

**CASCADE MEADOW RANCH**  
**ARCHITECTURAL REVIEW COMMITTEE**  
**RULES & REGULATIONS**

**SECTION 1.0 OBJECTIVE AND AUTHORITY OF ARCHITECTURAL REVIEW COMMITTEE**

**1.1 DEVELOPMENT OBJECTIVES**

To create a planned community designed to maintain an aesthetically pleasing environment.

The need to preserve this environment has led to the establishment of certain design recommendations and restrictions. These are the result of careful studies made by the developer of Cascade Meadow Ranch and professional consultants.

The Architectural Review Committee is responsible for insuring that the high standards of the development are considered by the property owner in the design, development and use of homes and property. These rules and regulations are designed to delineate the guidelines that the Committee will use.

**1.2 APPLICABLE PROVISIONS OF ARCHITECTURAL REVIEW COMMITTEE OF CASCADE MEADOW RANCH**

**1.2.1 ARCHITECTURAL REVIEW COMMITTEE (Section 8)**

**FUNCTION OF ARCHITECTURAL REVIEW COMMITTEE.** The Architectural Review Committee shall exercise the functions for which it is given responsibility in the Cascade Meadow Ranch Declaration. Generally, this Committee will be responsible for the approval of plans and specifications for the development of lots and for the promulgation and enforcement of its rules and regulations governing the use and maintenance of lots and the improvements thereon.

**MEMBERS: TERM AND REMOVAL.** The Architectural Review Committee shall consist of three persons appointed by the Developers of Cascade Meadow Ranch. Members may be removed and replaced at any time by their appointers. The Association shall keep on file at its principal office a list of the names and addresses of the members of the Architectural Review Committee.

**ACTION.** Except as otherwise provided herein, any two members of the Architectural Review Committee shall have power to act on behalf of the Committee without the necessity of a meeting and without the necessity of consulting the remaining member of the Committee. The

Committee may render its decisions only by written instrument setting forth the action taken by the members consenting thereto.

**FAILURE TO ACT.** If at any time the Architectural Review Committee shall for any reason fail to function the Board of Directors of the Cascade Meadow Ranch Association shall have complete authority to serve as a pro tem Architectural Review Committee.

**DUTIES AND RULES.** The Architectural Review Committee shall consider and act upon all matters properly submitted to it pursuant to this Declaration. In furtherance of this function, the Architectural Review Committee may, by unanimous vote, from time to time and in its sole discretion adopt, amend and repeal rules and regulations to be known as the "Architectural Review Committee Rules" establishing its operating procedures and interpreting, detailing and implementing the provisions of the instruments pursuant to which it is charged with responsibility. The Architectural Review Committee may establish a reasonable fee to be paid to it to cover its costs incurred in considering and acting upon matters submitted to it. Such fees shall be paid to the Cascade Meadow Ranch Association. A current copy of the Architectural Review Committee Rules shall be kept on file at the principal office of Cascade Meadow Ranch at all times. Such rules shall have the same force and effect as if set forth herein.

**NONWAIVER.** Consent by the Architectural Review Committee to any matter proposed to it or within its jurisdiction shall not be deemed to constitute a precedent or waiver impairing its right to withhold approval as to any similar matter thereafter proposed or submitted to it for consent.

**ESTOPPEL CERTIFICATE.** Within 30 days after written demand therefore by an owner, the Architectural Review Committee shall execute and deliver to the lot owner requesting the same an estoppel certificate certifying with respect to the lot of such owner that as of the date of the certificate either (a) all improvements and other work within said lot comply with all restrictions and rules and regulations adopted in or pursuant to the Cascade Meadow Ranch declaration, or (b) that such improvements and work do not comply for reasons specified in the certificate. Any purchaser or mortgagee of a lot may rely on such certificate with respect to the matters set forth therein, such matters being conclusive against the Association and lot owners in Cascade Meadow Ranch.

**LIABILITIES.** Neither the Architectural Review Committee nor any member thereof shall be liable to any lot owner or the Association for any damage, loss, or prejudice suffered or claimed on account of any action or failure to act of the Committee or a member thereof, provided that only the member, in accordance with actual knowledge possessed by him, has acted in good faith.

