North Rim

Design Guidelines

Revised February 2022

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Abbreviations and Definitions

ALRC – Architecture and Landscape Review Committee
NR – North Rim
NRHOA – North Rim Homeowner's Association
NRHOA Manager – Property Management Company for the NRHOA
NR Board of Directors – North Rim Homeowner's Association Board of Directors
CC&Rs – The recorded Covenants, Conditions and Restrictions for North Rim
DGs - North Rim Design Guidelines
Owner - defined in CC&Rs Section 1.20 and not suspended by CC&R Section 2.3
Owner in good standing - Owner current on all dues and assessments (if any)
Applicant - Owner applying for approvals in accordance with DGs
Authorized Parties - Approved Architects / Designers / Contractors designated by Applicant
Surrounding Areas - NR neighboring homesites, common areas, sidewalks, paths and roadways

Contact Information

All communication with the NRHOA and the ALRC should be directed to Fieldstone Management, the NRHOA Manager or ALRC Manager.

Mail: Fieldstone Management
1195 NW Wall St. Suite A,
Bend, OR 97703
Email: NorthRimALRC@fieldstonemanagement.com

Phone: (541) 385-7799

I. Philosophy and Process

Introduction

North Rim is a place like no other. It is special because of its history, stunning views, and respect given to the native condition. Because of these attributes, North Rim is deserving of special care. Our goal is to create a community that is tied together through residences that address each homesite as an integral part of the design. The blending of the built environment with the natural environment is key to this goal. Each homesite provides an individual opportunity for interesting and diverse architecture, including outdoor living spaces, while simultaneously respecting and blending in with the native North Rim terrain and environment.

There are 121 homesites within the 200 acres of North Rim, all homesites are one acre or larger. North Rim has a mix of mountain, high desert, and Deschutes River views. It is home to natural rock outcroppings, ponderosa pine and juniper trees, rabbit-brush, bitterbrush, and a host of other native plants. Except for selective logging more than seventy-five years ago and more recent judicious debris, brush, and small tree removal for fire prevention, the majority of property has had minimal human impact.

This document provides guidance in the formulation of architecture that blends with the natural setting of North Rim. The residences, roads, and trails integrate with the topography and beauty of the site. The ultimate vision is appropriate use of textures, colors, materials, shapes, and forms that are compatible with the Central Oregon terrain and climate. Creativity and innovation in the use of materials and construction techniques consistent with the overall North Rim philosophy are expected.

Owners at North Rim are encouraged to explore the opportunities and the constraints of their individual native surroundings to integrate the view, terrain, and native plant materials into their personal setting, and to cause minimal disruption to the existing environment. Every structure is to be designed and constructed to convey its understanding of the site and demonstrate that it is part of the site rather than perched upon it.

A. Architectural and Landscape Review Committee

To ensure that each homesite is developed in accordance with the North Rim philosophy these Design Guidelines, provide written and graphic communication to convey objectives and limitations that will lead all development toward that goal. The Architectural and Landscape Review Committee (ALRC) is a group mandated by Section 5.1 of the North Rim CC&Rs that will review each submittal, confirming its compliance with these Design Guidelines. The goal of the ALRC is to approve residences and landscapes that enhance the natural setting and not to approve development that could dominate, contrast sharply with, or otherwise detract from the natural beauty of the North Rim environment. Additionally, the ALRC will review and approve designs that meet the Community's Firewise standards, which promote healthy and fire-resistant landscapes and designs. The ALRC is also chartered in Section 9 of the CC&Rs with certain aspects of maintaining the North Rim environment, including but not limited to, approval of tree removal, exterior lighting,

temporary structures, parking, signs, pets enclosures, wood storage, refuse disposal, fences and the use of common areas.

The ALRC is composed of up to five voting members that are all appointed by the North Rim Board of Directors. Of the five members, no more than two may also be members of the Board of Directors. Three voting members constitute a quorum. Additionally, a builder, an architect, a landscape architect, and/or other professionals may consult with and advise the committee. The NRHOA Manager provides the administrative support for the ALRC and should be contacted for information regarding documents and processes (see Contact Information, page 2).

These Design Guidelines are formulated to assure present and future residents of North Rim that all of these standards of development shall be maintained and enforced. The review process will result in the creation and maintenance of an image for North Rim identifiable by the quality of the development, design, and construction, thereby creating lasting value.

The ALRC will make decisions based on these Design Guidelines that will establish controls on aesthetic considerations for North Rim. The ALRC and these Design Guidelines are not meant to duplicate the building requirements or functions of the City of Bend or other government bodies having jurisdiction over some aspect of the activities covered by these Design Guidelines; however, the most restrictive requirements shall apply.

These Design Guidelines specify the design, review and approval process and the construction process (including landscaping). The ALRC, or its assigns, will monitor construction of the residences with the assistance of design professionals, landscape professionals, engineers, contractors, and owners to achieve the quality and character that is fundamental to the North Rim philosophy.

The ALRC, in its sole discretion, has the authority to issue all formal approvals or denials, and to enforce these Design Guidelines on each and every residence. The ALRC has the authority to take action as outlined in the CC&Rs, Bylaws, or these Design Guidelines including, without limitation, injunctive relief or the imposition of fines.

The ALRC reviews designs only after first determining that all submittals are complete in accordance with these Design Guidelines and contain adequate information to complete the review. Following the review, the ALRC takes one of the following actions: a) Approval; b) Approval with conditions; or c) Denial.

B. ALRC Appeal Committee

The North Rim Board of Directors shall appoint the members of an ALRC Appeal Committee. The ALRC Appeal Committee will have a total of three members. One member of the ALRC Appeal Committee must be a current member of the ALRC but not a member of the North Rim Board of Directors. The remaining two members of the ALRC Appeal Committee must not be current members of the ALRC but may be members of the North Rim Board of Directors or interested and qualified owners/third parties.

C. ALRC Decision Appeal Process

An ALRC decision may be appealed up to twenty-one (21) days after the decision is mailed to the applicant and/or their authorized parties. In the event that an appeal is filed with the ALRC Appeal Committee during the allowed period, the ALRC decision will be suspended and shall not be deemed final until the date that the ALRC Appeal Committee renders its decision concerning the appeal. Any appeal request received after the allowed period will be denied. An appeal may also be filed by any other owner (not the applicant) in good standing.

Appealing owners may present supporting evidence in writing challenging the ALRC's interpretation of the pertinent governing documents, or request that the Appeal Committee override a provision in the Design Guidelines. Note that the Appeal Committee does not have the authority to override any provision contained in the CC&Rs and Bylaws.

Any owner appealing a final ALRC decision must submit the appeal in writing along with a $500.00 appeal fee. The appeal fee should be in the form of a check made out to the North Rim Homeowners' Association. Direct all appeals to the NRHOA Manager. The ALRC Appeal Committee may, at its sole discretion, refund a portion of or the entire fee based on the circumstances and outcome of the appeals process.

The ALRC Appeal Committee shall use reasonable efforts to hear and decide all appeals within thirty (30) days of receipt of the written appeal and appeal fee, although this cannot be guaranteed. The committee will notify the owner of the appeal date and the owner and ALRC shall be permitted a reasonable amount of time as determined by the ALRC Appeal Commitee, to present his or her appeal. In the interest of time, the committee requires that supporting evidence be submitted in writing prior to the appeal date. The committee will review and consider comments and information provided by both the ALRC and the owner making the appeal. The committee will inform the appellant of its decision in writing.

All decisions rendered by the ALRC Appeal Committee are final. Failure to comply with a decision will be referred to the North Rim Board of Directors, which may result in a fine and/or injunctive relief.

D. Design & Contractor Professional Approval

Owners must retain the services of experienced professionals for building design and construction, and landscape design and construction. All building designers and landscape design professionals must be approved by the ALRC prior to beginning any design work. Building contractors must be approved by the ALRC prior to commencing construction. The ALRC has the right to accept or deny building designers, building contractors and landscape designers.

The ALRC may conduct an interview with the design professional, building contractor, and/or landscape professional. The ALRC will evaluate the design professional, building contractor, and landscape professional based on the application, references, and/or interview. ALRC approval will take into consideration the applicant's education/licensing/reputation, years of experience, number of completed projects, prior work experience in North Rim, quality and detailing of finished projects, and established relationships with other professionals. The result of the evaluation will be

a written response from the ALRC as to their approval or denial of the proposed design professional and/or builder.

In the event that the ALRC determines there is a conditional approval for a building designer, building contractor and/or landscape professional, an additional non-refundable deposit or bond will be required as determined by the ALRC.

Building designer, building contractor and landscape design professional approval by the ALRC is valid for the duration of the project. At the ALRC's sole discretion, for subsequent projects at North Rim, any previously approved building designer, building contractor and/or landscape designer may be required to re-submit for approval by the ALRC. Approval on one project does not guarantee approval on future projects.

Because it is critical to the overall success of North Rim and the success of each design, it is imperative that all design professionals and builders understand the philosophy and agree to adhere to these Design Guidelines and the architectural and landscape review process. Design professionals are required to meet with representatives of the ALRC prior to submitting their first design project in order to become familiarized with the ALRC review process. Builders are required to meet with representatives of the ALRC once approval of the plans has been granted. Design professionals and builders may be asked to participate in the Review and Submittal Process in subsequent submittals, even after their initial approval. Owners, and all parties to be authorized by owners for the project will sign documents that acknowledge that they accept and will abide by the Design Guidelines.

The financial investment being made by each owner in their homesite, as well as their commitment to the maintenance of the native environment of North Rim requires a thorough analysis and understanding of the unique site and the owner's hopes and dreams. The abilities to translate these ideas into a building form and to convey these concepts to the ALRC are all critical to the design professionals and builder.

Owner Alert Even though a contractor has been approved by the ALRC to work in North Rim, that does not guarantee that there will be no problems during the course of the project completion. Violations of these guidelines do on occasion occur. Most of the time they are resolved and corrected with an informal discussion or reminder from the NR management company at the request of the ALRC. However, in the case of serious or repeated violations an appropriate fine will be levied. Payment of fines is the responsibility of the owner. Owners may wish to address this in the contractual arrangements with their builder.

E. Conservation of Resources

As stewards of our land and its natural resources it is our responsibility to limit waste, and tread lightly on the land. The North Rim ALRC expects planned minimum usage of all non-renewable energies and resources, adaptation of passive energy technologies, and proper utilization of renewable resources. This approach includes a variety of planning techniques, materials, and mechanical equipment.

Good planning is essential to minimizing waste. The following are a few examples of preferred solutions:

1. Maximizing insulation.

2. Utilizing high efficiency appliances and mechanical systems.

3. Recessed glazing protected from summer sun.

4. Design areas of thermal mass, with proper insulation, to better stabilize interior temperatures.

5. Take advantage of prevailing breezes.

6. Study solar patterns to provide energy efficiency.

7. Provide extended roof overhangs or solar shading devices on south and west facing facades to minimize summer heat gain.

8. Use of Earth Advantage or LEED (Leadership in Energy and Environmental Design) Residential standards.

F. Firewise

North Rim is on the west side of Bend and near forest lands. Historically, wildfire is a threat to this area. North Rim is committed to reducing the risk of wildfire by participation in the National Fire Protection Agency's Firewise program. North Rim has completed several practical steps toward reducing wildfire risk for the community as a whole, including treating common lots, starting a cost-sharing program for treating established homes, and incorporating fire fuel reduction into the Native Area Restoration requirement for new homes. North Rim has earned recognition for its Firewise efforts and will continue to invest in wildfire risk reduction at the community level. All owners are required to comply with Firewise requirements.

The design guidelines include ways to reduce wildfire risk for new homes. This treatment focuses on removing fire ladders (i.e., ways for fire to move both across the landscape and up into trees and structures) and on reducing fire fuels (i.e., dead plant material and relatively flammable plants). For more information, please see the current North Rim Rules and Regulations. Second, landscape plans will be reviewed with fire risk in mind. Owners and design professionals should be aware of Firewise principles (e.g., defensible space and use of fire-resistant plants) and these will be considered during the review process and changes to landscape plans may be requested.

The NR Board of Directors has established the NR Firewise Committee to manage wildfire prevention efforts for the community. The ALRC delegates authority for review and approval of fire fuel reduction projects to the NR Firewise Committee.

G. Home Tours

Inclusion of a home in a commercially organized tour of homes such as the Central Oregon Builders' Association Tour of Homes is prohibited.

II. Review and Approval Process

The ALRC Schematic Design Review Submittal Form and Application and the current fee schedule are available by contacting the NRHOA Manager. Along with other information, the Submittal Form and Application describes the documents which must accompany the application and how the application/review fee is calculated.

A. Overview of the Review and Approval Process

The design review process provides checkpoints in an effort to minimize the time and effort spent developing concepts that will be compatible with the Design Guidelines. Each submittal will involve the following:

- Review of the submittal for completeness.
- Acceptance of submittal (if complete) or rejection with a list of missing items.
- Deposit of ALRC review fee.
- Re-submittal and re-review of submittal for completeness (if needed).
- Additional fees will be incurred for more than one re-resubmittal and re-review.

The ALRC conducts reviews of submittals during their scheduled weekly meetings or at other times that they deem appropriate. The following procedures apply:

1. Complete submittals must be received at least fourteen (14) days prior to a regularly scheduled ALRC meeting. (Check with the NRHOA Manager to find out when the next scheduled meeting will take place.)

2. Architects/designers are required to attend the Schematic Review meeting to present the proposed home and details as noted on the Schematic Application. A three-dimensional computer model presentation is required. Owners, and the approved builder and landscaper are encouraged to attend the presentation portion of the ALRC meeting to assist in discussing the project details. Please contact the NRHOA Manager to make these arrangements. Owners, design professionals, or builders will also be required, by the ALRC at other times to attend committee meetings for clarification or explanation of their designs.

3. The ALRC will make an effort to respond, in writing, within 10 working days after a submittal has been reviewed.

4. Owners will be asked to resubmit plans for review if required by the ALRC.

Any responses an owner or design professional may wish to make in reference to issues contained in the ALRC's letter following review of submittals shall be written and addressed to the ALRC, including graphic clarification(s) as required.

All official ALRC correspondence will be in writing.

Exceptions to these guidelines that have been granted for past projects do not constitute a formal or implied change to the Design Guidelines or that similar exceptions will be granted in the future. Projects are reviewed on a case-by-case basis based on their own merit.

In addition to working with design professionals to convey decisions, the ALRC may provide sketches to illustrate design alternatives. The ALRC may require personal meetings with owners to discuss the alternatives.

Excavation and construction must begin within 12 months of ALRC final approval of the submittal. Owners have 18 months to complete their construction and landscaping after construction begins. The ALRC recognizes larger and more complex projects may require longer construction periods. If a project requires a longer construction period, please submit a written request explaining the additional time requested. Additional fees to cover ALRC construction monitoring costs will be applied to projects with construction periods exceeding 18 months.

If construction has not begun within 12 months of receiving approval, the application and approval expire and the ALRC deposit will be refunded, not including the non-refundable portion. A new application, a current fee and deposit, and a new ALRC review and approval will be required after this expiration period has occurred if the owner wishes to proceed with construction.

If construction has not begun within the approved time frame and the construction deposit has been refunded, the design professional, builder, and or landscape professional, will be required to resubmit their professional application forms to the ALRC for review and approval prior to any future home construction, (if they are not currently working on another project). The ALRC will request a re-application if, during the course of the NR review process or construction of a previously completed home, events occurred which the ALRC deemed conflicting with the NR process and/or non-compliant with the Design Guidelines.

Complete Schematic Design submittals include site plan, drainage and grading plan, landscape plan, elevations, and floor plans.

Changes to a submittal as requested by the ALRC, or any other changes to a submittal shall include a markup of the previous plan explicitly identifying the proposed changes and an itemized list of those proposed changes. Approval of a re-submittal does not implicitly approve items not identified in this manner, and nor are they implicitly approved in a future Final Design Approval.

Approval of a submittal does not override the Design Guidelines unless that approval explicitly identifies the exceptions as waiving a Design Guideline. It is incumbent upon the individual making the submittal to identify any items requiring an ALRC waiver of a Design Guidelines requirement.

B. Design Review & Construction Process Phases

This Design Review & Construction Process was established with the objective of realizing completed projects that are consistent with the North Rim Philosophy. Moving to the next stage of design or drawings without first obtaining a formal written ALRC response is not permitted. The ALRC will provide prompt written responses to all submittals, allowing the Design Review & Construction Process to progress as quickly as reasonably possible.

The design review and construction occur in five phases:

1. Pre-Design Site Meeting

Prior to preparing any significant drawings or developing detailed design concepts, we require the owner(s), design professional or builder, and landscape design professionals to meet with ALRC representatives at the homesite to review and discuss the physical attributes of the homesite. This includes the initial design goals and address any questions about these Design Guidelines. The discussion typically includes but is not limited to retention of desirable trees, location of rock formations, creation or preservation of view corridors, screening of homes on adjacent lots, limiting impacts to native areas, driveway alignment, and location of utilities/infrastructure. This informal review is meant to offer guidance prior to initiating design work. Note that a non-refundable deposit will be required prior to this review.

Please schedule the Pre-Design Site Meeting at least two weeks in advance of the desired meeting date. A letter, summarizing the meeting will be sent to the owner following the Pre-Design Site Meeting.

