your selections on the individual pages.

OUTLINE OF SPECIFICATIONS & PROCEDURES TO BE USED IN CONSTRUCTION

1. Provisions for construction period:
    a. Temporary structures, (what and where):

    _____

    b. Location of staging and material storage areas:
    c. Measures to be taken to protect topography, native areas and neighboring property from damage:

    _____

2. Site work:
    a. Walkways and driveway (material):

    _____

3. Foundation:
    a. Type and material:

    _____

4. Exterior masonry: (samples to be submitted on sample board)
    a. Type and location _____
5. Exterior metals: (flashing must be painted)
    a. Type and location _____
6. Exterior wood: (samples to be submitted on sample board)
    a. Siding description; note exposure width at laps if a lap siding is used, etc.:

    _____

    b. Trim description:
    c. Exposed framing description and location

7. Roof Construction:
    a. Roofing materials: (colors and samples to be submitted on sample board)

    Pitch _____ Brand/Color/Style _____

    b. Flashing/Roof Metals (materials and type – must be colored or painted to blend with roof)

    Locations: _____

    c. Skylights (type and color of glazing to be used)

    _____

8. Exterior openings: Submit all product cut sheets at time of initial plan submittal with application
    a. Doors (materials and finish) - Provide manufactures product information and/or detailing for Front Door and any sliding glass or specialty doors.

    Type: _____Color: _____

b. Windows (materials and finish) – Provide window manufactures standard product information

Type: _____Color: _____

9. Exterior painting and staining: (submit color samples)

   a. Siding Type: _____Color: _____

   b. Siding Type: _____Color: _____

   c. Trim Type: _____Color: _____

   d. Accent Colors (front door, shutters, etc.)

      Location: _____ Color: _____

   e. Metals - Type: _____Color _____

10. Heating/Cooling System: (include type, location and if specifying the use of solar or other exterior equipment, including heat pumps, please indicate): _____

    _____

    a. Screening Material - Type: _____Color: _____

11. Garage overhead door: Design to be shown on plan or submit catalog cut sheet showing design features. Submit all product cut sheets at time of initial plan submittal with this application

Type: _____ Color: _____

SAMPLE BOARD – Submitted within 30 days of Final approval (See example in the attachment section) Deliver to the DRC Office for review and approval within 30 days of Final Design Approval. Display all exterior materials with the selection on the color board. After approval, board is to be kept at the lot site until Final Inspection. Approved exterior changes must be reflected on board.

- ☐ LEGEND with color numbers, style numbers, model numbers, or fixture number
- ☐ Size Requirements: Minimum: 2' x 2' Maximum: 3' x 4'
- ☐ Owner Name and date
- ☐ Lot Number
- ☐ Roof and Material Color
- ☐ Wall Materials and Colors
- ☐ Exterior trim material and color
- ☐ Window Trim and Color
- ☐ Stone/Rock materials
- ☐ Exterior rails and fencing
- ☐ Paving materials - if different from the required driveway entry pavers
- ☐ Type of finish - Brushed Nickel, Copper, Satin, Clear, etc.
- ☐ Location product will be used or installed on the home

Landscape Plan Application Form – New Construction

Property Owner: _____

Mailing Address: _____

Primary Phone: _____ Alternate Phone: _____ Email: _____

Landscape Designer Company Name: _____ CCB#:_____

Contact Person: _____ Phone: _____ Email: _____

Landscape Designer Company Mailing Address:

_____

Lot#: _____ Property Address: _____

Landscape Plans must be submitted with the application packet. Landscape plans must be submitted on a scaled (site plan) drawing showing all elements listed on the checklist below. Overlay all items on the previously approved site plan, cloud and clearly note any changes to the approved site plan being proposed. Separate sheets prevent plan from looking cluttered.

LANDSCAPING PLAN AND SITE PLAN

- ☐ Title Block with Lot Number and Applicants Name, Scale and North Arrow
- ☐ Existing Trees and rock outcroppings labeled, indicate if protected or removed
- ☐ Building Envelope showing setbacks
- ☐ Grades changes – show existing and proposed grades
- ☐ Drainage structures or elements (show these as shown on the approved drainage plan and calculations clearly mark any change proposed from the approved plan)
- ☐ Hardscape areas (provide material sample and color selections if not already submitted and approved)
- ☐ Walkways (with dimensions) and Planting Bed Materials (gravel, mulch or other toppings)
- ☐ Planting Zones labeled (Interior Zone, Transition Zone, Natural Area, Driveway Zone)
- ☐ Plant Materials identified by Common Name as shown on plant list (see plant list Appendix D)
- ☐ Lawn or Turf areas
- ☐ Scarred Areas to be restored (include restoration plant materials, density or spacing)
- ☐ Landscape Lighting (cut sheets of all exterior lighting, wattage, dimensions and finishes clearly marked)
- ☐ Irrigation System Plan and Description (on a separate sheet)