**1.2.2 POWERS OF PROPERTY MANAGER.** In addition to such other powers as shall be given to or imposed upon him and by any Cascade Meadow Ranch declaration, the Cascade Meadow Ranch Property Manager shall have the following powers:

(a) The enforcement of the Cascade Meadow Ranch Rules and Regulations and the enforcement of the Architectural Review Committee Rules and the decisions of the Architectural Review Committee.

### 1.2.3 ENFORCEMENT

**VIOLATION OF CASCADE MEADOW RANCH DECLARATION BY NON-QUALIFYING IMPROVEMENT.** In the event any lot owner constructs or permits to be constructed on his lot an improvement contrary to the provisions of the Cascade Meadow Ranch declaration or in the event that a lot owner maintains or permits any improvement, condition or thing on his lot contrary to the provisions of the Cascade Meadow Ranch declaration, the Property Manager may no sooner than 60 days after delivery to such lot owner of written notice of the violation enter upon the offending lot and remove the cause of such violation, or alter, repair or change the item which is in violation of such declaration in such manner as to make it conform thereto. The Property Manager may charge such lot owner for the entire cost of the work done by him pursuant to this section. Such amounts shall become payable upon delivery by the Property Manager to the lot owner of notice of the amount due, and shall be paid into the Association's maintenance fund to the extent that the costs being reimbursed were paid out of the maintenance fund.

**RIGHT OF ENTRY.** The Property Manager or any member of the Architectural Review Committee may at any reasonable time, and from time to time at reasonable intervals, enter upon any lot within Cascade Meadow Ranch for the purpose of determining whether or not the use of such lot or any improvement thereon is then in compliance with the Architectural Review Committee or any Cascade Meadow Ranch declaration. No such entry shall be deemed to constitute a trespass or otherwise to create any right of action in the lot owner or occupant of such parcel.

**EXPENSES AND ATTORNEY'S FEES.** In the event that the Association shall bring any suit or action to enforce any provision contained in the Declaration or in the Architectural Review Committee Rules & Regulations to collect any money due to it hereunder or to foreclose a lien, the defendant in such suit or action shall pay to the Association all costs and expenses which the Association shall incur in connection with such suit or action, including a foreclosure title report, and such amount as the court may determine to be reasonable as attorney's fees therein, including attorneys' fees incurred in connection with any appeal from a decision of the trial court or an intermediate appellate court.

## 1.3 CONSTRUCTION AND ALTERATION OF IMPROVEMENTS IN PRIVATE AREAS

### 1.3.1 GENERAL USE RESTRICTIONS

These Architectural Review Committee Rules & Regulations provide herein that no person shall construct or reconstruct any improvement on any lot or alter or refinish the exterior of any improvement on any lot, make any change in any lot, whether by excavation, fill, alteration or

existing drainage, or the cutting or removal of vegetation, shrubs or trees, install a utility outside antenna or other outside wire on a lot, asphalt a drive or parking area, unless such person has first obtained the consent thereto of the Architectural Review Committee. The Architectural Review Committee is also influenced by the "suggested building area" found in each lot description given to the buyer at the time of sale.

1.3.2 ARCHITECTURAL REVIEW COMMITTEE CONSENT. In any application submitted to the Architectural Review Committee these rules and regulations shall apply as if set forth in any applicable declaration.

## **SECTION 2.0 PROCEDURES**

### **2.1 MEMBERSHIP**

2.1.1 TERM AND REMOVAL. The Architectural Review Committee shall consist of three persons appointed by the Developer of Cascade Meadow Ranch. Members may be removed and replaced at any time by their appointer. The Property Manager shall keep on file at the principal office a list of the names and addresses of the members of the Architectural Review Committee.

2.1.2 TERM. At the first regularly scheduled meeting of the Architectural Review Committee following the adoption of these rules and regulations, the members shall elect two members for two year terms, one member for one year, with all terms thereafter being for two years when filling vacancies caused by expirations of terms. Members may be re-appointed to consecutive terms.