2. Schematic Design Review

Schematic Design documents must be submitted to the ALRC at least fourteen (14) days prior to a scheduled ALRC review meeting and after the Pre-Design Meeting. The ALRC submittal fee shall accompany the Schematic Design Review Submittal. Please refer to the Schematic Design Review Application for submittal requirements.

Schematic Design submittals must include a three-dimensional computerized model. The purpose of the model is to communicate the design's location, shape, massing, site grading modifications and three-dimensional character of the design on the site, much of which cannot be depicted in drawings. The model is not intended to be a "finished" or "display" type of model—it is a working study of the design at the schematic stage. The ALRC has found the model to be a critical tool in the design and review process and owners have recognized the value in the model, as they were better able to "see" the design at an early stage.

Confirm with the NRHOA Manager the specific computer modeling system proposed and the type of images to be created for ALRC review and approval. The computer modeling system shall illustrate all of the aspects of the proposed design required for a physical study model and a variety of perspective viewpoints may be required by the ALRC. All computer-generated model information shall be submitted in a format that has been approved by the ALRC. A model update will be required at other stages of the plan if significant changes have been proposed and if deemed necessary by the ALRC.

When the Schematic Design Review submittal is deemed complete, the ALRC will review the submittal at the next scheduled meeting and then issue a written response, detailing the ALRC's comments, to the owner within two weeks of the meeting. Until the complete Schematic Design Review is approved by the ALRC, the ALRC will not accept or approve a Final Design Review submittal.

These documents will be made available for review and comment to owners of homesites within 100 feet of the homesite and to owners with potential views impacted by the proposed improvements. Owners of these surrounding homesites will be sent reduced copies of the Schematic Design submittal via email (regular mail for those owners who do not have email addresses on file with the NRHOA Manager) and then have ten (10) days from the date the notification is sent to provide written comments to the ALRC for consideration at the Schematic Design Review meeting. If any comments are received they will be taken into account in the Schematic Design Review meeting along with all other relevant information. Full-scale plans are available for review by contacting the NRHOA Manager. The ALRC will respond in writing to owners who submitted comments to explain how their concerns have been addressed or why they were not. An ALRC decision may be appealed by an Owner who feels an ALRC decision adversely and unreasonably affects them and/or their property. Only NR Owners in good standing may file such an appeal. This type of appeal must be received no later than 10 days after the written response is mailed to the owner. Any appeal request received after the allowed period will be denied. The process and fees described in Section 1 C. ALRC Decision Appeal Process will apply to these appeals.

3. Final Design Review

Upon receipt of the written ALRC response to the Schematic Design Review, owners shall respond to all ALRC requirements and comments with final drawings, details, and exhibits, at least fourteen (14) days prior to an ALRC meeting. Please refer to the Final Design Review Application for a complete list of submittal requirements.

When a Final Design is modified and re-submitted to the ALRC for approval, the update must be accompanied by 1) A Summary Page listing the changes from the previously submitted drawings, including the Drawing Page number that depicts the intended change/modification. 2) A 'shaded area' or 'cloud' on each Drawing Page highlighting the details of all proposed changes. Failure to identify changes or modifications to the previously submitted Final Design will nullify approval of the missing / unidentified changes(s) until specifically approved in writing by the ALRC.

When a complete Final Design is received, the ALRC will review the document for responses to their Schematic Design review and comments, including conditions and overall compliance with these Design Guidelines. A meeting with the contractor may be required to clarify questions about the construction plans. Upon review, the ALRC will issue a written response to the owner.

Approval of the plans by the ALRC does not relieve the applicant from total responsibility to adhere to the guidelines, or from submittal responsibilities or requirements of appropriate

governmental agencies. Nor does approval by the City of Bend or other agency of some aspect of the design (e.g., drainage) relieve the owner of the obligation to obtain final approval of all aspects of the design from the ALRC in accordance with the Design Guidelines.

The ALRC will require the owner to re-stake the major corners of the residence to assist in their evaluation of the Final Design Development Review submittal. Additionally, the ALRC will require supplemental drawings, samples, etc. to complete a review.

After approval of the Final Design, the ALRC will stamp and file the set of approved documents. At this time, an application can be submitted for permits to the City of Bend. Securing all construction and occupancy permits is the sole responsibility of the owner and builder. Once the City has approved the documents and permits are issued, the ALRC and City approved documents must be kept at the homesite and made available to any member of the ALRC or its representative upon request. No construction activity of any sort may begin without these requirements being met.

If construction does not begin within 12 months of the issuance of City of Bend building permits, or of Final Design Approval if permits were not applied for, the owner must remove all components of a surveyed stakeout prior to their deposit being refunded. The review fee is non-refundable.

4. Required Construction Meetings

There are two meetings that must be scheduled during the construction period by contacting the NRHOA Manager at the required times.

1. Pre Construction Review: Prior to any construction activity on a homesite, ALRC representatives will meet with the builder and excavation contractor (the owner is welcome too) to review the building stake- out and to confirm any trees flagged for removal are consistent with the trees approved for removal on the site plan. Construction fencing is required to be installed for this review at the limits of construction activity corresponding to Exhibit A. Please see Section VI Construction Guidelines Part I.

2. Pre Landscape Review: Prior to beginning any landscape work, the landscape contractor must schedule a pre- construction meeting with ALRC representatives to go over the approved landscape plan and conditions of approval, if any.

From time to time, the ALRC will inspect and review construction progress onsite. If warranted the ALRC may issue a notice of design non-compliance as a result. Absence of such inspection and/ or notification during the construction period does not constitute approval or acceptance by the ALRC of non-compliance. ALRC inspections do not require owner notification. In the case of owner occupied homesites, the ALRC will normally provide a courtesy 24 hour or greater notification of onsite inspection.

Construction shall be in full accord with the ALRC approved Final Design documents and in accordance with Design Guidelines, CC&Rs and all applicable codes and ordinances of the appropriate governmental agencies.

Any proposed external modifications to the approved Final Design plans and specifications, including landscaping, **must be submitted to the ALRC for review and approval prior to making the change.** If a modification is constructed prior to approval and then not approved by the ALRC, the modification must be removed or reconfigured to obtain approval. Additional review fees may be required depending on the size, severity or frequency of such modifications. If, in the opinion of the ALRC, such changes or additions do not require a complete re-submittal, all changes must be identified on all affected drawings and all drawings must be accurately revised and fully coordinated.

5. Final ALRC Inspection

The owner shall provide notice to the ALRC of the completion of their residence, or improvement thereto, at which time a final inspection will be triggered. The final inspection will be based on the approved Final Design plans and specifications as amended with approved modifications.

Within a reasonable time, the ALRC shall inspect the residence, landscaping and all other homesite improvements. If the inspection finds the residence and all other improvements were completed in accordance with the approved plans, the ALRC will refund the deposit, and release the builder's bond, if applicable. If the inspection reveals the residence and or other improvements were not completed in accordance with the approved plans, the ALRC will provide the owner with a list of the items that vary from the approved plans. Once the items on the list are corrected and verified by the ALRC with a re-inspection, the ALRC will refund the deposit.

If an owner does not correct the list of items not completed in accordance with the approved plans within thirty (30) days from the notification, the ALRC may take action as outlined in the CC&Rs, Bylaws, or these guidelines including, without limitation; injunctive relief and/or the imposition of fines. The ALRC has the sole authority to determine the amount of the deposit to be refunded. Additionally, the ALRC reserves the right to withhold all or a portion of the deposit and/ or use the bond funds to complete or correct improvements that do not meet the standards of these Design Guidelines and/or vary from the approved drawings and specifications or otherwise remedy a non-compliant condition(s).

Unless a project extension is approved by the ALRC, the ALRC Final Inspection approval must be obtained within eighteen (18) months of the construction start date. If ALRC Final Inspection approval is not obtained within eighteen (18) months of the start of construction, absent an approved extension, the deposit shall be forfeited. The forfeited deposit and/or bond will be used to bring the subject property into compliance with the approved plans and specifications and/or these Design Guidelines.

If an owner becomes aware of reasons why the project is not likely to be completed and ready for Final Inspection within eighteen (18) months of commencement, then the owner shall promptly notify the ALRC of the reasons and the estimated additional time required to complete the project. The ALRC shall determine the sufficiency of the reasons and at its sole discretion approve an extension with conditions. Additional non-refundable ALRC fees will apply.

For the list of items reviewed in the Final Inspection, please see Exhibit H.

C. Remodel/Addition/Landscape Changes

When an owner wishes to alter/remodel the exterior of an existing building and/or alter landscaping, an application for approval must be made to the ALRC by using the North Rim Schematic Submittal Form or the Application for Minor Property Improvements to the ALRC as appropriate. At its discretion, the ALRC shall decide which pages will need to be reviewed and approved by the ALRC. Completion of the pages applicable to the remodel and supplying the specified documents provides the ALRC with the information needed for a timely review of the proposed improvements and to render a decision. The ALRC will set the review fees based on the fee schedule approved by the North Rim Board of Directors. In cases where the fee schedule allows flexibility, the fees will be determined in the sole discretion of the ALRC based on the complexity and size of the submittal.

Interior remodels do not require ALRC review and approval; however, a parking plan for subcontractors at the home must be coordinated with the NRHOA Manager prior to the work beginning at the site.

Any changes or improvements to the exterior of the home, including but not limited to landscaping, exterior light fixtures, paint color, or stucco color, must be submitted for ALRC review and approval. A final inspection upon completion is required. Repairs and repainting that do not incorporate design changes and match the original approved materials and colors are considered normal maintenance items and do not require ALRC approval. When in doubt contact the ALRC Manager.

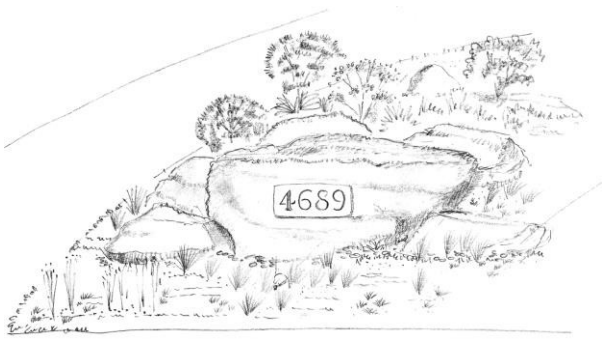
III. Site Development Guidelines

The existing native environment of North Rim is fragile and takes years to recover to a native state when disturbed, so development activity outside of the building area must be limited. It is the responsibility and charge of the ALRC to approve designs and monitor construction of world-class residences while protecting and preserving the natural environment.

The purpose of the following Site Development Guidelines is to communicate the parameters in which residences and landscapes will be designed and built to enhance and respect the sensitive native setting.

A. Address Identification

Owners will need to coordinate installation of the address monument and light fixture through the ALRC. This takes place at the end of the construction and landscape installation. Each owner shall have a contractor install a 15-amp 120-volt power line to the monument location according to the National Electrical Code. The monument and light cannot be delivered until the electrical wire has been run to the monument location. Installation costs for the address monument and lighting are the responsibility of the owner and will be maintained by the NRHOA. For installation requests, contact the NRHOA Manager.



Sample drawing of address marker.

No address numbers are permitted on buildings or structures without prior ALRC approval. Temporary address numbers may be posted when snow obstructs the address monument.

Modifications to the address monument and/or light fixture are not permitted

B. Buildable Area

The Buildable Area is the improved area of a homesite. Improvements include all structures and non-native landscaping and related components, including but not limited to: buildings, decks, ornamental landscape areas, walks, pathways, driveway (except the portion of the driveway from the street to the front setback) and other similar improvements as determined and approved by the ALRC. The building / structure component of this calculation is based on the foundation perimeters. The maximum allowable Buildable Area shall not exceed 40% of the area of the Homesite (see Exhibit A).

Prior to formulating any development concept for any lot, the ALRC will confirm which setbacks apply to each lot line. Generally, the Buildable Area is defined by the following setbacks:

Front: 40 feet from the front property line.
Rear: 40 feet from the rear property line.
Sides: 15 feet from the side property lines.

For irregular shaped lots (lots with only 3 or more than 4 sides), please see Exhibits G for the setbacks for lots 26, 27, 33, 34, 58, 68, 89, 90, 113 and 114. In addition, lot 57 has reduced front and rear setbacks of 20 feet from the property line.

No portion of the home including, but not limited to, roof overhangs, decks, patios, site walls, parking areas, ornamental areas, etc. may extend into any setback.

Some homesites with special natural landscape elements (such as significant tree stands, rock outcroppings, and other similar natural features—as determined by the ALRC) may have different setbacks and may have areas that may be required to remain in a native state. If setbacks for a homesite differ from the distances noted above, they may be recorded on the plat or as noted in the developer's original Affirmation. The Affirmation may have additional homesite development constraints.

In addition to complying with the Buildable Area allowance, the City of Bend's lot coverage maximum must be satisfied as well. The most restrictive criteria shall apply.

C. Combining Lots

If an owner wishes to combine two or more contiguous homesites into a single homesite, the owner may do so only after obtaining approval from the City and the written consent of the ALRC.

Providing the proposed improvements will not materially impair views and/or privacy from neighboring homesites or common areas, the ALRC will provide written consent to consolidate the homesites.

When considering combining homesites, the owner must recognize that while combining two or more homesites can be beneficial in providing more natural space between adjacent homesites and view corridors, it can also have a negative impact on views and / or privacy of other nearby homesites or common areas.

After the Pre-Design Meeting with ALRC representatives (as described in the Review and Approval Process), the owner/applicant must submit a proposed site plan locating all structures and building elevations (with sufficient detail) for the combined homesites to the ALRC. The ALRC will use these drawings, a site visit(s) and comments from neighboring property owners, within North Rim, to determine whether or not to issue written consent for the proposed lot consolidation.

The plat for the new homesite must be recorded and approved by the City and County. All expenses incurred in recording the new homesite and pursuing any required governmental approvals are the responsibility of the owner.

Homeowner Association dues will be assessed on the original number of homesites. All other provisions of these Design Guidelines apply.

D. Driveways

Driveways shall be designed and located to minimize the hard surface area and to minimize the visual impact from the street and adjacent homesites and to minimize the disruption of any natural features and native plant materials.

Driveway access width must not exceed 22 feet at the entry apron. The driveway must then reduce to 16 feet wide within 20 feet of the curb and reduce again to 12 feet within an additional 20 feet. Driveway width may increase for parking and turnaround space as it approaches the home once clear of the front setback.

Driveways shall not encroach on side or rear setbacks. Parking and turnaround spaces shall not encroach front, side or rear setback areas.

All driveway surfaces are subject to ALRC review and approval. Driveway materials must be continuous with the following provisions: Lots with an adjacent paver sidewalk shall use the same -sized paver, paver pattern and color for the area of the driveway apron between the paver sidewalk and the wedge curb. The ALRC may approve other driveway materials and applications (see Exhibit B).

Owners with homesites that have an adjacent paver sidewalk are responsible for the temporary removal, storage and replacement of the paver sidewalk. Pavers will need to be replaced to the original design and grade. Any closure or disruption of the existing paver path, whether temporary or for the duration of the project, and appropriate steps to mitigate such closure or disruption, must be reviewed and approved by the ALRC in advance. This should be included in the owner's Parking Plan. Please refer to Section VI Construction Guidelines for Parking Plan details.

E. Parking and Storage

Each residence shall have a minimum two (2) car enclosed garage. Any garage should be planned so as not to dominate the street view of the home. Also, a minimum of four (4) additional parking spaces shall be provided within the Buildable Area to accommodate guests or service vehicles. Screening of all on-site parking may be required to minimize viewing of vehicles from Surrounding Areas. All parking areas must be shown on the Site Plan.

No overnight exterior storage or parking of campers, boats, boat trailers, recreational vehicles, commercial vehicles, trucks weighing more than 10,000 pounds GVW, or other types of non-passenger vehicles, equipment, implements, or accessories is allowed on a Homesite, unless the vehicles / items(s) are fully screened so they are not visible from Surrounding Areas or the NR Board of Directors allows an exception. In the event of a dispute as to whether there is adequate screening a determination by the ALRC shall be definitive. On-street parking (such as construction parking or special event parking) is only permitted with prior approval from the ALRC or NRHOA. Owners failing to comply with these parking and storage requirements are subject to fines.

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Each homesite, during the course of construction will have an ALRC approved Parking Plan. Please refer to Section VI Construction Guidelines for Parking Plan details.

F. Site Walls

Site walls accomplish several things, including but not limited to:

- Screening private outdoor spaces from Surrounding Areas.
- Disguising a cut or fill along a driveway or around a residence, courtyard, or other outdoor space.
- Delineating Ornamental Areas from Native Areas.
- Enclosing an outdoor pool or spa

In no case, shall site walls define property lines or setbacks.

Site walls must be constructed of native or imported stone, brick or stucco. Alternate exterior site wall materials that are harmonious with the design of the residence and with North Rim will be considered on a case-by-case basis. All site walls shall be capped by the same material as the wall itself or another material that reflects the quality of the wall as determined by the ALRC.

Gates, hardware, and all other related appurtenances shall be compatible and consistent with the architecture of the residence and are subject to ALRC review and approval.

Site walls may be up to 6 feet tall and can have a minimum height requirement appropriate for location and visibility and will be reviewed on a case-by-case basis; measured from existing or finished grade, whichever is lower. Offsetting site wall planes and developing variations in height and length will help blend them into the native environment and may be a condition of approval. Site walls should jog or be separated a minimum of five feet in every 25 feet of length and should not exceed a maximum length of 50 feet. The ALRC reserves the right to approve site wall materials, lengths and heights as deemed appropriate for each homesite and its proposed improvements.