REQUIRED SIGNATURES

_____	_____	_____
Print Owner Name	Owner's Signature	Date
_____	_____	_____
Print Landscape Designer's Name	Landscape Designer's Signature	Date

Design Review Committee

Owner Construction Agreement

New Construction

Property Owner: _____
Date: _____
Mailing Address: _____
Primary Phone: _____ Alternate Phone: _____ Email: _____
Lot#: _____ Property Address: _____

As a property owner at Brasada Ranch, I/we have read and will conform to the current Design Review Guidelines established by the Design Review Committee ("DRC") and the submittal form and application. I/We fully understand the requirements of this submittal. Further, I/we understand the home may not be occupied until the home presents a finished appearance when viewed from any angle, including painting and all exterior finishes as specified in Section 7.13 "Completion of Construction" in the Declaration of Covenants, Conditions, Restrictions and Easements for Brasada Ranch Residential Areas, Determination of this completion status will be made by the DRC Administrator

Any change in the exterior from an approved submittal must be resubmitted to the DRC for approval.

I/We assume full responsibility for the location of the property lines of my/our lot and will locate all pins or conduct a survey to confirm the correct property lines. In addition, I/we are aware of the building contractor regulations and the sign policies set forth in the DRC Guidelines and agree to inform the contractor of these regulations and policies and to abide by these policies. I/We assume full responsibility for any and all damage by the contractor to adjacent lots, common area, and my/our property during the construction of my home, including unauthorized or accidental tree/shrub removal or damage.

OWNER SIGNATURES (Signature of all owners on the recorded property deed)

_____	_____	_____
Print Owner Name	Owner Signature	Date
_____	_____	_____
Print Owner Name	Owner Signature	Date

Design Review Committee

Builder's Agreement

Builder Name: _____ CCB#: _____

Mailing Address: _____

Primary Phone: _____ Alternate Phone: _____ Email: _____

Lot#: _____ Property Address: _____

I have read, fully understand and will conform to the current Design Guidelines established by the Brasada Ranch Design Review Committee ("DRC"), in connection with all construction work performed by me and my subcontractors on the above referenced project.

I am aware of the building contractor regulations set by the DRC, and the sign policy set forth in the DRC Guidelines and agree to abide by these policies. I understand any fines may be assessed against me and/or the lot owner for violation of these Guidelines by the DRC

BUILDER SIGNATURE

_____ _____ _____

Print Builder Representative's Name _ Builder Representative's Signature___ Date

Design Review Committee

Owner Construction Agreement - Additions/Remodels

Property Owner: _____ Date: _____

Mailing Address: _____

Primary Phone: _____ Alternate Phone: _____ Email: _____

Lot#: _____ Property Address: _____

As a homeowner at Brasada Ranch requesting an addition/remodel to the home listed above, I/we have read and will conform to the current Design Review Guidelines established by the Design Review Committee ("DRC") and the submittal form and application. I/We fully understand the requirements of this submittal.

Any change in the exterior or Landscaping from the original approved submittal must be resubmitted to the DRC for review and approval.

Enclosed is the application fee of $750 along with the refundable $1,000 Compliance Deposit for a total due of $1,750 made payable to Brasada Ranch for the review of this project ($1750Check #_____ attached).

Upon completion of the project, please submit the Final Inspection Request and Compliance Deposit Request Form and set up an appointment for the final inspection of the project with the DRC Administrator.

Upon final inspection approval the $1,000 Construction Compliance Deposit less any fines from compliance violations will be refunded by the DRC.

OWNER SIGNATURES (Signature of all owners on the recorded property deed)

_____	_____	_____
Print Owner Name	Owner Signature	Date
_____	_____	_____
Print Owner Name	Owner Signature	Date

Landscape Improvement/Alteration Plan Application– Existing Homes

Property Owner: _____

Mailing Address: _____

Primary Phone: _____ Alternate Phone: _____ Email: _____

Landscape Designer Company Name: _____ CCB#: _____

Contact Person: _____ Phone: _____ Email: _____

Lot#: _____ Property Address: _____

Landscape improvement plans must be submitted on a scaled (site plan) drawing showing all elements listed on the checklist below. Overlay all items on the previously approved site plan, cloud and clearly note any changes to the approved site plan being proposed. Separate sheets prevent plan from looking cluttered.

Enclosed is the application fee of $750 along with the refundable $1,000 Compliance Deposit for a total due of $1,750 made payable to Brasada Ranch for the review of this project ($1,750 Check #_____ attached). Upon final inspection approval the $1,000 Compliance Deposit less any fines from compliance violations will be refunded by the DRC.