2.1.3 VACANCIES. Vacancies in the members of the Architectural Review Committee shall be filled by the Developer. The remaining terms of the vacancies filled shall be served by the members so appointed.

2.1.4 ATTENDANCE. If any member shall have two unexcused absences in regularly scheduled successive meetings, that member may be removed from office by the members of the committee and a new member shall be appointed.

### **2.2 MEETINGS**

2.2.1 PLACE OF MEETING. All meetings of the Architectural Review Committee shall be held at the Ranch Clubhouse unless the members elect to hold a meeting at a different location, at which time notice of the change shall be posted at the Clubhouse.

2.2.2 REGULAR MEETINGS. A regular meeting of the committee shall be held on the first Monday of each month during the year, except when the first Monday falls upon a legal holiday in which case the meeting shall be held on the following Monday which is not a legal holiday.

2.2.3 SPECIAL MEETINGS. Special meetings may be called by the chairperson of the committee at the request of at least two members, or at the chairperson's discretion. The special meetings may be held at such reasonable times and places as the chairperson may determine, and shall be limited to only those items of business described in the notice of such special meeting.

2.2.4 NOTICES. No notice need be given for regular meetings held pursuant to Section 2.2.1. Notice of special meetings shall be given at least two days prior to the time of the meeting and shall include all business to be considered at such meeting. Attendance at a meeting shall constitute a waiver of notice thereof. Notice of the special meetings shall be posted at the Clubhouse and each member shall be notified by mail of the meeting.

2.2.5 QUORUM. A majority of the members shall constitute a quorum.

### 2.3 ARCHITECTURAL REVIEW COMMITTEE STRUCTURE

2.3.1 DESIGNATION AND ELECTION. The principal person of the committee shall be a chairperson of the committee. The chairperson of the committee shall be elected annually by the members at the first regular meeting of each calendar year and shall hold office for a term of one year.

2.3.2 CHAIRPERSON. The chairperson shall preside at all meetings of the committee, and shall have the general powers and duties which are set forth in these rules and regulations.

2.3.3 SECRETARY. The secretary shall be the Property Manager, unless otherwise filled by a member of the committee, and shall be a non-voting position. The secretary shall keep the minutes of all meetings of the committee; shall serve notice of any such meeting; shall keep appropriate records of the names and addresses of the members; and shall perform further duties of the office of secretary as set forth in these rules and regulations.

### 2.4 AMENDMENTS OF RULES AND REGULATIONS

These rules and regulations may be amended by a unanimous vote of the members of the committee voting in person or by proxy at any special or regular meeting, providing that a quorum is present. Amendments may be proposed by any member of the committee. A statement of any proposed amendment shall accompany the notice of any regular or special meeting and such proposed amendment shall be voted upon.

### 2.5 NOTIFICATION OF ARCHITECTURAL REVIEW COMMITTEE ACTION

Minutes of all of the meetings of the Architectural Review Committee shall be on file in the office of the Property Manager of Cascade Meadow Ranch. Any amendments of the rules and regulations of the Architectural Review Committee shall be posted at the Cascade Meadow Ranch Clubhouse for a period of not less than 30 days.

## **SECTION 3.0 SUBMITTAL AND APPROVAL PROCEDURES**

### **3.1 NEW CONSTRUCTION SUBMITTALS**

#### **3.1.1 PRELIMINARY APPROVAL**

(a) **PURPOSE.** The purpose of preliminary approval is to review designs at the preliminary stage to give the committee a chance to comment on designs which may not be in keeping with the concepts of the Ranch, or designs which could be duplications or similarities of others. The purpose will be to advise the owner of changes that may be requested by the committee before additional amounts of time and money are expended.

(b) **SITE PLAN.** Application for preliminary approval shall include a complete site plan at a minimum scale of 1" equals 20'. The site plan shall include the perimeter dimensions of the lot, the suggested building locations as designated by the developer, the location of easements and setbacks as shown on the applicable subdivision plat.

(c) **BUILDING ELEVATIONS.** Four elevations at a scale of 1/4" equals 1' shall be submitted showing the proposed improvement.