All site wall footings for retaining walls shall be engineered to meet the size, depth and width necessary required by city standards.

Multiple terraced site walls are required where the overall height of retained earth exceeds 6 feet. Where multiple site walls are used, a minimum of a five-foot wide/deep planting area must separate each tier (see Exhibit C), as reviewed and approved by the ALRC.

Subterranean boulders either imported or excavated from the homesite shall only be used for structural fill. In very unusual and rare circumstances, and with prior review and approval from the ALRC, excavated boulders may be allowed for other uses if not visible from Surrounding Areas. (See Section V Landscape and Outdoor Guidelines).

G. Setbacks

See Buildable Area, above.

H. Site Work

The ALRC requires that owners minimally alter the site from its original native condition to retain stormwater on-site and protect the existing watershed and drainage ways from any additional runoff. Structures shall be limited to the areas on the site where drainage, soil and geological conditions will provide a foundation that complies with applicable codes and ordinances. Soil analysis should be obtained to assure proper foundation design.

Residences should be nestled into the land, remaining low, so as to be part of the site rather than being perched on it; thus, avoiding unnecessary height (see Exhibit D).

Only minor changes to the existing topography are permitted with the exception of natural looking stormwater retention. The ALRC may approve more significant topographic changes; however, each condition will be reviewed on an individual basis.

Once a schematic site plan has been developed and prior to the submittal, the ALRC requires that the driveway and major corners of the building be staked, and perimeter strung on the site and elevations be taken at each corner. A stake must be clearly identified to show the proposed elevation of the first-floor finished floor. This information will allow the Design Professional to determine exactly how to further adjust the design minimizing the structure's height and conformance to the existing topography. Preservation of the existing topography of North Rim requires that owners must strictly adhere to the following limitations:

All grading and drainage plans must coordinate all City and ALRC requirements prior to the ALRC issuing approval (see Section II Review and Approval Process).

A preliminary Grading and Drainage plan is required at Schematic Review and a Final Grading and Drainage Plan is required in the final ALRC submittal process. The plan must be provided by a licensed Professional Engineer, licensed Architect or Landscape Architect and must bear the provider's stamp and signature. Cut and fill slopes must be minimized so that impacts due to construction seamlessly transition into the surrounding natural grade and topography. Disturbed areas must be restored to a natural state with native plant material in a mix consistent with the DGs Section V. F, boulders, and/or landscaping or retained with ALRC approved masonry walls on a timely basis as determined by the ALRC. Excavated rocks (other than weathered, mossy, lichened rocks) obtained as a result of excavation are not permitted as a finished (exposed) retaining wall surface (see Section V Landscape and Outdoor Guidelines). The ALRC require that all areas disturbed by construction be restored with vegetation listed in Appendix A. The ALRC requires restoration and/or retention of all cuts, fill or drainage containment areas.

Natural (existing) drainage patterns for surface water shall be maintained, however on-site detention should be included in designs as available. Homesites with driveways on the uphill side of the street are allowed 4,000 square feet of drainage within the street drainage system. Homesites with driveways on the downhill side of the street must contain all impervious stormwater runoff on site (this includes roof, driveway, patio and additional impacted areas of the site).

Owners are responsible for restoring all Native Areas on their homesite that are disturbed during the course of construction. These Native Areas must be restored to their pre-existing/natural state. In the event that an owner does not perform the required restoration work in the Native Areas, the ALRC retains the right to have the necessary restoration work completed and the owner will be responsible for reimbursing the ALRC within 60 days for all expenses incurred by the ALRC in performing their obligations under this paragraph. See Exhibit H Final ALRC Inspection.

I. Utilities

Utility services (sewer, water, gas, electricity, telephone, cable television, and fiber) are stubbed to each homesite. The extension of these services from the stub to the residence is the responsibility of each owner and subject to ALRC review and approval. All utility trenches shall be routed to minimize disruption to the native landscape and when possible, routed underneath the driveway. The ALRC recommends consulting with utility companies prior to developing any site concept to determine meter location, electrical supply routing requirements and other design constraints. The location of all utilities and any associated screening must be shown in the final ALRC submittal. All utility meters shall be located in an inconspicuous location as approved by the ALRC.

IV. Architectural Design Guidelines

A. Accessory Buildings

Detached guesthouses, garages, greenhouses, playhouses, storage buildings, and other detached structures and their related improvements must be architecturally consistent with the main residence. All Accessory Buildings require ALRC review and approval.

Each Accessory Building is limited to 1200 square feet of total floor area including garage, storage, and all other spaces (see Building Size, below).

Owners must, at their expense, obtain City of Bend approval for all Accessory Buildings.

All detached structures shall have a foundation.

Accessory Buildings and related improvements shall be included in the Buildable Area (see Exhibit A).

B. Antennae and Satellite Dishes

Satellite dishes or antennae shall not be larger than 18 inches in diameter. Any owner considering the use of such a device should first discuss the proposed location with the ALRC. Approved satellite dishes shall be painted to match the color of the surrounding building materials to blend with the building.

All antennae must be submitted for ALRC review and approval prior to their installation. Approved antennae will be located within chimney elements, behind parapets or otherwise visually screened from Surrounding Areas. Approved antennae shall be painted to match the color of the surrounding building materials to blend with the building.

C. Benchmark and Height Surveys

In order to assure compliance with height restrictions by all parties, the following procedures are required:

1. Prior to any site work beginning and prior to the final site plan submittal the owner and/or his/her representative shall have a licensed Oregon surveyor establish a permanent monument as a benchmark outside of the Buildable Area. The benchmark shall be used by the builder to construct the home at the approved elevation.

2. At the completion of floor framing, the surveyor shall certify compliance of the finished floor heights with the approved plans. A certification letter from a licensed Oregon surveyor shall include the surveyor's stamp and signature and must be on file with the ALRC prior to commencing further construction.

3. Once the highest ridge/peak of the roof is framed, the surveyor shall certify compliance of the highest ridge/peak with the approved plans. A certification letter from a licensed Oregon surveyor shall include the surveyor's stamp and signature and must be on file with the ALRC prior to commencing further construction.

4. At any time during or after framing, the ALRC may require the owner and/or builder to certify that the finished height of the residence complies with the approved plans. Should the heights, in any respect, exceed the approved documents, the owner shall have the residence brought into full compliance of the approved documents. For more information, see Building Heights, below.

D. Building Colors

The colors of all exterior materials must be subdued to complement and blend with the native plants, natural soils, and rock colors and are subject to ALRC approval. Colors should enhance the North Rim environment without overpowering the surroundings. All exterior colors shall be medium to dark earth tones or otherwise blend in with the natural landscape, as determined by the ALRC. Colors of the North Rim native landscape are rich and varied and are intensified by the changing sunlight conditions. Bright colors, whites and large amounts of highly contrasting or reflective materials or colors are not allowed. All colors of structure, trim, walls, masonry, roof, exterior landscape elements (paths, walls, decks, patios, boulders), driveways, and all other exterior colors, materials, and landscape elements must be submitted to the ALRC for review and approval, prior to installation.

Exterior artwork must be submitted for review and approval prior to installation (see Sculptures and Artwork, below).

E. Building Heights

No building shall exceed 30 feet in height. The ALRC measures height from the highest portion of the roof vertically to the natural or finished grade, whichever is lowest. This measurement shall not exceed 30 feet (see Exhibit D).

F. Building Massing

Building masses shall be predominantly horizontal and shall follow the natural grade while not creating long unbroken elements. This is intended to create masses that blend with the varying topography. Additionally, Design Professionals shall use the effects of sunlight, shade, and shadow on the textures, rhythms, and articulations of the architecture. Residences and their related detached structures (if any) shall not dominate any homesite (see Exhibit D).

It is the sole responsibility of the ALRC to define compliance of this section. This determination will be made at the Schematic Review stage.

G. Building Projections

All projections from a residence including, but not limited to: chimneys, chimney caps, vents, plumbing vents, gutters, down spouts, utility boxes, services, etc. must be incorporated and detailed into the overall design. With the exception of electric and gas meters, all other (TV, phone, fiber) junction boxes must be located behind a screening wall or inside the building. The ALRC requires the use of conduits in the foundation allowing concealed and secure service connections. These items must be included as part of all submittals and are subject to ALRC review and approval.

H. Building Size

All homesites and buildings shall be used for residential purposes in accordance with the CC&Rs. The total floor area of a residence and Accessory Buildings (if any) shall not be less than 3,000 square feet, or greater than 11,000 square feet, including garage, storage, and all other enclosed spaces. Any detached structures' floor area shall not be greater than 1,200 square feet. Heated living area exclusive of garages and accessory buildings shall not be less than 2,500 square feet.

I. Chimneys, Fireplaces &Pits, BBQs.

The ALRC requires all venting for fireplaces to be located within a chimney element(s) or completely screened. Raw or non-treated metal fireplace vent pipes are not allowed. All metals used for fireplace venting and concealment shall be painted or treated to eliminate glare and reflections from Surrounding Areas. The ALRC will review all of these items..

To preserve the quality of air and protect against forest fires, we encourage natural gas log fireplaces, however interior wood burning fireplaces are allowed. Due to the extreme fire danger present in the high desert, all chimneys must be equipped with Underwriters Laboratories or International Conference of Building Officials approved spark arrestors and comply with all applicable codes and ordinances. All metal spark arrestors and gas vents must be concealed from view by means of an approved chimney cap detail.

No outdoor wood burning is permitted. Outdoor fire pits may only use natural gas fuel and ceramic (or other non-combustible material) simulated logs.

Portable and built-in BBQs (barbecues) are permitted, provided they are lidded cookers. Permanently installed barbecues must be approved by the ALRC. Barbecue areas shall be architecturally consistent with the residence. Any portable and built-in barbecues must be installed and utilized in non-Native area.

J. Exterior Lighting

The objective of the exterior lighting requirements is to allow exterior building and landscape lighting designs that are understated and that do not create nighttime showcase or presentation effects. Additionally, all exterior building and landscape lighting must minimize glare and annoyance to Surrounding Areas. All exterior building lighting and landscape lighting must be reviewed and approved by the ALRC prior to installation. The wattage or output of every exterior light is subject to ALRC approval.

Owners must avoid installation and use of lighting fixtures that shine onto surrounding properties. The ALRC will attempt to consider the impact on surrounding properties and topography when reviewing exterior lighting. However, the actual impact on surrounding properties may not be determinable until installation is complete. Notwithstanding ALRC approval of any exterior light fixture, if a light fixture as installed glares or shines onto an adjacent property (as determined by the ALRC), additional shielding may be required to remedy this situation as approved by the ALRC.

1. Building Lighting

Only two fixtures with a visible light source to identify the front entry door of a residence will be approved. These two light fixtures are limited to a 60-watt incandescent lamp each or equivalent. The fixtures with visible light sources may not have clear glass lenses—only minimally translucent lens materials are permitted, as determined by the ALRC.

The ALRC will consider additional exterior building light fixtures with an exposed light source and minimally translucent lens materials if the lighting is determined to be appropriate for the architecture and landscape design, needed for vehicular and pedestrian way finding or for safety purposes, and does not negatively impact Surrounding Areas.

The ALRC will review exterior light fixtures at various stages prior to Final Inspection. The ALRC will require light fixture cut sheets or samples. Additional changes may be requested as determined by the ALRC.

All other exterior building light fixtures must have downward-directed light sources which are completely shielded with an opaque (i.e., not translucent) material. Additionally, their quantity, location and wattage will be limited and are subject to ALRC review and approval.

2. Landscape Lighting

Landscape lighting, particularly up lighting, shall be limited. No landscape lights whose direct source is visible from a neighboring property and which produces glare to neighboring properties or to pedestrian or vehicular traffic shall be allowed. Indirect lighting and/or subtle up lighting of landscape elements may be permitted to add another level of beauty, sophistication and interest to the North Rim environment is subject to ALRC review and approval. Landscape lighting shall be limited to ornamental areas and the driveway border. Timer control of exterior lighting is recommended.

3. Holiday & Decorative Lighting

A period for special outdoor holiday lighting is defined in the Rules and Regulations.

The ALRC reserves the right to review holiday or any other decorative exterior lighting. The ALRC may require changes to these lighting installations and/or hours of operation to minimize impacts to neighboring properties.

K. Exterior Materials

Exterior materials must consist of materials that are compatible with the North Rim landscape and with the North Rim built environment. Natural stone, brick, stucco, or wood must be the predominant surfaces on the building proper, with an emphasis on natural stone. The amount of stone required will be determined by the ALRC, however stone must cover a minimum of 10% of the building proper on the primary view side of the home as determined by the ALRC. The ALRC reserves the right to require additional stone. Stone site walls do not satisfy the stone minimum requirement.

Specifically prohibited exterior materials and conditions are:

- Manufactured or faux stone
- River rock
- Reflective or bright colored materials, excluding window glazing
- Pressed board, plywood, cementitious and all other composite siding products
- Concrete exterior walls including board formed concrete walls viewable from Surrounding Areas.
- Vinyl or plastic siding
- Mirrored glazing
- More than eight inches of the concrete foundation exposed.
- All other materials whose appearance, in the sole judgment of the ALRC, does not convey authenticity, quality, strength, permanence or durability

Other materials may be approved on a case-by-case basis. The ALRC reserves the right to approve other materials, if at the sole discretion of the ALRC, the material and application conveys the quality and character comparable to natural stone, brick, stucco, or wood.

L. Fences

Fences are not allowed in North Rim.

Invisible fencing for pets is allowed. Approval for the proposed location of invisible fencing must be obtained prior to installation. Invisible fencing must be located within the setbacks. Flagging for invisible fencing training must be taken down within 90 days.

M. Flagpoles

All flagpoles require ALRC approval and must conform to the following:

- Flagpoles shall not be taller than fourteen (14) feet measured from existing or finished grade, whichever is lower, to the highest portion of the flagpole assembly.
- Flagpoles are permitted only in Ornamental Areas or attached to the main residential building or its structures.
- Flagpoles shall be non-reflective and dark in color.
- Lighting of Flagpoles is prohibited.
- Up to two Flagpoles are permitted per lot.

N. Garages and Garage Doors

Garages shall be designed to accommodate all vehicles belonging to or leased by the home's residents including vehicles that are in the care, custody or control by the home's residents.

Garages or garage doors shall not dominate the architectural design of the residence. In general, garage doors shall blend with the adjacent details and materials. Where three or more garage bays are planned, care must be taken in the design of the garage door plane. No more than two doors are allowed in the same wall plane. The third (and fourth or more) door(s) must occur in a secondary wall plane, offset by a minimum of two (2) feet from the primary front wall of the garage to avoid a continuous uninterrupted wall of garage doors. No more than six garage doors are permitted, A double garage door is counted as 2 doors.

Garage doors shall reflect a style consistent with the overall design theme and shall be constructed with the same quality and materials as the residence. Garage windows must be designed with consideration for the amount of light transmitted. To avoid impacting the nighttime sky or otherwise becoming a nuisance to adjacent properties, glass used in garage doors and windows must be minimally translucent or covered with blinds or curtains. The type and amount of glass used in garage doors and the specification of garage window coverings is subject to review and approval by the ALRC.

Garages that are visible from the street may require additional mitigation as determined by the ALRC.

O. HVAC

All exterior HVAC (Heating, Ventilation and Air Conditioning) equipment must be screened. Screening is to be designed and installed to block viewing of the HVAC equipment from Surrounding Areas. Screening materials and details must be consistent with the architecture of the residence.

The ALRC requires all mechanical venting and roof terminations to be painted to blend in with the roof and/or siding material.

P. Roofing

Roofscapes form an important part of the visual environment; they must be an integral part of the design and will be reviewed as such. Except for approved solar devices, roof mounted equipment is prohibited unless in the judgment of the ALRC it is completely screened from Surrounding Areas. All vents and similar roof penetrations must be located away from the main view of the building at the entry drive, or from the road. Visible furnace vents may require screening in a chimney element at the ALRC sole discretion

The dominant roof materials must consist of concrete tiles, natural slate or metal. Roof materials should be of textures and colors to enhance the overall residence design. All roof finishes must be reviewed and approved by the ALRC. No wood shingle or shake, or composition roofs are permitted. Given the ever-changing technology with roofing materials, the ALRC will consider alternative roof materials on a case-by-case basis.

Metal roof materials and all associated flashing/fascia materials and gutters need to be 22 to 24 gauge and minimally reflective as approved by the ALRC.

The dominant roof form must be a sloped roof, with a minimum of a 3:12 pitch. Other roof slopes may be incorporated into the home design and will be reviewed on a case-by-case basis.

Q. Service Yards

Each residence is required to include a designated service yard screened from Surrounding Areas. The service yard shall be designed as an integral component of the residence. Outdoor utility meters, and irrigation/lighting controllers will be placed in a Service Yard except where utility companies do not allow it.

Trash receptacles, compost bins and recycling bins must be stored either in a service yard designed for that purpose or in the garage. Owners should be aware that storing trash containers in the garages, especially if not air-conditioned, will result in unpleasant odors in the heat of the summer.