LANDSCAPING PLAN AND SITE PLAN

- ☐ Title Block with Lot Number and Applicants Name, Scale and North Arrow
- ☐ Existing Trees and rock outcroppings labeled, indicate if protected or removed
- ☐ Building Envelope showing setbacks
- ☐ Grades changes – show existing and proposed grades
- ☐ Drainage structures or elements (show these as shown on the approved drainage plan and calculations clearly mark any change proposed from the approved plan)
- ☐ Hardscape areas (provide material sample and color selections if not already submitted and approved)
- ☐ Walkways (with dimensions) and Planting Bed Materials (gravel, mulch or other toppings)
- ☐ Planting Zones labeled (Interior Zone, Transition Zone, Natural Area, Driveway Zone)
- ☐ Plant Materials identified by Common Name as shown on plant list (see plant list Appendix D)
- ☐ Lawn or Turf areas
- ☐ Scarred Areas to be restored (include restoration plant materials, density or spacing)
- ☐ Landscape Lighting (cut sheets of all exterior lighting, wattage, dimensions and finishes clearly marked)
- ☐ Irrigation System Plan and Description (on a separate sheet)

REQUIRED SIGNATURES

_____	_____	_____
Print Owner Name	Owner's Signature	Date
_____	_____	_____
Print Landscape Designer's Name	Landscape Designer's Signature	Date

Contractor Gate Access Agreement 2024

Builder/Sub-Contractor Company: _____

Representative's Name: _____ CCB#: _____

Mailing Address: _____

Primary Phone: _____ Alternate Phone: _____ Email: _____

One Gate Pass is required for each individual vehicle on property. Access Passes are required to be displayed in all construction vehicles on property. All gates on property are monitored and audited for gate use security. Any violation or abuse of this procedure may result in fines or the code being revoked. Gate Codes and Access Passes are effective for one calendar year. New Gate Codes and Access Passes are assigned in January of each year through the Design Review Committee [DRC] office.

Gate Pass holders are required to abide all by the DRC guidelines and regulations including;

The time of construction will be limited to between the hours of 7:30 a.m. and 6:00 PM, Monday - Friday, and from 9:00 AM to 5:00 PM on Saturday. Construction Activities may not occur on Sunday, Memorial Day, the 4th of July, Labor Day, Thanksgiving Day, Christmas Day and New Year's Day and/or the nationally recognized holiday. Essentially quiet activities that do not involve heavy equipment or machinery may occur at other times subject to the review and approval of the DRC. Personnel are not to remain at the Construction Site after working hours. _____ initial
Vehicles are to park only within the Construction Area and not to inhibit traffic. _____ initial
All vehicles must adhere to posted speed signs, maximum speed is 24mph. _____initial
Construction personnel may not bring pets of any kind to the jobsite. _____ initial
Radios, stereos, or similar devices are not allowed. _____initial

Any violation or abuse of these policies may result in fines and/or the pass being revoked.

QUANTITY REQUESTED (1 PASS PER VEHICLE) _____I have read, fully understand and will follow the current Design Review Guidelines established by the Brasada Ranch Design Review Committee [DRC].

CONTRACTOR SIGNATURE

_____ _____ _____
Print Representative's Name: Signature of Representative: Date:

For Office Use Only

Code:# _____ Quantity: _____ Total Fee Paid ($40 each):_____Pass #s: _____ - _____

Date received:_____ Submitted by:_____Received by:_____

Gate Access - Contractor Vehicle Log

License Plate Number	Gate Access Pass Number (if available)	Make/Model	Vehicle Description

TREE AND SHRUB REMOVAL PERMIT

To establish and preserve a harmonious relationship between the existing natural landscape and proposed improvements, a tree and shrub removal permit is required for trees with a trunk diameter greater than 6" measured at 12" above grade or shrubs over 3' in height.

Property Owner: _____

Mailing Address: _____

Telephone: _____ Lot: _____ Phase: _____

Number of trees to be removed: _____

Number of shrubs to be removed: _____

Owner's signature: _____ Date: _____

SUBMITTAL:

Provide a scaled site plan, 1"=20', that shows the existing trees with a trunk diameter greater than 6" measured at 12" above grade and shrubs over 3' in height denoting which ones are proposed for removal.

Flag all items proposed to be removed with colored tape - No paint.