(d) **FLOOR PLAN.** A floor plan of a scale of 1/4" equals 1' shall be submitted showing the proposed improvement.

(e) **FEE.** The application shall be accompanied by the Architectural Review Committee Submittal Form but no fee is required for preliminary approval. The Architectural Review Committee Submittal Form shall also specify the name, address, and phone number of the designer.

(f) **NOTIFICATION OF ACTION.** The owner shall be notified of the action of the committee within one week following the next regularly scheduled Architectural Review Committee meeting after the date of submittal.

(g) **PURPOSE OF APPROVAL.** The preliminary approval shall not be deemed to be approval for the construction of the improvement.

(h) **EXPIRATION DATE OF APPROVAL.** The preliminary approval shall be valid for a period of six months, at which time it shall expire.

#### **3.1.2 CONSTRUCTION APPROVAL**

(a) **PURPOSE.** Before any improvement may be constructed at Cascade Meadow Ranch, the owner must obtain a construction approval letter from the Architectural Review Committee. The purpose of this section is to set forth the requirements for obtaining such an approval.

- (b) **SITE PLAN.** The application must be submitted with a complete site plan with a scale of 1' equals 20' which shows the exterior perimeter of the lot, any significant topographical features, proposed location of all driveways and pathways and easements and setbacks as shown on the applicable subdivision plat. All water, sewer, and power lines (trenches) must be shown along with any proposed material delivery routes on the home site other than the driveway.
- (c) **BUILDING ELEVATIONS.** Four elevations shall be submitted showing the location of the improvement as proposed to be located on the lot, and shall be at a scale of 1/4" equals 1'.
- (d) **FLOOR PLANS.** Floor plans for the proposed improvement shall be submitted at a scale of 1/4" equals 1' floor shall be designated as well as the total square footage of the proposed plan.
- (e) **SUBMITTAL FORM.** The Cascade Meadow Ranch Architectural Review Committee Submittal Form must be completed and submitted at the time of the application. The Submittal Form shall constitute an agreement between the owner, Cascade Meadow Ranch Association and the ARC. Any deviations from the Submittal Form which are not approved by the ARC shall constitute a violation and will be dealt with at the discretion of the ARC.
- (f) **STRING LAYOUT.** The owner shall be responsible for providing a string layout on the lot of the buildings, driveway, and parking on the site and property lines.
- (g) **SUBMITTAL DEADLINE.** The Submittal Form, fee, site plan, elevations and floor plan must be submitted to the Architectural Review Committee Secretary no later than the Monday prior to the meeting. If the submittal is received after this date, preliminary review only will be considered.
- (h) **INSPECTION.** Submittal of an application is authority for the Architectural Review Committee to make a physical on-site inspection of the proposed lot and improvements. In addition thereto, the owner shall be responsible for notifying the Architectural Review Committee of when construction of the proposed improvement is complete, at which time the Architectural Review Committee shall again make an inspection to verify compliance with the plan as submitted.
- (I) **FEE.** The application shall be submitted with the required fee in an amount set by the Committee.
- (j) **NOTIFICATION OF ACTION.** The owner shall be notified of the action of the Committee one week after the next scheduled Architectural Review Committee meeting after the date of submittal.
- (k) **EXPIRATION DATE OF APPROVAL.** The construction approval shall be valid for a period of one year at which time it shall expire.

(1) APPROVAL. Kept on file with the Architectural Review Committee.

### 3.1.3 ALTERATION APPROVAL

(a) PURPOSE. Before any improvement on Cascade Meadow Ranch may be altered or refinished, whether by excavation, fill, alteration of existing drainage or the cutting or removal of existing vegetation, shrubs or trees, asphalt a drive or parking area, and so forth, such alteration must be approved by the Architectural Review Committee. The purpose of this section is to outline the steps required for such alteration approval.

(b) ELEVATIONS. The elevations of the proposed improvement as necessary to fully depict the proposed improvement shall be submitted with the application.

(c) SITE PLAN. A site plan shall be submitted at a scale of 1" equals 201 of the proposed alteration.