Other than approved outdoor furniture, grills and planters, no items may be stored outside except in a Service Yard (outside is inclusive of Ornamental areas, Native areas and exterior building features such as decks/porches). This includes items such as, but not limited to, maintenance equipment, yard tools, recreational equipment, supplies and firewood. Such items must be stored indoors or in a Service Yard. All items in a Service Yard must not be visible from Surrounding Areas. Owners should take appropriate precautions with respect to fire hazards created by items stored in Service Yards.

R. Signage

There are only five types of signs permitted within North Rim and those signs must adhere to the individual specifications and requirements established for their use. All other signs must be reviewed and approved by the ALRC. The NRHOA at the discretion of the ALRC may remove unapproved or non-conforming signs. Non-conforming signs will be held by the NRHOA for seven (7) days before being disposed of.

Signs must be placed parallel to and facing the street providing access to the property. The approved signs are listed below.

1. Construction Signs
   - Only one sign referencing the design professional and general contractor/builder is permitted per homesite during the construction process. The sign can include both design professional and the general contractor logo and names. This sign can be placed once the final plans have been approved by the ALRC and the initial preconstruction meeting has occurred.
   - Design, colors, and dimensions are required to be submitted to the ALRC for review and approval prior to being kept available at the site.
   - If construction has not begun within twelve (12) months of the submittal date, the ALRC requires the sign to be removed.
   - Subcontractor, lender, supplier, and all other construction/building related signage are not permitted in North Rim.
   - All signs must be removed upon sale of the property and/or upon completion of the construction project or at the direction of the ALRC.

2. For Sale Signs
   - Only one “for sale” sign is permitted on each homesite. It must be single-sided, on its own post, and no higher than 42” above the immediately adjacent ground plane.
   - The sign shall measure no more than 300 square inches, with no dimension larger than 20 inches. “SOLD” signs must be incorporated within the 300 square inches and not added to the top, bottom or sides of the sign. Sold signs may be red.
   - The sign may include the words “for sale,” the price, if desired, and the name and phone

number of the listing real estate agency. A logo or mark of the agency and the agent's name are permitted. Signs colors are restricted to a white or cream/ivory background with dark green lettering. If the owner is selling the property, then the name of the owner or "by owner" may be substituted for the listing agency.

- All information on the sign must be incorporated as part of the original sign design and not a separate attachment added at a later date.
- Information boxes must be attached to the home or to the back of the "for sale" sign. The box may not protrude beyond the dimension of the sign.

3. Open House Signs
   - Open house signs or sandwich boards are permitted (on the subject homesite) during the course of the open house but must be removed at the conclusion of the open house and/or whenever the house is not "manned". The board dimension of open house signs must not exceed 432 square inches.

4. Political Signs
   - Political signs are permitted and may be placed on the property thirty (30) days prior to any election. These signs must be removed the day following the election. If not removed, the Community Manager will remove them. Political signs of a non- election nature are not permitted.

5. Home Security Systems
   - One security company sign is permitted outside of a completed residence.

S. Outdoor Sculptures and Artwork

Sculptures and artwork are only allowed in Ornamental Areas. The ALRC will not approve sound producing, reflective or bright colored artwork or sculptures. All outdoor sculptures or art visible from Surrounding Areas must be reviewed and approved by the ALRC prior to installation. Submittal shall include specific detailed information on location, size, materials, color(s), mounting details and lighting.

T. Solar Applications

Solar applications must be aesthetically pleasing and will be reviewed and approved by the ALRC. The equipment and hardware must be integrated into the building's architecture**.** The visual impact of this equipment and hardware as viewed from Surrounding Areas within North Rim shall be minimized. All solar equipment must be directly attached to a building and they are prohibited from being located in ornamental or Native areas.

U. Exterior Window Covers & Awnings

Exterior window coverings, solar screens, trellises, and awnings shall be designed to be integral to the architecture of the building and are subject to ALRC review and approval, prior to installation. The ALRC encourages all design professionals to address the impacts of southern and/or western exposures in the initial design concepts. The solar gain during summer months is significant and if not properly accommodated, both indoor and outdoor spaces may get less use than intended. Colors of these architectural elements shall be as noted in Building Colors, above. Materials for these architectural elements shall be as noted in Exterior Materials, above.

V. Windows & Skylights

Skylights are important sources of natural light as well as providing the indoor/outdoor living environment integral to the high desert lifestyle. They can, if not carefully situated in the design, be sources of undesirable reflections and glare as well as being sources of tremendous heat gain and energy waste. Skylights must be approved by the ALRC. Skylights must be an integral part of the roof, must be low profile, and must fit in with the overall color palette of the residence.

Windows should be within wall recesses and/or under roof overhangs, sheltering the glazing from the environment as well as to provide the appearance of substantial walls.

Only wood windows, vinyl clad wood windows, and metal clad wood windows are allowed. Window colors and details must be submitted to the ALRC for review and approval.

V. Landscape and Outdoor Design Guidelines

The primary objective of these Landscape and Outdoor Design Guidelines is to preserve and enhance the beauty and character of the community's native environment. The preservation of this environment will ensure the development's cohesiveness and provide an environmentally sensitive response to this special landscape. In order to achieve this objective, North Rim Landscape zones have been identified as either Native Areas or Ornamental Areas.

A. Native Area

A Native Area is defined as a landscape zone that is populated with native plants only, occurring either on a common area or on a private homesite. Native areas will be managed by the North Rim Homeowner Association to preserve the natural environment while making well-considered modifications to promote its health and safety (such as the removal of invasive species and removal of plants contributing to fire-fuel ladders). All owner requests for modifications to the native areas, such as removal, trimming, pruning, limbing, thinning or addition of plantings, must be approved by the ALRC.

An "enhanced Native Area" is a Native Area where ALRC approved trees, vegetation and/or boulders have been added to the natural landscape.

A "restored Native Area" is a Native Area that has been disturbed during implementation of ALRC approved changes to a homesite and is in the process of being. or has been restored.

Final ALRC approval allows for removal of trees and other native vegetation within the driveway and building footprint (including patios and decks) during construction. Other Native Areas disturbed by construction will be restored, with ALRC approval, using native plants identified on the approved Native Plant list. Owners may request other modifications to the Native Area on their lot to improve fire safety or forest health, and these requests will be considered on an individual basis. Mulch is not permitted in Native Areas. However, wood chips from on-site fire fuel mitigation work are an exception and allowed to be spread in the Native Areas after chipping occurs on the homesite. Wood chips can assist in retaining moisture in the ground which helps surrounding plants thrive in the high desert climate. Any fire fuel mitigation work outside of the work performed by the HOA in Native Areas must be first reviewed and approved by the NR Firewise Committee prior to beginning work. ALRC has the final authority to approve, to approve with conditions, or to deny Native Area modifications. Enhancements will be considered based on the following:

1. View corridors from Surrounding Areas are not adversely impacted.

2. The quantity, size and density of the proposed plants are consistent with the North Rim Plant Density requirements.

3. Owners are responsible for the installation, establishment, irrigation and health of the plant material in a restored or enhanced Native Area for two years from the date of planting. See

Part N. Irrigation in Native Areas (below). At the end of the establishment period, North Rim Homeowners Association will maintain the Native Area.

4. Enhanced Native Areas within the road rights-of-way and common areas require both ALRC and NRHOA approval.

5. All Native Area landscaping enhancements are subject to future removal or thinning to re-establish view corridors and maintain forest health and fire safety, at the sole discretion of the ALRC.

The Native Areas will be free from any architectural improvements and any scars resulting from construction. Restoration efforts should include pruning, trimming and cleaning rather than complete replanting and replacement.

Owners are responsible for the establishment of all plant material installed to restore Native Areas and owners are responsible for replacing all dead plant material within 12 months after the ALRC final acceptance date.

Refer to the North Rim Rules and Regulations for additional detail on allowable Firewise treatments and associated HOA responsibilities.

B. Rock/Boulder Use

All rock retaining walls are to appear natural to the site or be lichen covered indigenous boulders placed in a naturalistic manner. They are to be installed/placed to resemble a native rock outcropping. Use of excavated rock, or rock that appears to be excavated, is prohibited unless approved by the ALRC prior to installation. Excavated rock will only be approved in unusual circumstances for use in areas not visible to Surrounding Areas. If you have any question about the condition of the rocks you plan to use, please seek ALRC review and approval as soon as possible.

All construction related grading should be done in a manner so that finish grade blends with existing topography. Cut/fill slopes at 50% (2:1) or greater need to be carefully terraced using indigenous boulders and extensively planted with approved plant material. Any on-site grading should carefully tie into existing grade so that when restoration is completed these transition areas appear seamless.

Any terracing that is required due to driveway construction must be accomplished by using lichen covered indigenous boulders in a naturalistic manner or with the use of site walls. All installations of lichen covered indigenous boulders shall be installed/placed to resemble a native rock outcropping.

If approved, any Site Walls outside of the Buildable Area must be carefully constructed to minimize disturbances to native landscape. Landscape restoration associated with wall construction in these specific areas needs to be done in a manner so that, when completed, disturbances other than the wall itself are unnoticeable. This is important so that adjacent lot owners are not visually impacted due to disturbances outside of building envelopes.

The image above demonstrates the type of rock to use and how a completed re-constructed rock outcropping should appear.

C. Ornamental Areas

Ornamental Areas are landscape zones where non-native plants or turf are allowed. Ornamental Areas must be contained within site walls and/or structures. Ornamental Areas include, for example, a courtyard or atrium, where non-native plants or turf may be appropriate. Water features, benches and outdoor furniture must be located within Ornamental Areas. Ornamental areas shall be included in the buildable area and shall not encroach into lot setbacks.

Ornamental Areas must be clearly delineated from Native Areas by site walls, significant boulder outcroppings, hardscape and/or driveways. This ensures that NRHOA landscape personnel, who are responsible for maintaining Native Areas throughout the community, do not alter plantings in Ornamental Areas.

All landscapes in Ornamental Areas shall be irrigated with an underground sprinkler system and automatic controls. Irrigation of Ornamental areas may not overspray or overflow into Native Areas. Plantings in the Ornamental Area may be at the Owner's discretion or the Native Area Plant list (see Appendix A). However, NO invasive species are permitted, and plantings in Ornamental areas may NOT impact Neighbor or Common Area view corridors. It is also recommended that owners consider the impact of any plant species on Firewise and fuel ladders when selecting plants for their Ornamental Areas. For the purpose of specifying what constitutes an Invasive Species in the North Rim development the ALRC will use the following guidelines: 'Invasive Species' are those that are non-native to the ecosystem in the North Rim and whose introduction may be likely to be self-sustaining and do not need re-introduction to maintain or expand its habitat. Any plant that may overcome its barriers to germination or propagation and survive by expansion in nearby locations will be considered 'Invasive'. Defining 'Invasive Species' is by nature a Gray Area due to the uncertainty concerning the use and perceived meaning of the term, if questions arise, the judgement of the ALRC and its advisors will be final and non-negotiable. Ornamental Area designs and plants are still subject to ALRC approval.

D. Protecting, Preserving and Transplanting Plants

Care must be taken to protect all plants in the Native and Ornamental Areas. Therefore, all improvements must be designed to include existing plants and trees if at all possible. The ALRC recommends that reasonable efforts be made to transplant all significant and transplantable materials. The ALRC recommends consulting with competent landscape design professionals prior to transplanting any native materials. Any proposed plant removal and transplanting operations are to be indicated on the landscape plan and quantified. No work is to proceed without prior approval by the ALRC. Care is to be taken in providing natural, irregular edges to view corridors and avoiding straight lines in the landscape. In addition, the ALRC retains the right to designate the appropriate time to do the transplanting for the best survival rate. Additionally, the ALRC may require the replacement of dead plants in Ornamental Areas.

E. Tree Removal and Limbing

Trees may not be removed or limbed without prior approval by the ALRC. Trees that need to be removed for construction must be identified during Schematic Design and Final Design Reviews. Trees must be flagged and confirmed on-site by the ALRC prior to start of construction.

The ALRC has the responsibility to preserve the character of the trees on the lot to the degree possible and, working with the NR Firewise Committee, shall consider requests to remove or thin trees in order to maintain a healthy forest and fire-resistant landscape. Trees requested for removal for the purpose of creating view corridors will be reviewed by the ALRC after the home is framed and actual sight lines can be determined. The ALRC or Firewise Committee as appropriate, has the final authority to approve or deny tree removal for any purpose.

Junipers have existed on the North Rim property for centuries and are an integral part of the natural setting. Junipers are referred to as “old growth” when they are over 150 years old and as “heritage” when they are over 270 years old. Characteristics of these trees include crowns that are dead or dying, numerous dead branches, many limbs covered with lichen, bark that has darkened or become reddish, minimal new growth, and hollows and cavities that provide nesting habitat. Owners are encouraged to explore ways to retain as many heritage and old growth junipers as possible to preserve the natural setting and critical wildlife habitat.

Mature trees, both juniper and pines, will receive additional scrutiny to determine their historic and environmental value. The goal is to preserve heritage and old growth juniper trees and mature healthy ponderosa pine trees, as determined by the ALRC. Mature trees will not be approved for removal solely for view purposes. Also, driveway alignment may not be approved due to the location of mature trees. Where there are fire safety concerns, the removal of mature trees will be allowed subject to planting replacement trees at the owner’s expense, with number, size and species determined by the ALRC.

Tree topping is prohibited in North Rim. If an owner or their agent ignores this prohibition, the owner will be subject to a fine as determined by the ALRC and will be required to completely remove and replace the topped tree with one or more trees at the owner’s expense, with size and species determined by the ALRC.

Any trees requested for removal or limbing both during and after the construction period must be reviewed and approved by the ALRC or, in the case of requests that are for the purpose of

Heritage and Old-Growth Junipers in North Rim (R. Martinson photos)

wildfire prevention, by the NR Firewise Committee. The ALRC will require input from an ISA certified arborist at the owner's expense. Limbing requests must include a drawing that identifies limbs to be removed and a certified arborist's assessment of impact on the tree.

Unauthorized tree removal, tree topping or other damage to trees including damage to the root system that results in the destruction or death of a tree during construction will result in immediate forfeiture of the deposit and suspension of all construction activity on the property until a remediation plan and new deposit are received and approved by the ALRC. In addition, a fine will be imposed by the ALRC or the North Rim Home Owners Association.

F. North Rim Plant Density Requirements

For the restoration of disturbed Native Areas, the following provides a breakdown from a sample of a typical Native Area. Based on this sample area, the minimum plant density that shall be planted in the Native Areas per 1000 square feet is 225-275. This breakdown is shown to provide a sample of plant combinations and densities that will be maintained by the North Rim Homeowners Association within Native Areas and for homeowner consideration within any restored Native Areas.

All disturbed Native areas are to be restored to an ALRC approved condition. Restoration efforts must focus on restoring the site to a pre-existing condition. The native plant mix per the North Rim landscape guidelines (below) is intended as a template and the ALRC understands that each site may require a unique native plant schedule to help tie restored areas to undisturbed native areas on the site. The ALRC encourages owners to photograph their site prior to construction to

help with landscape restoration. Restoration must be accomplished with the use of established plant material (seeding is not permitted); this is to be completed with the use of salvaged plants or nursery stock.

Study Areas:

- Average Densities- 700-900 plants per 1000 sq. ft. 80-95%-Grasses & Sedges
  10-15%-
  Shrubs 5-8%-
  Forbs
  1-2%- Trees

Recommended percentages for landscape designs:

- Grasses & Sedges (80-95%)
  Idaho Fescue, 85-90%
  Bluebunch Wheatgrass,
  5-7% Squirreltail
  Bottlebrush, <1% Prairie
  Junegrass, <1% Sandberg's
  Bluegrass, <1% Ross'
  Sedge, <1%

- Shrubs (10-15%)
  Bitterbrush, 25-35%
  Sagebrush, 25-30%
  Rabbitbrush, 30%
  Wax Currant, 10-12%
  Manzanita, <2%

- Trees (1-2%)
  Ponderosa Pine, 50-55%
  Western Juniper, 45-50%

- Forbs (5-8%)
  Rock Cress, 8-10%
  Aster, 5-7%
  Mariposa Lily, <1%
  Hawksbeard, <2%
  Linear-Leaf Daisy, 7-9%
  Cushion Buckwheat, 6-8%
  Or. Sunshine, 2-5%
  Puccoon, <2%
  Silky Lupine, 25-35%
  Lowly Penstemon, 12-15%
  Showy Penstemon, <1%
  Gray Groundsel, 12-15%
  Sand Lily, <1%
  Catchfly, 2%

G. Landscape Plan Submittals

A complete submittal ensures the most expedient review and approval process. Information missing from a submittal will delay the review and approval process. Please review the landscape submittal checklists included with the Schematic Design Review and Final Design Review applications.

All modifications to the approved landscape design shall require approval by the ALRC prior to commencing any work.

H. Turf/Sod

Turf/sod is allowed only in the Ornamental Area. Stone or stucco Site Walls are required to contain turf/sod to prevent intrusion into areas outside the Ornamental Area.

I. Mulch

Mulch is not allowed in Native Areas. While it is allowed in Ornamental Areas, as a fire safety measure, owners are encouraged to consider not placing mulch within five (5) feet of their foundation. A suggested alternative to bark mulch in Ornamental Areas is a clean crushed rock or gravel, with a natural color and composition that blends with the native soil.