Conditions of approval:

_____

_____

_____

_____

_____

_____

Approved by: _____ Date: _____

Design Review Committee

Building Term Extension Agreement

New Construction

Property Owner: _____ Date: _____

Builder/Contractor Name: _____

Builder Phone: _____ Builder Email: _____

Lot#: _____ Property Address: _____

Original Start Date: _____ Original Anticipated Completion Date: _____

Proposed Extended Completion Date: _____

All improvements on a home site are to be completed within eighteen (18) months of DRC approval. An extension may be applied for in writing, detailing the reason for the need of the extension and any extraordinary circumstances why the project has been delayed. The DRC reserves the right to grant or deny approval of any extension. Upon approval by the DRC, the builder will submit an extension fee of $1500 for the first additional (sixty) 60 day period and $3000.00 for the second sixty (60) days to complete the project; a maximum of two extensions may be filed for an individual job. If the extension is denied, or no extension is requested or received, the DRC may impose a fine of not less than $100.00 per day (or such other reasonable amount as may be set) for each day past the 18 month construction period, to be charged against the Builder and/or Owner or Agent of the property until construction is completed, as applicable, until the Builder and Owner or Agent can prove to the satisfaction of the Declarant and DRC that the project is complete.

OWNER SIGNATURES (Signature of all owners on the recorded property deed)

_____	_____	_____
Print Owner Name	Owner Signature	Date
_____	_____	_____
Print Owner Name	Owner Signature	Date

Final Inspection Request and Compliance Deposit Request Form

Property Owner: _____ Date: _____

Mailing Address: _____

Primary Phone: _____ Alternate Phone: _____ Email: _____

Lot#: _____ Property Address: _____

Date Construction Began: _____ Date of Certificate of Occupancy:_____

Make Check Payable to: _____

Mailing Address for check if different than above: _____

Property Owner Signature: _____

Check the appropriate box for the deposit you are requesting:

- ☐ Exterior Completion Inspection
- ☐ Landscape Final Inspection
- ☐ Exterior Alteration / Remodel Inspection

Remit this form with a copy of the following to the address below:

- ☐ Certificate of Occupancy
- ☐ Earth Advantage Certificate (or equivalent if pre-approved-certificate must match application)

Brasada Ranch
Attn: Design Review Administrator
16986 SW Brasada Ranch Road
Powell Butte, OR 97753

The DRC shall return the Compliance Deposit to the depositor within thirty (30) working days after the issuance of a Notice of Completion from the DRC (construction and landscaping completion).

---------- For Office Use Only ----------

Deposit Amount: _____ Refund Amount: _____ Difference: _____

Reason for difference (if applicable):

_____

_____

DRC Verification & Approval: _____Date: _____

Accounting Verification & Approval: _____Date: _____

DRC Final Inspection Report

Home Site:

Date of Inspection: _____

Inspected By: _____

The $6,000 refundable compliance deposit guarantees compliance with DRC approval conditions, policies and guidelines, contractor rules, and provide surety against damage done to BRROA common area and improvements during the course of construction. Clean up of site is required prior to return of any portion of the compliance deposit.

Such damage items may include, but not limited to:

- Concrete spills
- Broken berms
- Unauthorized removal of trees or shrubs
- Damage to neighboring properties due to trespass
- Damage to roadways

The following items have been inspected pursuant to the DRC Policies and Guidelines as outlined in sections 2 and 3 as well as in accordance with the DRC approved plans, submittals and conditions:

The DRC assumes no liability for encroachments into platted setbacks, solar setbacks or onto easements or neighboring property and therefore this is excluded from this exterior completion inspection.

INSPECTION RESULTS

☐ Approval of the exterior completion compliance deposit recommended

☐ Approval of partial compliance deposit recommended:

_____

_____

_____

☐ Approval of the exterior completion compliance deposit NOT recommended

- See attached inspection checklist and comments below

_____

_____

_____

Inspection Checklist

Date: Inspected by:

Sect.	Material	Compliance	Non-Compliance	Notes
1	Earth Advantage Certificate			
6	Certificate of Occupancy			
3	Building Plan Compliance			
3	Landscape Plan Compliance			
2	Color Board and Material Compliance			
3	Drainage Swales Present			
2	Walkway Material			
3	Driveway Material -Pavers at entrance (30ft.)			
3	Drainage Culvert			
2	Masonry/Stone (10%)			
2	Metals-oxidized			
2	Wood/Siding-painted/stained			
2	Roofing Material			
2	Roof Flashing/Metal/Vents-must be painted black			
2	Garage Door			
2	Exterior Doors			
2	Windows			

3	Exterior Lights must be dark sky certified			
2	Heating/Cooling Screening			
2	Foundation Vent Screening			
6	Builder Sign Removed			
6	Site clean and clear of debris			
2	Illuminated Address Sign			
Broad band Fiber Box	Communication Infrastructure (pull box, conduit, communication cabinet, and dedicated circuit installed)			