(d) FLOOR PLANS. If applicable, a floor plan at a scale of 1/411 equals 11 shall be submitted showing the square footage.

(e) SUBMITTAL FORMS. The Submittal shall be accompanied by the Cascade Meadow Ranch Architectural Review Committee Submittal Form.

(f) STRING LAYOUT. The owner will be responsible for providing a string layout of any proposed alteration to a building.

(g) SUBMITTAL DEADLINE. The Submittal Form, fee, site plan, elevations and floor plan must be submitted to the Architectural Review Committee or Property Manager no later than the Monday prior to the meeting. If the submittal is received after this date, preliminary review only will be considered.

(h) REPAINTING OR RESTAINING. Repainting or regaining must include a submittal of the paint chips of the requested color.

(I) INSPECTION. Submittal of the application shall be authorization to the Architectural Review Committee to make physical on-site inspection of the lot where the proposed alteration is to be completed. The owner is responsible for notifying the Architectural Review Committee of completion of the proposed alteration.

(j) FEE. The application shall be submitted with the required fee in an amount set by the Committee.

(k) NOTIFICATION OF ACTION. The owner shall be notified of the action of the Committee one week after the next regularly scheduled Architectural Review Committee meeting after the date of submittal.



(1) EXPIRATION DATE OF APPROVAL. The alteration approval shall be valid for a period of six months, at which time it shall expire.

(m) APPROVAL. Kept on file with Architectural Review Committee.

## SECTION 4.0 DESIGN CONSIDERATIONS

### 4.1 DESIGN CONSIDERATIONS

4.1.1 CLIMATE. The climate of Cascade Meadow Ranch differs greatly with each season. Summertime temperatures can reach as high as 90' Fahrenheit with a daytime average of approximately 75 Fahrenheit. Wintertime average temperatures are between 30 and 40' Fahrenheit with infrequent period records of 20 below 0 Fahrenheit. Insulation, heating systems, foundations and sewer and water service should be installed based upon these temperature differentials. Because of the existing frost depth, all foundations should extend to a minimum depth of approximately 20" below finished grade with sewer and water services installed at the same depth. Annual precipitation is approximately 15" per year. Consideration should be given to snow and ice dam buildup in roof designs. Roofs, clerestories, skylights and decks should be designed based upon accumulative snow depths in excess of 21.

4.1.2 SOIL CONDITIONS. In general, soils are light and porous and are composed principally of pumice and light volcanic soils with an estimated bearing capacity of 2000 pounds per square foot. Some areas are subject to rock outcropping which

Will necessarily preclude basements or unusually deep excavations.

4.1.3 DRAINAGE. The existing drainage on each lot should be carefully considered when siting an improvement. The natural drainage pattern should be preserved if at all possible.

4.1.4 UTILITIES. Electric power is available at Cascade Meadow Ranch from Central Electric Cooperative. Heating oil and propane gas are available from local suppliers. Natural gas is not available at the Ranch. Telephone service is available from United Telephone Company.

4.1.5 VEGETATION. Certain plants and trees are indigenous to the Cascade Meadow Ranch area and have been found to grow well in this location. Assistance in choosing plants and trees will be provided by the Architectural Review Committee upon

Request.

4.1.6 DESCHUTES COUNTY REQUIREMENTS. Deschutes County has adopted the uniform Building Code with State of Oregon modifications. Deschutes County requires that a building permit be obtained prior to beginning construction of any improvement or making any additions or changes to an existing structure.

## 4.2 ARCHITECTURAL RULES

4.2.1 ACCESSORY BUILDINGS. Only buildings to be used as temporary construction shelters may be erected on a lot prior to construction of the main residence building. Structures such as dog houses and/or runs, tool sheds, etc., which are not pertinent to the dwelling structure, but are intended for permanent or semi-permanent use, are not specifically prohibited. However, the structures are subject to Architectural Review Committee approval.