J. Hardscape Materials

Selection of hardscape materials for landscape use shall be aesthetically pleasing, harmonious and compatible with the environmental surroundings and the architecture of the residence. The intent is to complement and enhance the natural landscape, allowing for the interaction of the built environment with the indigenous flora and fauna.

K. Water Elements

Pool/Spa*

Pool design will be reviewed on a case-by-case basis by the ALRC. Consideration should be given in the designing of pool and/or spa areas to provide for privacy of the homesite owner, and neighbors. All pools and spas should complement the overall design of the individual homesite as well as North Rim as a whole. Pre-cast or molded pools are not acceptable unless designed and set at ground level. All pools and spas shall be located within the Ornamental Area and must be appropriately screened, as determined by the ALRC, to prevent the spa/pool materials from being seen or heard by the public. All pools and spas are subject to review and approval by the ALRC.

Pool design and safety shall adhere to City of Bend standards, the International Building Code, and all other applicable codes. Site walls around pools are required and the use of a pool cover is strongly recommended, though not mandatory. Refer to Exhibit I for additional detail on pool site wall requirements. Site walls shall be designed and constructed to integrate into the natural landscape and architecture of the residence. Pool covers shall be of a color that blends with the surrounding landscape.

**The North Rim Association may have additional requirements related to indemnifying the association regarding having a pool in the community.*

Water Features

A water feature is defined by these guidelines as a fountain, waterfall, water falling into pools or other bodies of water, a pond, and a birdbath. Water features must be submitted for review and approval by the ALRC. Water features shall be integrated as part of the landscape and have a natural appearance. They shall be located within the Ornamental Area with appropriate screening from public view. The submittal shall include detailed information on location, size, materials, water supply and plans for winterization.

Fountains shall not be higher than the adjacent or nearest Site Wall.

Water features that utilize spray or mist-type fountain jets that lose water to evaporation and suffer "wind-carry" are discouraged.

Re-circulating water shall be used for all water feature elements.

L. Landscape Elements, Planters and Decoration

Boulders: Native surface boulders (non-excavated) and rocks indigenous to North Rim are encouraged in the Ornamental Areas. Boulders shall be native mossy/lichen-covered and shall be placed to appear as a naturally occurring rock outcrop. Artificially crafted boulders are prohibited.

Drainage Features: Drainage features (swales and basins) shall blend into the surrounding landscape and not have an engineered appearance. They shall be vegetated and not have side slopes exceeding 3:1.

Planter Pots: Pots shall be made of or have the appearance of a "natural" material such as stone, clay or textured/colored concrete and should be of earth tones or dark colors. Pots are restricted to placement only within the Ornamental Area or on a deck, patio or similar building exterior feature..

Ornaments: Garden and lawn ornaments including sculptures require ALRC approval and if approved are permitted only in Ornamental Areas or on a deck, patio or similar building exterior feature.

M. Outdoor Furniture, Sports and Play Equipment

Basketball: Freestanding basketball goals are permitted and shall be painted to blend unobtrusively with the background and natural surroundings. The backboard must be clear. Portable basketball hoops must be stored indoors between November 1st and March 31st (weather condition exceptions considered). Permanently placed basketball hoops must be submitted for review and approval prior to placement and will be reviewed according to their visibility to the street and neighboring properties. Landscaping may be considered as a screening element.

Outdoor Furniture: Outdoor furniture and umbrella colors must be architecturally consistent with exterior material colors. The ALRC reserves the right to reject any such item if it is deemed inconsistent with the architectural and landscape design.

Play Equipment: Any play equipment or structures shall be installed under the condition that it is screened from public view or adjacent neighbor views and is located in the Ornamental Areas. Approval for such equipment may be granted when it is constructed and finished with materials that are complementary to the residence. Play equipment is limited in height to eight feet or less. Timber and dark-colored, powder coated steel structural components are required. Brightly colored components, finishes or materials are not allowed. Details of location and equipment must be provided for ALRC review, and approval must be granted before installation.

Trampolines: Trampolines shall be screened from the view of neighboring homes and flush with the ground. Details of location and proposed equipment must be provided for ALRC review and approval and approval must be granted before installation.

Showers: Outdoor showers shall be installed out of public view. Any outdoor shower must be included on the Schematic Design Review submittal for approval by the ALRC.

Sports Court: Tennis and other dedicated sport courts are not allowed on homesites in North Rim.

N. Irrigation in Native Areas

Irrigation systems will be required in restored Native Areas for two years after home construction and landscape is complete in order to establish native plants. These irrigation systems are required to blend with the native environment and must be installed underground. It is the owner's responsibility to install and maintain the irrigation system. This system needs to be shown on the landscape plan submittal in the Final Design Review.

Irrigation shall be limited in order to maintain a healthy and fire-resistant landscape meeting the Community's Firewise standards. The NRHOA Landscape Maintenance Contractor may advise owners on the proper amount of irrigation based on direction from the NRHOA Board and established Firewise standards.

Maintenance and/or modification of the irrigation system to comply with these guidelines is the sole responsibility of each owner.

Spray irrigation is not allowed beyond the two-year plant establishment period in either a restored or enhanced Native Area, except with prior ALRC approval.

During the allowed irrigation period, any overspray into adjacent areas must be kept to an absolute minimum. Restored and enhanced Native Areas, must be treated with a pre-emergent to minimize the weed production as a result of the irrigation. Overspray onto existing trees is to be avoided as it may permanently discolor their bark with mineral deposits.

When modifications are made to Homesites after their original two year establishment period, newly restored or enhanced Native Areas may reuse existing irrigation systems. These irrigation systems must be modified so that spraying only covers the newly restored areas.

ALRC approved trees and shrubs added to Native Areas, may be irrigated beyond the 2 year establishment period. Only drip irrigation, or hand watering, may be used for this purpose. This irrigation must be contained within the drip line of the tree or shrub.

Any other irrigation of enhanced or restored Native Areas beyond the two year establishment period requires ALRC approval. Such an approved extension will be valid for at most one calendar year.

All other Native Area irrigation is disallowed and is subject to fines.

O. Cut and Fill Slopes

All construction related grading shall be done in a manner so that finish grade blends with existing topography. Cut/fill slopes at 50% (2:1) or greater need to be carefully terraced using mossy/lichen-covered indigenous boulders and extensively planted with approved plant material. All grading shall be done in a manner that attempts to minimize uniform slopes. Uniform slopes appear unnatural and it is important that fill slopes appear natural when complete.

Proposed grading should be done in a manner that does not compromise the health of existing trees. Should any grading occur within the drip line of an existing tree, hand-trenching and best practice methods must be utilized.

VI. Construction Guidelines

A. Overview of Construction Guidelines

In order to assure that the native environment of North Rim is not damaged during construction, the following Construction Guidelines apply to each residence and to all other improvements on a homesite (see Section III Site Development Guidelines). All contractors and owners are bound by these Construction Guidelines. Contractors and subcontractors are considered agents of the homeowner for whom they work, and violations of the Construction Guidelines by a contractor or subcontractor shall be deemed to be violation by the owner of the homesite. If a violation is deemed by the ALRC to warrant a fine, the fine will be imposed on the owner of the homesite.

All construction is subject to codes and ordinances as adopted by the State of Oregon, Deschutes County, and the City of Bend, and all other relevant regulations. The most restrictive regulations shall apply in the event of a conflict.

The ALRC will monitor the homesite during construction. Violations of these Construction Regulations will be verbally communicated to the offending parties with the understanding that immediate action will be taken to remedy the situation. Additionally, written notification of violations will be sent to the homesite owner, the contractor(s) involved, and the North Rim Security. Contractors and/or sub-contractors that are repeat offenders may be denied access to North Rim.

B. Completion Assurance Instruments.

At sole discretion of the ALRC, an Owner, builder/contractor, design professional, and/or landscape professional may be required to submit an irrevocable line of credit, cash deposit or completion and/or performance bond (Completion Assurance Instruments) prior to beginning work at the project site or between the final design approval and final ALRC inspection. The Completion Assurance Instrument(s) shall be in addition to the application fee and deposit required by the ALRC Design Guidelines. The ALRC also reserves the right, solely at its discretion, to require the submittal of Completion Assurance Instrument(s) during the design and construction of a project if the ALRC determines that the ALRC's Design Guidelines or any of the North Rim governing documents are not being followed. The failure of the builder, contractor or design professional to provide Completion Assurance Instruments when requested may result in a stop work order.

The Completion Assurance Instruments, in whole or in part, at the sole discretion of the ALRC, shall be forfeited if a finding is made by the ALRC that the builder, contractor or design professional has violated any provision of the ALRC Design Guidelines or any of the North Rim governing documents. Upon onsite inspection(s) and approval, the Completion Assurance Instrument shall be released to the builder, contractor, or design professional within 10 days of the notice by the ALRC of satisfactory completion of the project.

Owners of 1) projects designed and built for immediate sale where the lot owner at the time of submittal does not intend to occupy the residence, and 2) projects on lots that the owner, prior to project completion, lists or offers for sale shall be required to obtain the following Completion Assurance Instruments as listed below:

1. Performance bond(s) in the amount of the proposed design and construction cost. Performance criteria shall be compliance with Design Guidelines and North Rim CC&R's.

2. Completion bond (s) to assure completion in the time frame established with the ALRC at time of submittal. Construction completion, including landscaping, shall not exceed 24 months.

3. Should the project not be bondable the Lot Owner at the time of submittal may propose other fiscal instruments that may assure the ALRC and NR HOA that the project will be compliantly completed.

Owners of projects on lots that the owner, prior to project completion, lists or offers for sale must notify the ALRC of the intent to sell within 10 days of listing or offering the lot.

The Completion Assurance Instruments described in this section are a non-exclusive remedy in the event that an owner or contractor is not compliant with the ALRC Design Guidelines or any of the North Rim governing documents. Notwithstanding the submission of Completion Assurance Instruments or any alternative fiscal instruments, the Association reserves the right to exercise any and all remedies available to it under the Association's governing documents and the laws of Oregon, including its right of entry, right to levy fines, or the right to seek equitable relief or damages in a court of law.

C. Stop Work Orders

If a Stop Work Order is issued, unless specified otherwise in the Stop Work Order, all work at the identified homesite must cease and desist as is specified in the terms of the Stop Work Order. Stop Work Orders may be issued for, but not limited to, violations of the CC&Rs, improvements made without ARLC approval, and repeat violations of these Design Guidelines. Stop Work Orders will be released at the sole discretion of the ALRC if the ALRC determines that the required action(s) to bring the offending property back into compliance with the Conditions, Covenants and Restrictions for North Rim and/or these Design Guidelines or assurances that the repeating violations will cease have satisfactorily been met.

D. Construction Trailers, Portable Field Offices

Any owner or contractor planning to use a construction trailer, field office, or similar facility on their North Rim homesite must first apply for and obtain written approval from the ALRC. To obtain such approval, the owner or contractor must submit a site plan showing the proposed location of the facility. Efforts should be taken to minimize the obstruction and distraction of neighboring homes. All temporary facilities must be removed prior to requesting final construction approval and must be removed within 14 days of completion.

E. Trash and Debris Removal

Contractors shall clean up all trash and debris on the homesite at the end of each day. Trash and debris shall be removed from each construction site at least weekly and not be allowed to accumulate. Lightweight materials, packaging, and other items must be covered or weighted down to prevent them from being blown around or off the homesite. If debris is blown onto neighboring natural areas, public parks and common areas contractors will promptly remove such debris. If debris blows onto neighboring non-Native areas, such as ornamental areas, the contractor will coordinate with the neighboring owner to arrange cleanup.

Contractors are prohibited from dumping, burying or burning trash and construction materials anywhere in North Rim. During the construction process, each construction site, including roadways, sidewalks, and the route to and from the site, shall be kept neat and clean. Dirt, mud and debris from activity on each construction site shall be promptly removed and the general area cleaned up, or the cost of such clean up by a contractor hired by the ALRC will be levied to the owner.

F. Sanitary Facilities

Each contractor is responsible for providing adequate sanitary facilities for the construction personnel. Portable toilets shall be adequately maintained and must be a color that blends in with the surroundings and shall be located in the area as submitted on the site plan and approved by the ALRC.

G. Construction Vehicle Parking Plan

An individual parking plan will be established for each construction site, whether it is new construction or a remodel. An ALRC 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 homesite 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 ALRC. 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 homesite (not in the street). If the approved parking is in the native area of the homesite, the affected area must be restored to a native state.

Each owner is responsible for the general contractor, subcontractors and suppliers for their project to ensure they all obey the construction parking requirements and speed limits posted in North Rim. Violators may be fined. Repeat offenders may be denied future access to North Rim.

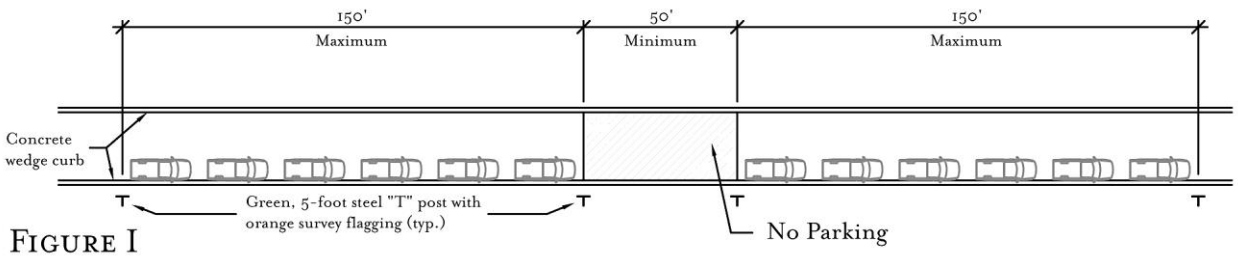


FIGURE I

- 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).

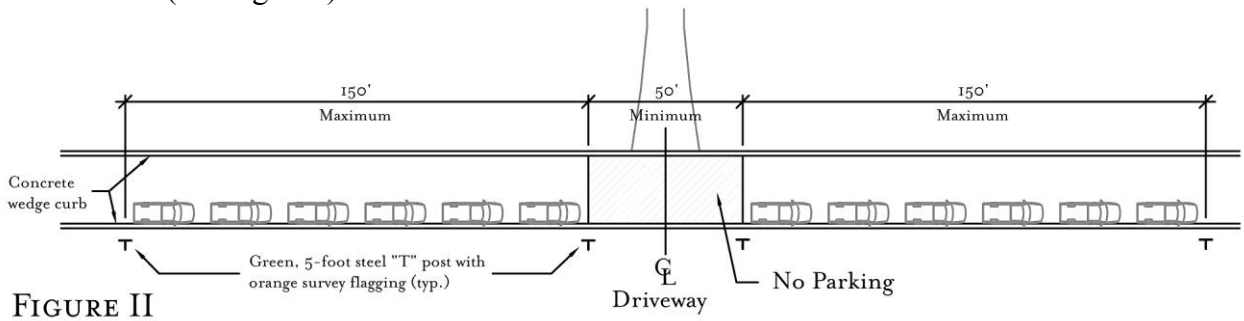


FIGURE II

- 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).

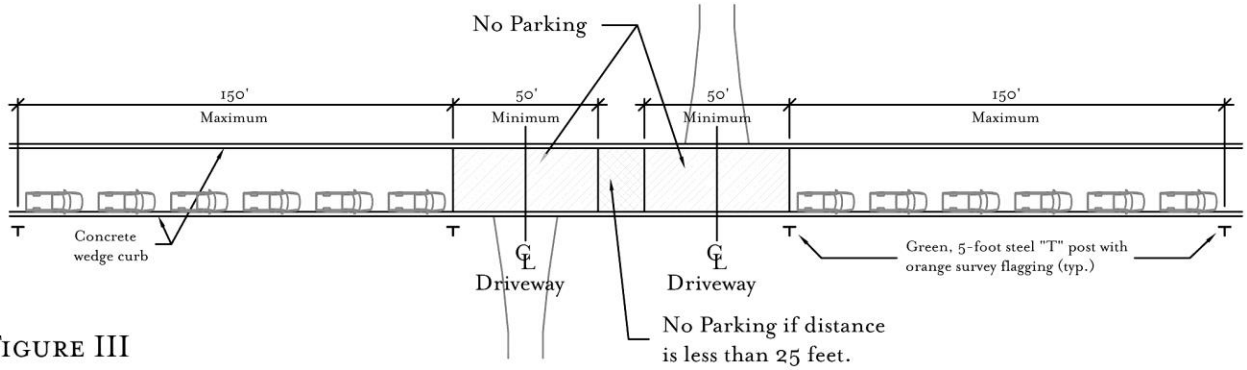


FIGURE III

- 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).

