

WOODSIDE RANCH HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE GUIDELINES

These Guidelines have been formulated in accordance with, and to facilitate the enforcement of, the Protective Covenants and Restrictions for Woodside Ranch Phases I & III, and any future Phase that may acquire membership in the Woodside Ranch Homeowners Association. Every part of the recorded Protective Covenants is intended to be enforced, with regard not only to new building, but also to maintenance of present buildings and additions thereto, and the following specifications shall be of primary importance.

1. Site Plan - A site plan shall be submitted to the Architectural Control Committee by any homeowner or contractor intending to build anew or remodel in a manner that affects the exterior of an existing structure in Woodside Ranch. The site plan must include four exterior elevations, and must show the following: location of the structure with regard to lot lines and distance from the street; location of driveway and parking area; height of the structure and any fencing or screening; plan of garage and any other outbuildings; effect on "prime view" of any adjoining or nearby lots; type of roof material; siding; color; and exterior lighting.

- a. Location on lot - Houses must not be unnecessarily close to a lot line nor so close to the street as to be out of keeping with the general feeling of the neighborhood. A member of the Architectural Committee will inspect the staking to make sure that the location complies with the plan. The standard of "prime view" is used because it is contemplated that, while one house will inevitably be seen from others, a subsequent building will not be allowed to materially alter or destroy the best or major feature of the view of a previous builder.
- b. Height of the structure will be a factor in determining what is an appropriate location on the lot. This restriction may be imposed in order to preserve views from neighboring homes and common areas and to minimize the impact of structures on sensitive natural areas of Woodside.
- c. Garages and carports - Careful consideration should be given in relating the design of the carport or garage to that of the house. Carports should be enclosed on two sides to provide screening of autos from neighboring views and roadways.
- d. Fences - May be no more than six feet in height and should not make a run along a property line sufficient enough to constitute a "perimeter fence". Rail, split rail, pole and other natural material have been the traditional fences. Metal fencing, including chain link fencing, may be approved providing that, at a minimum, the posts and rails are either wood, rail or are colored or treated to minimize visual impacts and the fencing material is not highly reflective or is colored; brown, black and green chain link or mesh are available. The first two colors seem more compatible with the prevailing vegetation in Woodside Ranch.
- e. Screening for garbage cans, drying areas, service yards or recreational vehicles, shall be of a height compatible to purpose and compatible to style and material of house.
- f. Roof - Unless for solar energy purposes, roofs shall be of, at a minimum, Class A fire resistant material, compatible with traditional Northwest architectural style. Composite roofing material should foster the appearance of a shake or three-dimensional roofing material. Metal roofs may be approved if the color and surface texture are non-glossy and compatible with the surrounding area. Roof color should match or closely approximate other buildings on the property. Mansard roofs will not be encouraged.
- g. Chimneys - Shall be of no greater height than necessary for adequate draw, and shall be equipped with spark arresters.
- h. Exterior siding - Shall be of a material compatible with the area, and of a color, either stain or other treatment, compatible with the natural surroundings and in keeping with the traditions of Northwest Architectural style. Siding color and design should match or closely approximate other buildings on the property.
- i. Windows - Windows and trim, and shape of windows, shall be considered for compatibility to style; no bright metal finish will be used.

- j. Exterior lighting - Lighting, whether from exterior fixtures, greenhouses or ancillary structures, shall be downward directed lighting to prevent glare or illumination beyond property lines, a situation which might be problematic to a neighbor or traffic on the street or contribute to general light pollution. Lighting which conflicts with Deschutes County's "dark skies" ordinance or acts as a nuisance to adjacent properties must be mitigated in a manner satisfactorily to the ACC.
- k. General considerations - The duplication of design is discouraged and obvious duplication of exterior form will be restricted.
- l. Renewable energy - Energy conservation is encouraged. Solar panels are allowed; care must be taken to prevent reflections and placement from adversely impacting neighbors. Wind turbines may be subject to height, color, tower type and placement restrictions which may be more restrictive than those of Deschutes County. All such installations must meet Deschutes County Code and permit requirements.

2. Construction - During the course of construction, the owner or contractor is responsible for immediate removal of excavated material, including shrubbery, which may not be allowed to accumulate on the lot. Owners are responsible for preventing accumulation of debris on their lots at any time. No unnecessary destruction of natural growth, particularly trees, is to be allowed during or for the purpose of construction. Care must be taken to supervise delivery of building materials by large trucks in order to prevent unnecessary destruction of natural vegetation.

3. Maintenance of Property -

- a. Screening - Owners must take care to screen garbage cans and clothes lines from view of the street as well as from adjoining lots.
- b. Commercial vehicles - may not be regularly or permanently parked in view, nor any commercial materials.
- c. Antenna - Antennas should be placed to minimize visual impact, and ideally, not be visible from roads or neighboring property. If such placement is not possible, antennas may be approved if sited, constructed and painted with colors to minimize their visual impacts.
- d. Parking and Storage - Trailers, truck campers, RVs, boats, boat trailers, snowmobiles, off road vehicles and all other types of vehicles may be parked or stored on individual lots provided they are either kept in a garage or otherwise screened from view from the street and neighboring lots in such a manner so as to not be unreasonably offensive to neighbors. It is acceptable to cover such items with fitted covers or brown or green tarps.
- e. Grounds - Each property owner is required to maintain a neat appearance of his land and all improvements and to keep them in reasonable repair. All owners are encouraged to participate in Fire Free or other programs to reduce fire danger and to certify their property under the provisions of SB 360. This includes conditions of the site during the construction process.
- f. Non-automobile motorized vehicles / Noise - Each property owner has an obligation to protect the quiet characteristic of Woodside Ranch, particularly during nighttime hours, and shall be mindful of noise impacts on neighbors, especially from barking dogs and vocalization of other domestic animals, loud music, equipment, fans, horns, and "revving" or un-muffled engines. Motorcycles and similar powered bikes are recognized as valuable transportation means; however, use of property or streets for racetracks or courses for such vehicles is prohibited. Use of self-propelled lawn mowers or small tractors is a recognized asset to homeowners.
- g. Horses / other animals / odors- Owners must utilize property and animal husbandry management techniques that minimize dust, odors and manure accumulation. Trailers and other equipment must be shielded from view of neighbors or street. A limited number of chickens for household egg production are allowed; roosters are not. Odors, dust, chemicals or insects which trespass to a degree to be a nuisance to adjacent property must be mitigated to a degree acceptable to the ACC.
- h. Routine maintenance – repainting utilizing the same colors, replacing damaged siding or decks, gutter repair, driveway resurfacing, tree trimming or replacement – which does not involve major design changes or construction of new structures does not require ACC review.

4. Fire Pits –

- a. Commercially constructed and UL approved gas fueled fire pits used in compliance with the device's instructions and the RFD Recreational Burning Regulations do not need ACC consent for use.
- b. The property must be continuously be certified and in compliance with the ODF requirements under the Oregon Forestland-Urban Interface Fire Protection Act (SB 360).
- c. Change of property ownership requires fire compliance recertification under SB 360.

5. Future Guidelines - It is contemplated by the Architectural Control Committee that there will be changes in the prevailing building materials, styles or practices, from time to time, and it is intended that these Guidelines may be adjusted accordingly.

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