4.2.2 ADJACENT PRIVATE PROPERTY. Adjacent private or common property may not be used for access to any construction site under any circumstances. Adjacent property, common property, or streets may also not be used as a parking lot by any contractor or subcontractor working on the lot. Damage to adjacent property shall be the responsibility of the lot owner and general contractor.

4.2.3 ANTENNAS. Antennas, satellite dishes, or any other electronic device will not be permitted without special Architectural Review Committee approval. If approval is granted, the device shall not be visible from any neighboring property, road or common area.

4.2.4 BUILDABLE AREA. Each building site in Cascade Meadow Ranch contains an established and documented building area chosen for its privacy and orientation. This area is a circle 200' in diameter with the center of the circle being determined by a building site stake. This is a primary criteria for approval; however, depending on design and other factors, the Architectural Review Committee may consider a variance.

4.2.5 BUILDING SIZE AND HEIGHT. Building height limitation may be imposed by the Architectural Review Committee in order to preserve views from neighboring homes into common areas and to minimize the impact of structures on sensitive natural areas of the Ranch. The square footage of any residential structure shall be a minimum of 1500 square feet on the ground floor.

4.2.6 CHIMNEYS. All exterior chimneys may be of wood, masonry or metal. A metal chimney must be of such a color as to blend in aesthetically with the residence and will be subject to approval by the Architectural Review Committee.

4.2.7 CLOTHESLINES. Exterior clotheslines, clothes racks, etc., must be located in screened service yards and out of view from neighboring properties or common areas.

4.2.8 DRIVEWAYS. Driveway cuts onto Ranch roads will be limited to one per lot, unless otherwise approved by the Architectural Review Committee. The maximum entrance widths shall be 121. Concrete or unit masonry may be used on driveways.

4.2.9 DUPLICATION. No exact plans in appearance will be allowed by the Architectural Review Committee.

4.2.10 EXCAVATION. All excavation must be done so as to create a minimum disturbance on the site. All dirt and debris as a result of excavation must be removed from the site.

4.2.11 EXTERIOR LIGHTING. All exterior lighting plans must be submitted with construction approval or alteration approval submittals. Exterior lighting which can be seen from the roads, the common areas, or a neighboring home site must be indirect. Colored light sources and decorative and/or landscape lighting shall be permitted upon approval of the Architectural Review Committee.

4.2.12 EXTERIOR WALLS AND TRIMS. Exterior wall coverings are restricted to wood, masonry (brick, stone), and stucco. All exterior sidings and colors are subject to approval by the Architectural Review Committee (this includes any refinishing of any kind of exterior work done on walls and trim). All reflective metal such as chimneystacks, flashings, exhaust vents and pipes must be painted to match or blend with surrounding materials. All such colors are also subject to approval by the Architectural Review Committee.

Aluminum windows, doorframes, and skylights must be bronzed anodized.

Steel window and doorframes must be painted to match or blend with surrounding materials. Colors are subject to approval by the Architectural Review Committee.

The use of plywood siding is prohibited.

4.2.13 FENCING. A fence is defined as a structural barrier which separates one space from another to define property boundaries or which is constructed for ornamental purposes regardless of height; provided, however, that it shall not include architectural extensions of the structure designed as screening for parking, wood storage, garbage disposal areas, and other service areas. However, any such architectural extensions are subject to Architectural Review Committee approval.

Fences on individual lots shall be limited to post and rail design, not to exceed 31 in height. No painted fences will be allowed without Architectural Review Committee approval.

4.2.14 FIRE HAZARDS. Exterior fires are not allowed during the fire season as outlined by the Oregon State Forestry and the U.S. Forest Service regulations. All other exterior fires are authorized only by permit from the Oregon Department of Forestry. Each owner of private areas within the Ranch shall be responsible for emanating any additional fire hazards on his property, such as downed timber, excess ground cover, pine needles and thinning of dense thickets of trees. Any extensive clearing must be submitted to the Committee for approval.

4.2.15 FOUNDATIONS. Deschutes County requires that footage be placed at least 20" below finished grade for protection against heaving due to frost conditions. The load bearing capacity of soil should be examined on the particular site. Continuous foundations should be outside the drip line of all trees which are to remain on the lot. A point foundation should be considered if the building is to be placed closer than the drip line to the trees. The foundations

should be installed in such a way as to avoid cutting the roots of major trees. Concrete block foundations shall not be permitted.