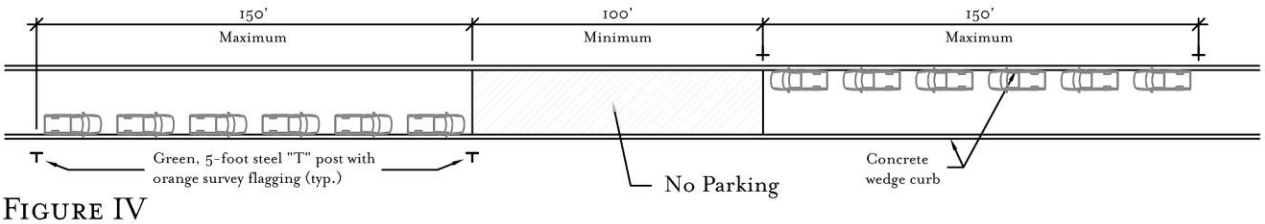


FIGURE IV

- 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 any of the concrete aprons to the paver sidewalks or the gravel pedestrian pathways. A minimum of a ten-foot clear space must be maintained adjacent to the concrete aprons to the paver sidewalks and the gravel 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 North Rim; 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 concrete wedge curb. No portion of any vehicle may be in the native area or on a paver sidewalk.
- 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 the NRHOA.
- Parking in the street may be subject to enforcement by the City of Bend.
- Delivery vehicles must use the designated temporary construction parking area or the area on the ALRC approved site plan. Loading or unloading may not block the travel lane.
- Construction parking is prohibited in the North Rim Lodge parking lot and the Court parking area.
- When snow removal is needed, the NRHOA 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 NRHOA, 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. 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 NRHOA and ALRC.

H. Erosion Control and Abatement

All owners and their contractors are responsible for minimizing on-site erosion, controlling runoff, and assuring the protection of all nearby catch basins from accumulation of sediment and debris by employing the following standard (Construction Contractors Board) practices:

- Maintain as much of the native site condition as possible.
- Use silt fencing to intercept/prevent eroded soil and runoff from exiting the site.
- Replant disturbed areas as per approved landscape plan.
- Provide 3" angular or crushed drain rock along driveway/site access route surface 20' back

from the street.

- Remove mud, dirt and dust from vehicles and equipment prior to entering roadways.
- Clean up debris from roadways and sidewalks that results from construction activities on the site.
- Water/spray sites as needed for dust abatement.
- Utilize other effective industry standard erosion control methods and practices.
- Catch basin bags are required to be placed and maintained by the contractor at all catch basins identified at the pre-construction site meeting.

I. Protecting Existing Landscape & Construction Fencing

General contractors are advised that all homesites and open spaces in North Rim contain valuable plant material, rock outcroppings and other natural features, including topsoil. It is the general contractor's responsibility to communicate to all construction personnel on the homesite the importance of protecting these features, and that disturbance to these features and neighboring homesites is prohibited. Construction activity is restricted to a maximum of 15 feet outside the Buildable Area and must be fenced with temporary construction fencing prior to initial site work. Construction fencing must be maintained throughout the lifespan of the project. Additionally, Native Areas on the homesite must be delineated to protect the native landscaping from vehicles and traffic.

The temporary fencing material must be dark green, plastic mesh construction fencing, also known as Green Safety Fence. Yellow rope attached to rebar is required along the front boundary of the homesite.

Trees identified for special protection measures shall be indicated during Final Design Review and must be identified on the site plan.

- All construction activities are excluded within the protected area. Erect and maintain readily visible protective tree fencing at drip line and completely surround the root protection areas (RPA) of all protected trees or groups of trees.
- Fencing shall be constructed of green plastic fencing and shall be at least six feet high. Fence posts shall be 6' tall set 18" in ground.
- Fencing must be installed prior to any construction and/or staging activities and must be maintained throughout construction.
- Construction equipment shall not enter into the RPA of protected trees at any time without ALRC approval. No dumping, storage, trenching, or cutting shall take place within the RPA. All clearing and planting within the root zone shall be done by hand.
- No person may conduct activity within the RPA of any protected tree except as otherwise noted; this includes but is not limited to parking equipment, placing solvents, storing building material and soil deposits, or dumping concrete wash out.
- No person shall attach any object to any existing tree on the homesite.

J. Restoration or Repair of Property Damage

All owners are absolutely responsible for the conduct, behavior, and deeds of their agents, contractors, subcontractors, and supplies while on the premises of North Rim. Damage to curbs and/or sidewalks as a result of construction activity is the responsibility of the owner to repair.

The following practices are strictly prohibited:

1. Removing any native material from any property other than the specific construction site, including but not limited to rocks, plants, topsoil, or other native materials.

2. Allowing concrete suppliers, masons, or any other subcontractors to clean their equipment or tools anywhere but in a location specifically approved for that purpose by the ALRC.

3. Failing to dispose of any waste or recycling materials in any receptacle other than a trash or recycling trailer or bin.

K. Temporary Facility Requirements/Regulations

1. Temporary Water: A temporary water hose and a hose stand must be installed at each lot.

2. Temporary Electric: A metered power outlet must be installed in accordance with the requirements of Pacific Power and the City of Bend.

3. Temporary Restroom: A temporary restroom in good condition and neutral in color that blends in with the surroundings must be provided at each homesite with a bi-weekly chemical maintenance program (more frequent as use demands). These units must be maintained and cleaned, sanitary and odorless. No light or bright colored portable toilets are permitted.

4. Construction Debris Dumpsters and Garbage Receptacles: A maximum 12-yard steel roll-off dumpster or construction trailer shall be maintained on the lot during the duration of construction. A regular dumping service must be maintained to prevent overflow. Dumpsters are not permitted to overflow at any time.

L. Site Conduct and Safety Precautions

1. The general contractor, subcontractors, and all suppliers during the course of construction must comply with all of the construction provisions established in the Design Guidelines.

2. Construction personnel may not bring animals to North Rim.

3. Sound from radios, tape and CD players, or other audio equipment must be limited and is not permitted if any sound can be heard from them outside of the homesite boundary.

4. No overnight parking or maintenance procedures on vehicles are allowed at construction sites in North Rim unless prior approval has been received from the ALRC.

5. Construction hours are limited to the following:

Monday through Friday:	7:00 am to 7:00 pm
Saturday	8:00 am to 5:00 pm

6. Directives from the NRHOA Security Contractor and ALRC members and authorized representatives must be followed.

7. No alcohol consumption is allowed under any circumstance on the site or property.

8. No damage or disturbance to the work of others is permitted.

9. No firearm of any kind is allowed in North Rim by Contractors or employees.

10. All necessary precautions must be taken at all times for the safety of all persons, materials and equipment on all construction sites and adjacent areas.

11. General contractors must furnish, erect, and maintain approved barriers, lights, signs, and other safeguards to give adequate warning to everyone on or near the site of dangerous conditions during work.

12. Safe North Rim paver pathway access shall be maintained during construction.

13. No fires of any kind are allowed during construction. Each violation will incur a fine from a $500 minimum, to a maximum fine as allowed in the "Miscellaneous" section of the North Rim Fine Schedule.

M. Homesite Maintenance

The general contractor must maintain the site in a clean and orderly condition. All delivered materials must be neatly stockpiled and all waste materials and debris must be expeditiously removed. No materials or equipment may be staged, placed or stored on the street, common area or adjacent properties without prior written approval from the ALRC.

N. Disposal of Excavation Spoils

Any spoils generated from grading that is being stored for future use must be placed on the homesite within the Buildable Area. No material may be placed on the street, common area or adjacent properties.

O. Care of Existing Roadways and Wedge Curbs

Construction equipment shall be rubber-tracked or wheeled. If steel-tracked equipment is used, steel tracks shall not come in contact with North Rim road surfaces or wedge curbs. Violation of this requirement will result in a $500 fine for each occurrence. Repair of damages shall be the responsibility of the owner and shall be in addition to the fine.

Wedge curbs shall be replaced or repaired if damaged during construction.

P. Enforcement

The ALRC reserves the right to deny site access to any general contractor, sub-contractor, or supplier who is in violation of the Construction Regulations and reserves the right to stop construction on a homesite where:

1. A structure is being built or the homesite landscaped contrary to approved plans.

2. The North Rim CC&R's or the North Rim Design Guidelines are not complied with fully.

Appendices

Appendix A. Native Area Plant List

Genus/Species ..... Common Name

Forbs

Achillea millefolium ..... Western Yarrow
Agoseris spp. ..... False-dandelion
Antennaria dimorpha..... Low pussy toes
Antennaria rosea..... Rosy pussy toes
Arabis divaricarpa ..... Rock Cress
Aster sp..... Aster
Balsamorhiza sagittata..... Arrowleaf balsamroot
Calochortus macrocarpus ..... Mariposa Lily
Castilleia anqustifolia ..... Indian Paintbrush
Claytonia perfoliata ..... Miner's lettuce
Colinsia parviflora..... Blue-eye Mary
Crepis acuminatus ..... Long-leaf Hawksbeard
Delphinium nuttallianum..... Common larkspur
Erigeron filifolius ..... Threadleaf Fleabane
Erigeron linearis ..... Linear-leaf Daisy
Erigonum ovalifolium ..... Oval-leaf Desert Buckwheat
Erigonum umbellatum..... Sulfur Buckwheat
Eriophyllum lanatum..... Oregon Sunshine
Leucocrinum montanum ..... Sand Lily
Lithophragma bulbifera..... Prairie Starflower
Lithospermum ruderale ..... Puccoon
Lomatium nevadense..... Nevada Desert Lomatium
Lupinus argenteus ..... Silvery Lupine
Lupinus sericeus ..... Silky Lupine
Mimulus cusickii ..... Cusick's Monkey Flower
Penstemon humilis ..... Lowly Penstemon
Phacelia linearis..... Linear-leaf Phacelia
Secnecio canus ..... Gray Groundsel
Silene sp. ..... Catchfly

Shrubs

Arctostaphylos patula ..... Greenleaf manzanita
Artemesia tridentata ..... Big sagebrush
Chrysothanmus nauseosus..... Gray rabbitbrush

Chrysothanmus viscidiflorus..... Green rabbitbrush
Mahonia aquifolium ‘repens’ ..... Creeping Oregon Grape
Purshia tridentata..... Antelope bitterbrush
Ribes cereum ..... Wax currant

Grasses & Sedges
Agropyron spicatum ..... Bluebunch wheatgrass
Carex rosii ..... Ross’ sedge
Festuca idahoensis..... Idaho fescue
Koeleria cristata..... Prairie junegrass
Poa sandbergii ..... Sandberg’s bluegrass
Sitanion hystrix ..... Squirreltail bottlebrush

Trees
Juniperus occidentalis ..... Western juniper
Pinus ponderosa..... Ponderosa pine
*Pinus contorta murrayana..... Murrayana pine
*Abies Lasiocarpa ..... Alpine fir

* These two starred trees may be allowed in circumstances associated with justifiable need to create a subtle evergreen screen in discreet areas on the homesite.

Appendix B. Ornamental Area Plants

All plants from the Native Plant List are also acceptable in Ornamental Areas. The ALRC must approve plants proposed for Ornamental Areas. This appendix contains a list of recommended plants. Additionally, we encourage fire-resistant plants; lists may be found on the Firewise website www.firewise.org and the OSU landscape plants website www.oregonstate.edu/dept/ldplants/.

Genus/Species ..... Common Name

Forbs/Perennials

Achillea millefolium ..... Yarrow
Achillea sp..... Yarrow Sp.
Aegopodium ..... Bishop's Weed
Agastache sp..... Agastache
Ajuga sp..... Ajuga
Alcea sp. ..... Hollyhock
Alchemella sp. ..... Lady's Mantle
Alyssum sp. ..... Alyssum
Anacyclus sp. ..... Mat Daisy
Anemone sp..... Anemone
Antennaria dimorpha..... Low Pussytoes
Antennaria rosea..... Rosey Pussytoes
Anthemis sp..... Anthemis
Aquilegia sp..... Columbine
Arabis holboellii ..... Holboell's Rockcress
Arabis sp..... Arabis
Arenaria sp. ..... Sandwort
Armeria sp ..... Armeria
Artemesia sp. ..... Artemesia
Aster sp..... Aster
Astilbe sp..... Astilbe
Aubrieta sp. ..... Aubrieta
Balsamorhhizza sagittata..... Arrowleaf Balsmroot
Baptisia sp ..... Baptisia
Bellis sp. ..... Bellis
Bergenia sp ..... Bergenia
Brunnere sp. ..... Brunnere
Camassia quamash ..... Common Camas
Capmanula sp. ..... Capmanula
Centaurea sp. ..... Centaurea
Centranthus sp. ..... Centranthus
Cerastium sp. ..... Snow In Summer
Chrysanthemum sp. ..... Leucanthemum
Claytonia siberica ..... Candyflower

Convaliaria sp..... Convaliaria
Coreopsis sp. ..... Coreopsis
Cornus canadensis ..... Dogwood bunchberry
Crocosmia sp. ..... Crocosmia
Degigalis sp ..... Degigalis
Delosperma sp. ..... Delosperma
Delphinium andersonii ..... Desert Larkspur
Delphinium sp. ..... Delphinium
Dianthus sp. ..... Dianthus
Dicentra formosa ..... Pacific Bleeding Heart
Doronicum sp. ..... Doronicum
Draba sp..... Draba
Echinacea sp. ..... Echinacea
Erigeron linearis ..... Linear-leaf Daisy
Erigeron sp. ..... Erigeron
Eriogonum ovalifolium ..... Cushion Buckwheat
Eriogonum umbellatum..... Sulfur Buckwheat
Erysimum sp..... Erysimum
Euphorbia sp..... Euphorbia
Fragaria sp. ..... Fragaria
Gailardia sp. ..... Gailardia
Gallum sp. ..... Sweet Woodruff
Gaura sp..... Gaura
Geranium sp. ..... Geranium
Geum sp..... Geum
Geum triflorum..... Prairie Smoke
Gilia aggregata ..... Scarlet Gilia
Gypsophila sp. ..... Gypsophila
Hedera sp..... Ivy
Heleanthern sp..... Sun Rose
Helenium sp..... Helenium
Heliopsis sp. ..... Heliopsis
Helleborus sp..... Helleborus
Hemerocallis sp. ..... Daylilly
Hesperis sp. ..... Damis Rocket
Heuchera cylinrica..... Lava Alumroot
Heuchera sp. ..... Heuchera
Heuehevella sp. ..... Heuehevella
Hieracium sp. ..... Hawk Aster
Hosta sp. ..... Hosta
Hypericum sp. ..... Hypericum
Iberis sp. ..... Candytuft
Kniphofia uvaria..... Red-hot Poker
Lamium sp..... Lamium
Leucocrinum montanum ..... Sand Lily

Liatris sp. ..... Gayfeather
Linnaea borealis ..... Twinflower
Linum lewsii..... Gorman's Lomatium
Linum sp..... Flax
Lobelia sp. ..... Lobelia
Lupinus argenteus ..... Silvery lupine
Lupinus sp. ..... Lupine
Lychnis sp. ..... Lychnis
Lysimachia sp..... Lysimachia
Malva sp. ..... Mallow
Mimulus lewisii ..... Lewis Monkeyflower
Monarda sp..... Monarda
Myosotis sp..... Forget-me-not
Oenothera sp. ..... Evening Primrose
Papaver sp. ..... Poppy
Penstemon fruiticosis..... Shrubby Penstemon
Penstemon humilis ..... Lowly penstemon
Penstemon sp. ..... Penstemon
Penstemon speciosus ..... Showy Penstemon
Phlox hoodii..... Hood's phlox
Phlox sp..... Phlox
Physostegia virginiana ..... False Dragonhead
Platycodon grandiflorus..... Balloon Flower
Polemonium sp..... Jacob's Ladder
Polygonum aubertii ..... Silver Lace Vine
Potentilla sp..... Cinquefoil
Prunella sp..... Self-heal
Pulmonaria sp. ..... Lungwort
Pulsatilla sp. ..... Pulsatilla
Pyrethrum sp..... Pyrethrum
Rudbeckia sp. ..... Rudbeckia
Sagina subulata ..... Irish Moss, Scotch Moss.
Salvia sp. ..... Sage
Santolina sp. ..... Santolina
Saponaria sp. ..... Saponaria
Saxifraga sp..... Saxifrage
Scabiosa sp. ..... Pincushion Flower
Secnecio canus ..... Gray groundsel
Sedum sp..... Stonecrop
Sempervivum sp. ..... Houseleek, Hen and Chicks
Solidago sp..... Goldenrod
Stachys sp. ..... Lamb's Ear
Tanacetum sp. ..... Tanacetum
Teucrium sp..... Germander
Thymus sp. ..... Thyme
Tiarella sp. ..... Foamflower, Sugar-scoop
Tradescantia..... Spider's Wart
Trollius sp. ..... Globeflower

Verbena sp..... Verbena
Veronica sp. ..... Speedwell
Vinca sp..... Periwinkle

Herbs
All herbs hardy to this region are acceptable.