4.2.16 GARAGES AND CARPORTS. Consideration should be given to relating the design of the carport or garage to that of the residence. Carports are not to be used for the storage of boats, recreational vehicles, garbage cans or other personal belongings.

4.2.17 GARBAGE CANS. All garbage cans must be placed in areas screened from the view of adjoining property, roads, and common areas or contained within a structure of the same siding as the residence, and shall be designed so as to provide outside access. Any such structure must first be approved by the Architectural Review Committee.

4.2.18 HEATING AND COOLING SYSTEMS. All interior or exterior heating and cooling systems must be screened from the view of neighboring property, roads, and the common area. If complaints are issued from neighboring property owners regarding noise, it will be the owner's responsibility to remove the problem in a timely manner.

4.2.19 HOURS OF CONSTRUCTION OPERATION. Hours of construction operation are to be limited to 7 a.m. to 7 p.m. Monday through Saturday.

4.2.20 MAILBOXES. Mailboxes shall be at the main entry and will be provided by the Developer.

4.2.21 MULTI-FAMILY DWELLINGS, DUPLEXES AND ATTACHED APARTMENTS. Multi-family dwellings, duplexes, and attached apartments are not permitted at Cascade Meadow Ranch. These types of units are in violation of applicable Deschutes County Zoning Ordinances. Only one kitchen per unit will be approved by the Architectural Review Committee.

4.2.22 PARKING. Homeowners parking must be in a garage or carport. A minimum of two guest parking spaces shall be required for each residential home-site. Camping trailers, trucks, recreational vehicles, campers, boats, boat trailers, and motor homes must be parked in the compound specifically designated for such vehicles.

4.2.23 PREFABRICATED HOUSING. Prefabricated housing is prohibited. No geodesic dome houses will be allowed.

4.2.24 ROOFS. Roof coverings are not restricted. However, roof colors are restricted to natural colors that harmonize with house design and surrounding landscape and all colors and materials are subject to approval by the Architectural Review Committee. Flat roofs are not permitted.

All roofs shall be designed to accommodate the maximum snow loads as required by the Deschutes County Uniform Building Code. Roofs should be designed to protect against ice and snow dams and to prevent accumulations of snow.

4.2.25 SERVICE YARDS. When not provided by other structures, each residence should have a screened service yard enclosed garbage and trash containers, firewood, clotheslines, bicycles, and other outdoor maintenance equipment and must be placed where they will not be seen from the roads, common area, or neighboring home sites. All screening must have prior Architectural Review Committee approval.

4.2.26 HOMESITE IDENTIFICATION MARKERS. Residential identification (a street number) is required for each home site in order to provide emergency service departments with specific locations per State ORS 401.720 and Deschutes County Ordinance 81-016, the latter ordinance carrying a \$500 maximum fine for non-compliance. With the exception of condominiums, cluster houses and commercial facilities which have special requirements, all residences must have Deschutes County issued street numbers either on the building in such a position as to be plainly visible and legible from a distance of fifty feet (50' or on an approved post placed within a twenty-foot (20') radius of the intersection of the closest street and the driveway of the residence and must face the street.

All numbers on posts must be of an approved size, either routed into the post or securely affixed thereto, and painted black. Posts themselves may be unpainted or stained to harmonize with natural wood tones of the surrounding landscape. Street numbers placed on buildings shall contrast with their background.

Drawings and specifications of approved markers (posts) are available from the Architectural Review Committee office. All other marker designs (except those previously approved) must be submitted to the Architectural Review Committee for approval, showing the proposed location and applicable submittal fee. Exceptions to the sign criteria may be granted by the Architectural Review Committee upon written request.

4.2.27 CONTRACTOR SIGNS. One sign only, identifying the general contractor during construction is permitted. Wording of contractor sign shall be limited to the name and phone number of the contractor, the words "Contractor" or "General Contractor", if not contained in the firm name.