Grasses & Sedges
Acorus sp. ..... Araceae
Agropyron sp..... Wheatgrass
Agropyron spicatum..... Bluebunch wheatgrass
Arrhenatherum sp. ..... Bulbous Oat Grass
Calamagrostis sp. ..... Feather Reed Grass
Carex sp..... Sedge
Deschampsia sp..... Tufted Hair Grass
Elymus glauca ..... Great Basin Wild Rye
Elymus sp..... Lime Grass
Festuca idahoensis..... Idaho fescue
Festuca sp. ..... Fescue
Hakonechloa sp..... Japanese Forest Grass
Helictotrichon sp..... Oat Grass
Juncus sp. ..... Rush
Koeleria cristata..... Prarie junegrass
Miscanthus sp..... Eulalia Grass
Pennisetum sp. ..... Fountain Grass
Phalaris sp. ..... Ribbon Grass
Poa sandbergii..... Sandberg's bluegrass

Shrubs
Acer glabrum..... Douglas Maple
Amelanchier alnifolia ..... Saskatoon Serviceberry
Arctostaphylos nevadensis ..... Greenleaf Manzanita
Arctostaphylos patula ..... Pinemat manzanita
Arctostaphylos uva-ursi ..... Kinnickinnick
Aronia melanocarpa ..... Black Chokecherry
Artemesia tridentata ..... Big Sagebrush
Berberis sp. ..... Barberry
Buddleia sp. ..... Butterfly Bush
Buxus sp..... Boxwood
Caragna arborescens ..... Siberian Pea Shrub
Ceanothus prostratus ..... Squaw Carpet
Ceanothus velutinus ..... Snowbrush
Cedrus atlantica 'Pendula'..... Weeping Blue Atlas Cedar
Cerococarpus ledifolius ..... Curl Leaf Mt. Mahogany
Chaenomeles sp..... Flowering Quince
Chrysothanmus nauseosus ..... Gray Rabbitbrush
Chrysothanmus viscidiflorus ..... Green Rabbitbrush

Cornus sp. ..... Dogwood
Cotinus coggygria ..... Smoke Tree
Cotoneaster acutifolius..... Peking Cotoneaster
Cotoneaster horizontalis ..... Rock Cotoneaster
Daphne sp. ..... Daphne
Elaeagnus commutata ..... Silverberry
Erica x darleyensis……. ..... Mediterranean Pink, White Bell, C.D. Eason, Purple Beauty, & Mrs. D.F. Maxwell Heath
Euonymus sp. ..... Euonymus
Forsythia intermedia ..... Meadowlark Forsythia
Genista lydia. ..... Lydia Broom
Holodiscus discolor ..... Oceanspray
Holodiscus dumusus..... Desert Spray
Hydrangea macrophylla ..... Bigleaf Hydrangea
Hydrangea paniculata ..... Peegee Hydrangea
Ilex meserveaea ..... Blue Boy, Girl, & Princess Holly
Juniperus sp..... Juniper
Ligustrum sp..... Privet
Lonicera sp. ..... Honeysuckle
Mahonia aquifolium ‘repens’ ..... Creeping Oregon Grape
Philadelphus lewisii..... Mockorange
Physocarpos sp. ..... Ninebark
Picea abies ‘Nidiformis’ ..... Nest Spruce
Picea abies ‘Pumila’ ..... Pumila Norway Spruce
Picea glauca ‘Conica’ ..... Dwarf Alberta Spruce
Picea omorika..... Dwarf Serbian Spruce
Picea pungens ‘ Globosa’ ..... Globe Blue Spruce
Picea pungens ‘Pendula’ ..... Weeping Spruce
Pinus mugo mugo ..... Mugho Pine
Pinus sylvestris ‘Hindu Pan’..... Hindu Pan Scotch Pine
Pinus sylvestris ‘Nana’..... Dwarf Scotch Pine
Potentilla fruticosa ..... Abbotswood, Goldfinger, Gold Star, Katherine Dyke, Mount Everest, Pink Princess, Snowbird, Sutter’s Gold
Prunus besseyi ..... Sandcherry
Prunus glandulosa ..... Dwarf Pink Flowering Almond
Prunus tomentosa..... Nanking Cherry
Prunus virginiana ..... Chokecherry
Prunus x cistena..... Purple-leaf Sandcherry
Purshia tridentata..... Antelope Bitterbrush
Rhamnus sp. ..... Buckthorn
Rhododendron ‘PJM’..... PJM Rhododendron
Rhododendron ‘Ramapo’ ..... Ramapo Rhododendron
Rhus sp. ..... Sumac
Ribes cereum ..... Wax Currant
Ribes sp. ..... Currant
Rosa sp. ..... Rose
Salix purpurea ‘Nana’ ..... Dwarf Alaska Blue Willow
Salix sp. ..... Flame Willow

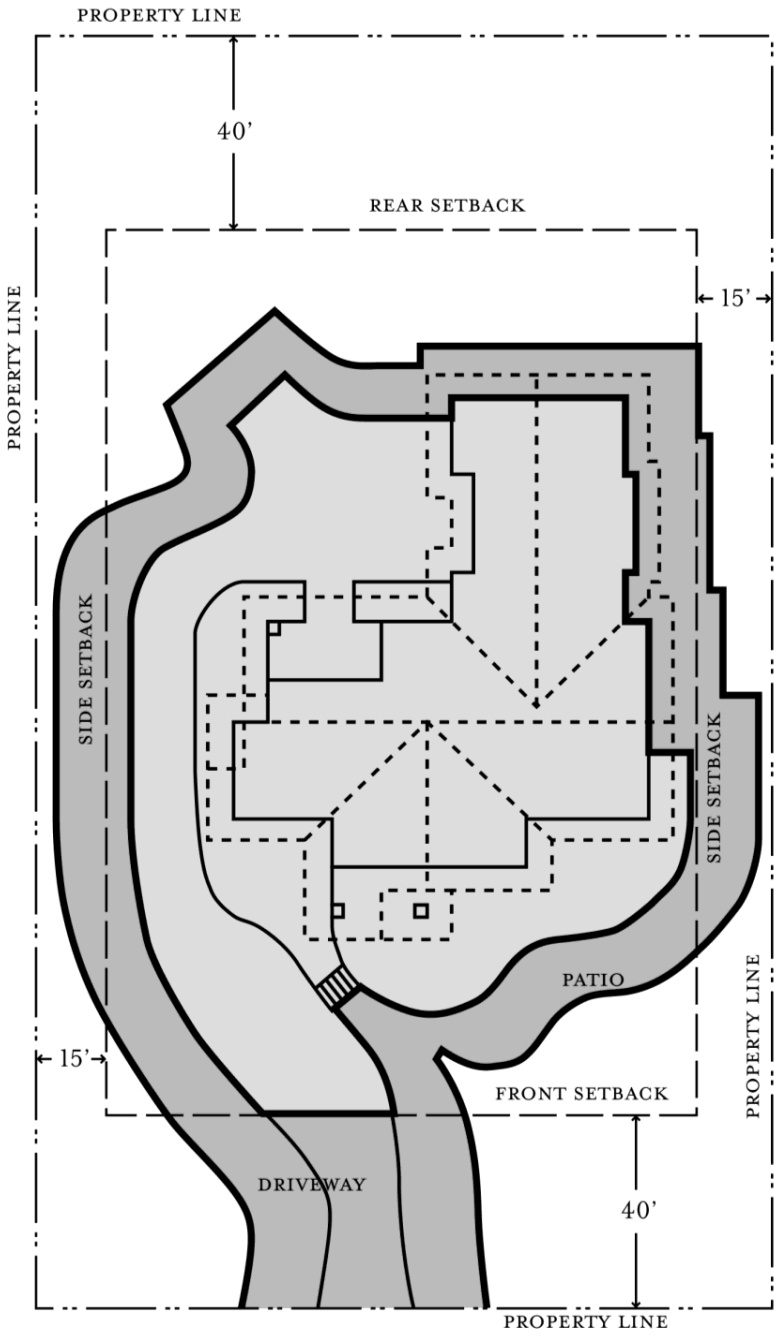
Sambucus canadensis ..... American Elderberry
Sambucus cerulea ..... Blue Elderberry
Sambucus racemosa ..... Red Elderberry
Sorbaria sorbifolia ..... Ash-leaf Spiraea
Sorbus sitchensis ..... Sitka Mountain Ash
Spiraea sp. ..... Spiraea
Symphoricarpos sp. ..... Snowberry, Coralberry
Syringa sp. ..... Lilac
Taxus densiformus media..... Dense Spreading Yew
Thuja occidentalis ..... Emerald, George Washington, Little Giant Arborvitae
Viburnum dentatum..... Arrowwood Viburnum
Viburnum edule..... Highbush Cranberry
Viburnum lentago..... Nannyberry Viburnum
Viburnum opulus 'Sterile'..... Common Snowball
Viburnum plicatum ..... Summer Snowflake Viburnum
Viburnum trilobum..... American Cranberry Bush
Weigela..... Pink Princess Wiegela

Trees

Abies concolor..... White Fir
Abies grandis..... Grand Fir
Abies lasicocarpa..... Subalpine Fir
Acer sp..... Maple
Alnus incana ..... Mountain Alder
Betula sp. ..... Birch
Eleagnus angustifoia ..... Russian Olive
Fraxinus sp. ..... Ash
Juniperus occidentalis ..... Western juniper
Malus sp. ..... Flowering Crabapple
Picea engelmannii ..... Engelman Spruce
Picea pungens ..... Blue Spruce
Pinus albicaulus..... Whitebark Pine
Pinus contorta murrayana..... Murrayana Pine
Pinus lambertiana ..... Sugar Pine
Pinus nigra..... Austrian Pine
Pinus ponderosa..... Ponderosa pine
Populus tremuloides ..... Quaking Aspen
Prunus sp. ..... Flowering Cherry, Flowering Plum
Pyrus sp. ..... Ornamental Pear
Quercus sp. ..... Oak
Salix scouleriana ..... Scouler's Willow
Sorbus aucuparia ..... Mountain Ash
Tilia sp..... Linden
Tsuga mertensiana..... Mountain Hemlock

Exhibits

Exhibit A. Buildable Area



The Buildable Area is indicated by the light gray area. The maximum allowable Buildable Area is limited to **Lot Size x 40%**. In this example, the lot is 45,623 sqft and 45,623 x 40% = 18,249 sqft. Therefore, the maximum size of the Buildable Area in this example is 18,249 sqft.

The darker grey area indicates the limits of construction activity. Construction activity is restricted to a maximum of 15 feet outside the Buildable Area. Note that additional onsite contractor parking may be delineated within the construction activity area.