Subcontractor and material men signs are prohibited. Contractor signs must be removed upon completion of construction.

A sign must be single sided, black lettering on a natural background with a maximum area of 430 square inches, and the longest dimension not greater than 24 inches. No "molded plastic" type signs are allowed. The sign shall be on its own post and shall not be placed higher than 42 inches from the prevailing ground plane. The sign must be maintained in an upright position, (not leaning) and be in good repair. The sign must be placed no closer than 20 feet nor more than 24 feet from the nearest roadway, and be approximately parallel to the centerline of the roadway. No signs are permitted within the building, e.g. placed in windows. No signs are permitted in the common areas. The signs shall be placed on the entry side of the home site.

Real estate signs are prohibited in Cascade Meadow Ranch. Open Houses are acceptable for Real Estate agents only. The main entry is secured, restricting access to the general public. Cascade Meadow Ranch suggests that property for sale be shown by appointment only accompanied by the property owner or his appointed representative.

Any other signs, flags, banners, or devices used to attract the public, whether on the road, on the property, displayed in windows, etc., are strictly prohibited. Non-conforming signs will be removed by the Architectural Review Committee or the Property Manager.

No other signs shall be permitted except as specified in this section.

4.2.28 SOLAR HEAT SYSTEMS. All solar heating systems will be designed in such a manner not to be aesthetically offensive. Any solar heat system must be reviewed on an individual basis, and requires the approval of the Committee.

4.2.29 SPARK ARRESTORS. Spark arrestors are required on all fireplace flues in accordance with the Uniform Building Code.

4.2.30 STAGING AREA. Each construction approval submittal must designate at least one staging area for a home site, subject to approval by the Committee.

4.2.31 TRAILERS AND MOBILE HOMES. Storage of mobile homes, or motor homes, recreation vehicles, campers, trailers, and camp trailers are prohibited on home sites. Tents and other temporary structures, except as provided in paragraph 4.2.1 are not allowed.

4.2.32 UTILITIES. All connections from trunk lines to individual structures must be underground. Exposed plumbing and electrical lines are not allowed. Materials must conform to the State Electrical and Plumbing Codes.

#### 4.3 LANDSCAPING POLICIES

4.3.1 DRIVEWAYS. Driveways must not be lined with logs or rocks that would otherwise hinder emergency vehicles and which would be hidden under accumulations of snow.

4.3.2 FIREWOOD. Firewood is to be stacked in an orderly manner in one location, preferably not in view of roads, common areas, etc. Bright colored tarps covering wood are not allowed, but must be brown or a blending color with the surroundings. It is suggested that screening be considered to hide the wood yard.

4.3.3 FLOWERS. Flowers are not restricted. However, trees and shrubs should be indigenous to Oregon and are subject to Architectural Review Committee approval.

4.3.4 GROUND COVER. On areas not landscaped, existing ground cover should be maintained, provided however, that maintenance shall not increase fire danger that would otherwise exist.

4.3.5 LANDSCAPE PLANS. A landscape plan must be submitted. Landscaping is required and restoration must be made where there has been extensive disruption with the natural ground cover. Lawns are acceptable.

4.3.6 EXTERIOR ART WORK OR SCUPLTURES are discouraged and will be subject to the approval of the Architectural Review Committee.

#### SEVERABILITY

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

#### NONWAIVER

Consent by the Architectural Review Committee to any matter proposed to it or within its jurisdiction, or failure by the Architectural Review Committee or Property Manager to enforce any violation of these Rules and Regulations, shall not be deemed to constitute a precedent or waiver impairing the Committee's right to withhold approval as to any similar matter thereafter proposed or submitted to it for consent or to enforce any subsequent or similar violation of these Rules and Regulations.

#### ADOPTION OR ARCHITECTURAL REVIEW COMMITTEE RULES AND REGULATIONS.

The foregoing Architectural Review Committee Rules and Regulations are hereby adopted this \_\_\_\_\_ day of \_\_\_\_\_, by the undersigned members of the Architectural Review Committee duly appointed by the Developer of Cascade Meadow Ranch.