Exhibit B. Driveway Approach

Driveway Approach

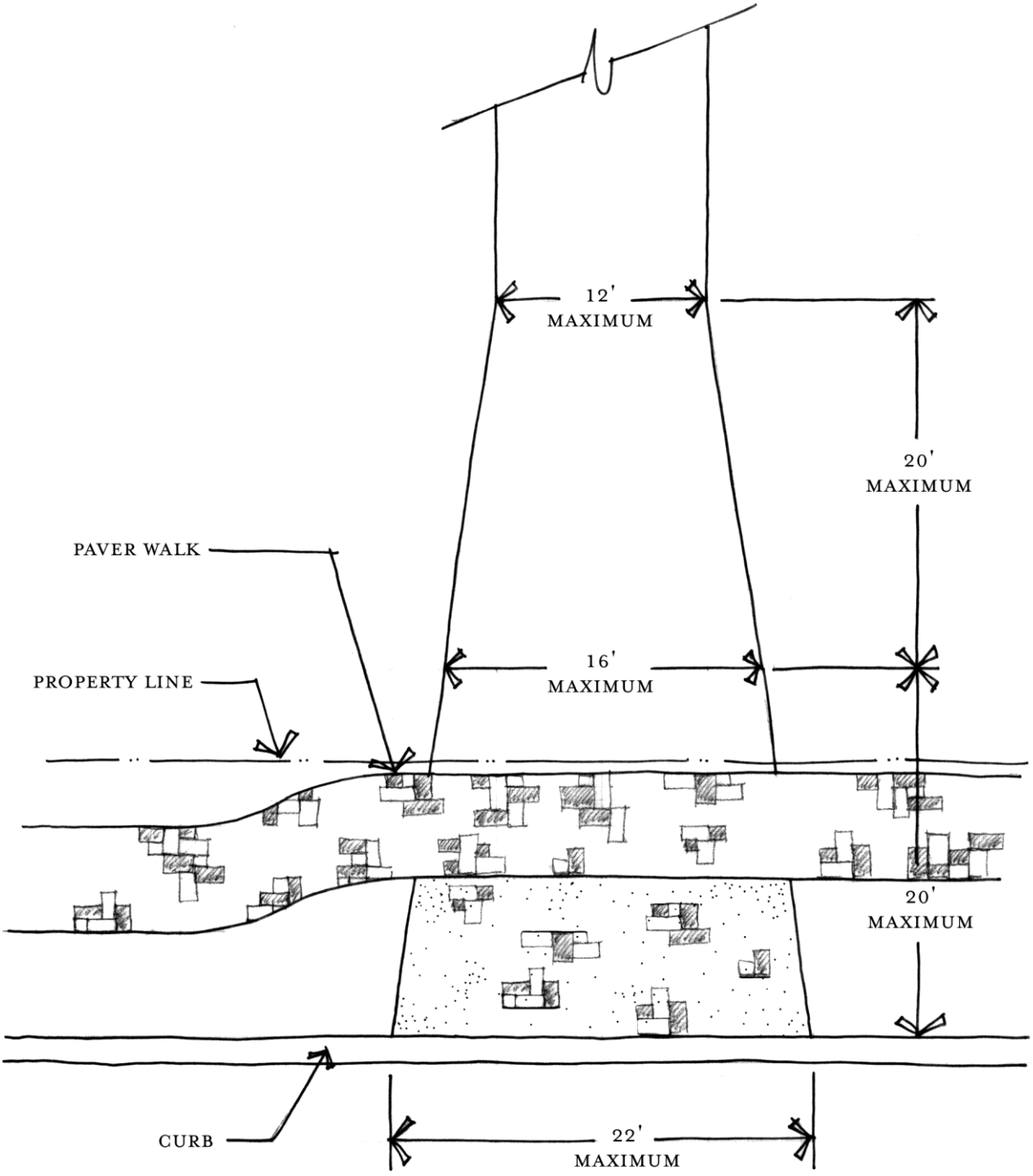


Exhibit C. Site Walls

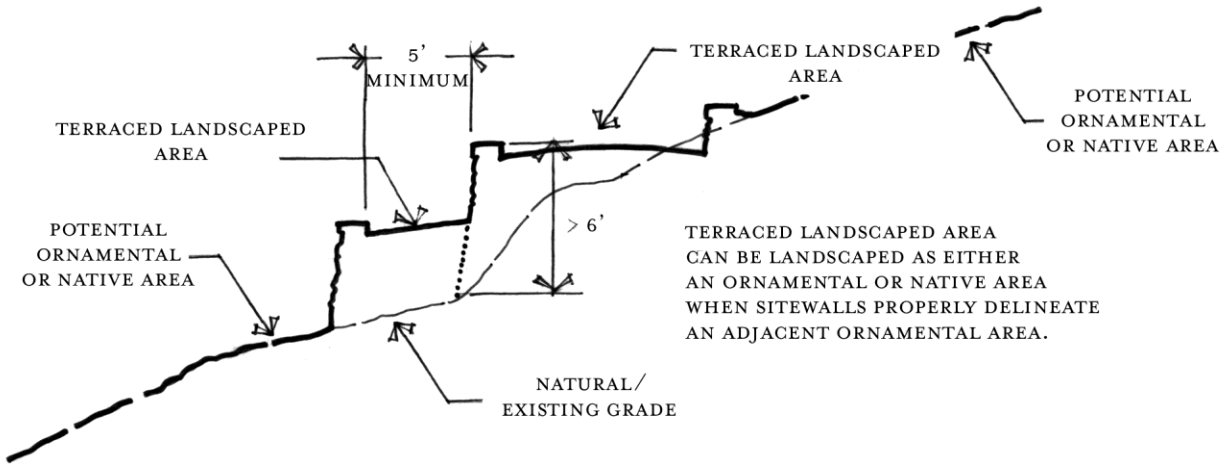


Exhibit D. Building Height

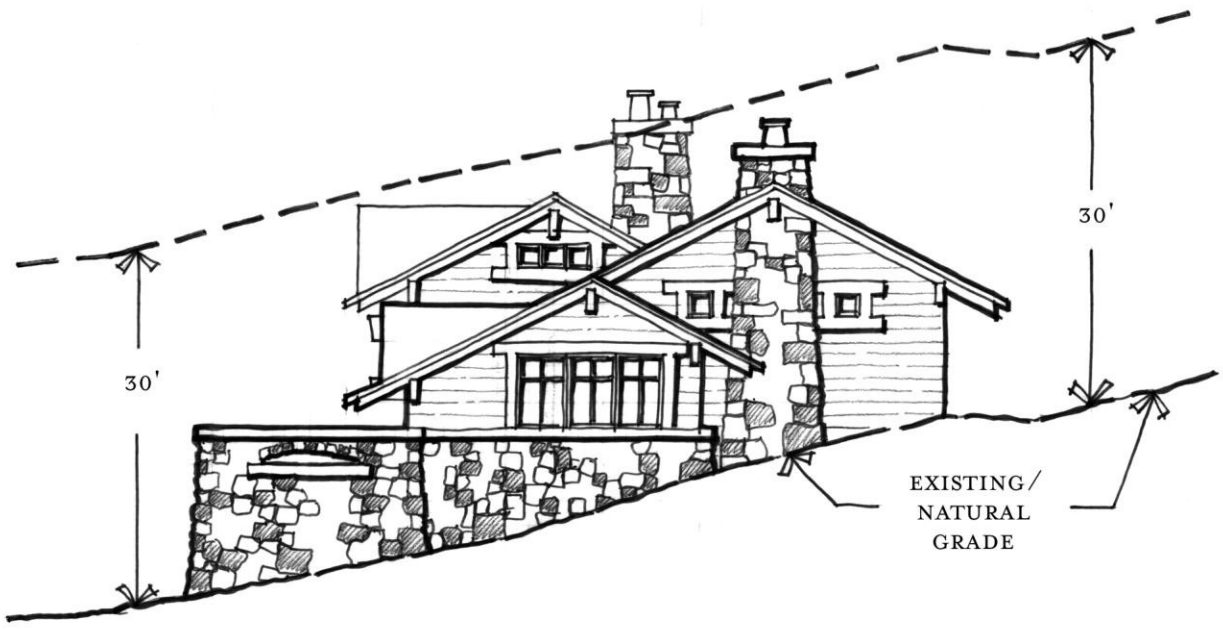


Exhibit E. Homesite Section

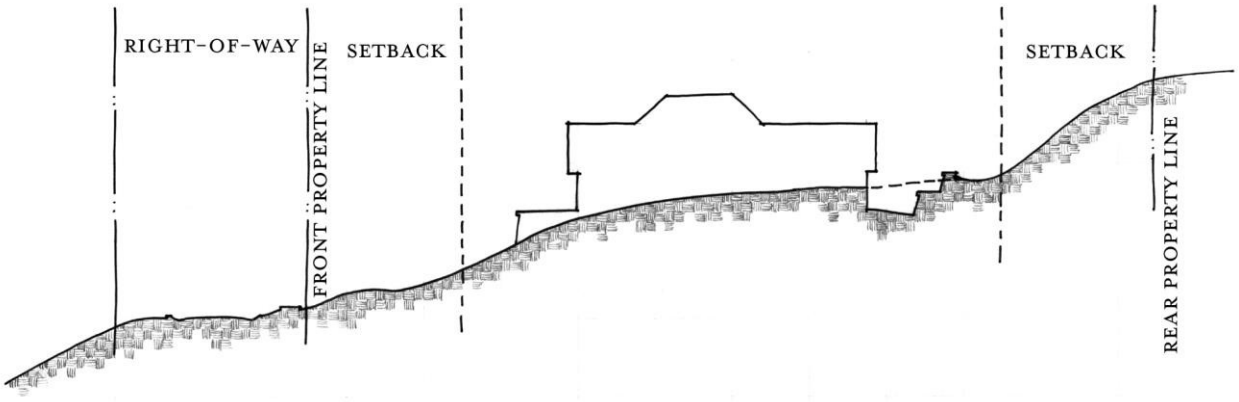
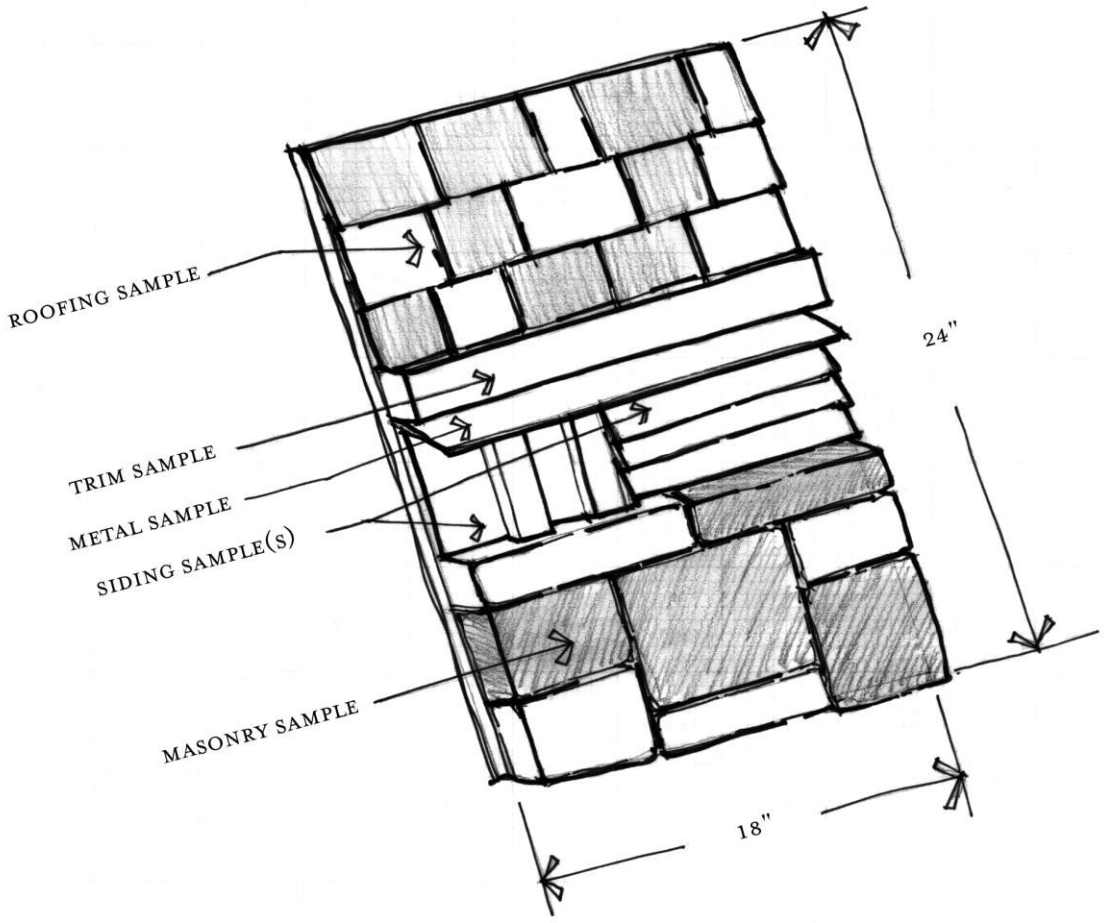


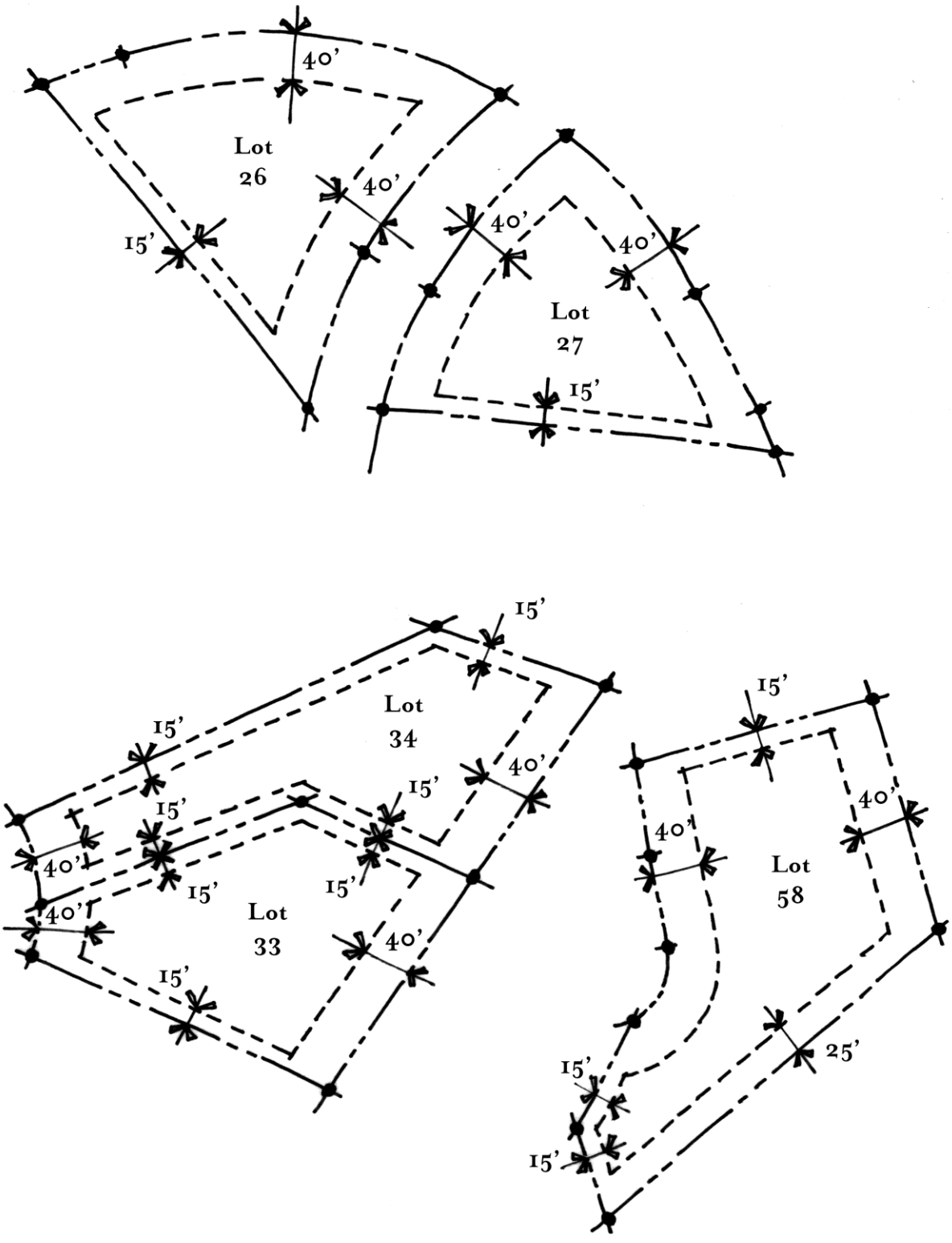
Exhibit F. Sample Board



Sample Board Size Requirement: No smaller than 18” x 18” and no larger than 18” x 24”.

Exhibit G. Setbacks

Set Backs for Irregular Shaped Lots



Set Backs for Irregular Shaped Lots

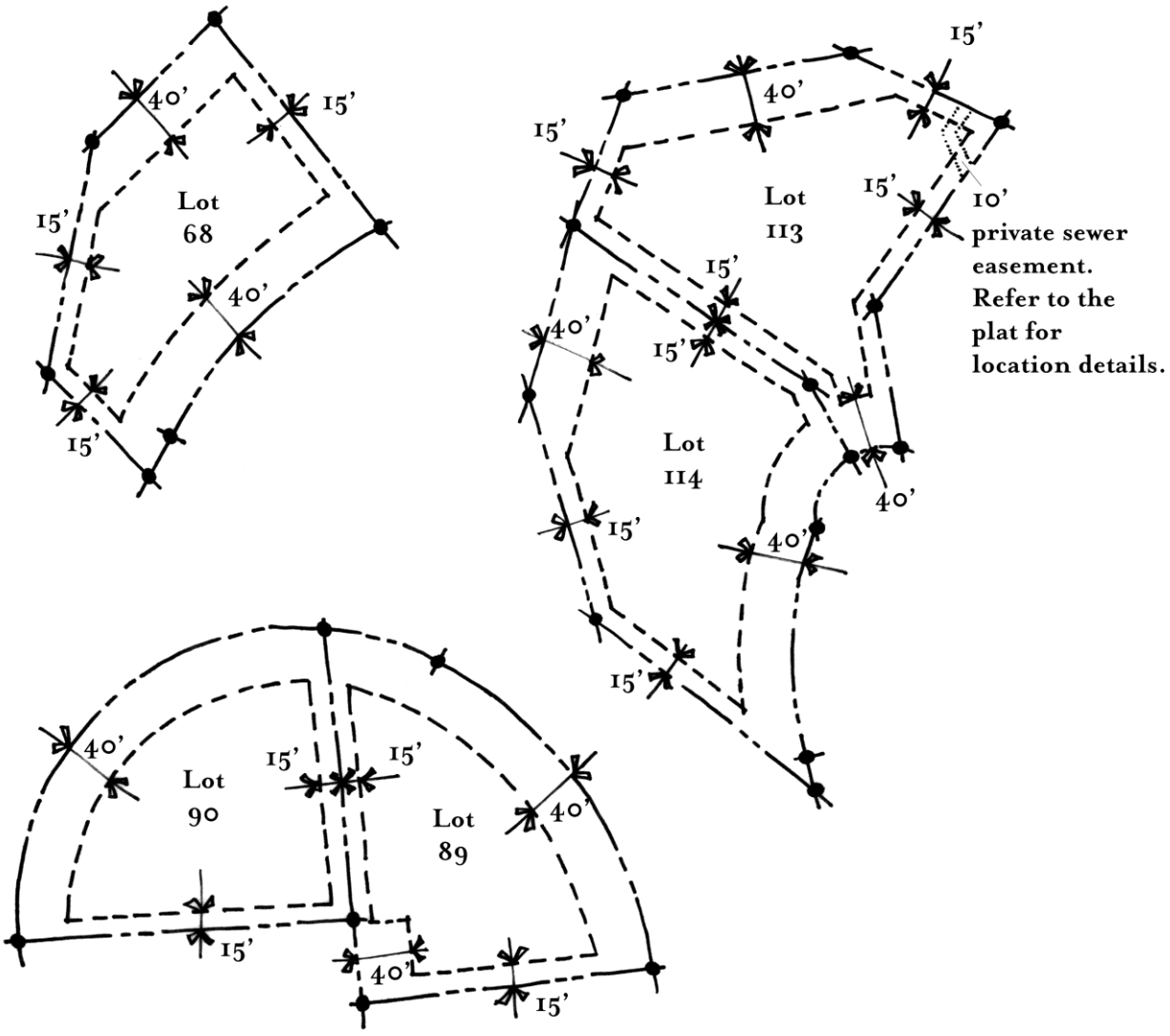


Exhibit H. Final Inspection Checklist

Once you have verified all of these items and have met any other Architectural and Landscape Review Committee (ALRC) required and approved items, please call the NRHOA Manager to schedule your inspection. Generally, inspections will be completed within two weeks, although weather and work schedules may require additional time. **Additionally, this is not a comprehensive list of inspection items; it is a list of items commonly found to be incomplete while performing Final Inspections.**

- **Paint** – Paint all exterior components to blend in with the surrounding colors (utility meters, utility junction boxes, plumbing vents/flashings, gas vents, roof vents, flue shroud, etc.).

- **Drainage** – All site drainage must be retained and disposed of on the owner's property. Provisions for the disbursement of roof, gutter, homesite, landscape, walkway and driveway drainage are the property owner's responsibility. Drainage swales must be installed according to the approved Grading and Drainage plan.

- **Screening** – All exterior elements of heating and/or cooling systems, trash/recycling, and firewood must be screened from the view of neighboring homesites and roadways, and where applicable, HVAC units must be insulated to reduce noise transmission to acceptable levels at adjoining properties. Hot tub, if you have one, has been installed in an approved location and is screened as approved by the ALRC.

- **Signage** – Contractor sign must be removed. Any North Rim signage damaged or removed during construction must be repaired or replaced to their pre-construction condition.

- **Site Clean-up** – All excavation spoils, construction materials, and construction debris removed from the site.

- **Lighting** – Only ALRC approved driveway, walkway, landscape and other exterior light fixtures are installed.

- **Foundation** – No more than eight inches of concrete/foundation is exposed anywhere around the perimeter of your home. If you find more than eight inches of exposed concrete, the grade will need to be adjusted to comply or shrubs or other plant material may be used to screen this condition.

- **Service Yards** – Service yards must be properly screened. Trash receptacles and recycling bins must be stored in a service yard or in the garage.

- **Landscaping** – Landscaping installed must be according to the approved landscape plan. Any areas disturbed during construction, which are not formally landscaped, must be restored to native. All off-site (right of way or adjoining private property) areas (if any) damaged or disturbed during construction must be restored to native. All boulders installed in the Landscape must be mossy and lichen covered and placed to appear as a natural feature.

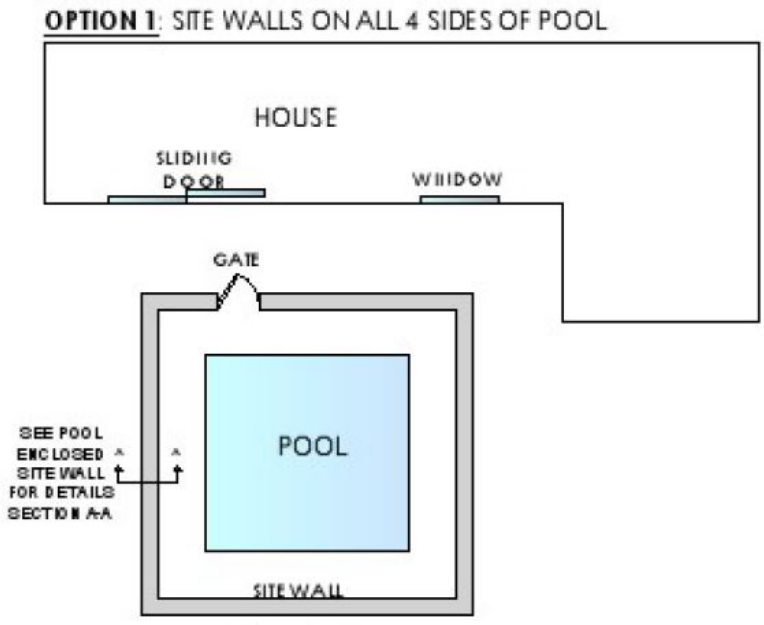
- **Firewise Treatment** – Native areas, including those not disturbed by construction, must be inspected for fire fuels and, if necessary, treated prior to inspection by an approved contractor following the currently defined North Rim Fire Fuel Reduction Scope of Work.

- **Curbs / Sidewalks / Roadways** – If curbs, roadways or sidewalks were damaged (cracked, chipped, stained, sunken, etc.) during construction, they must be repaired prior to inspection. All curbs (on both sides of the street) and sidewalks adjacent to the subject homesite, within the areas used for parking, will be inspected for these conditions, as well as the adjacent Native vegetation.

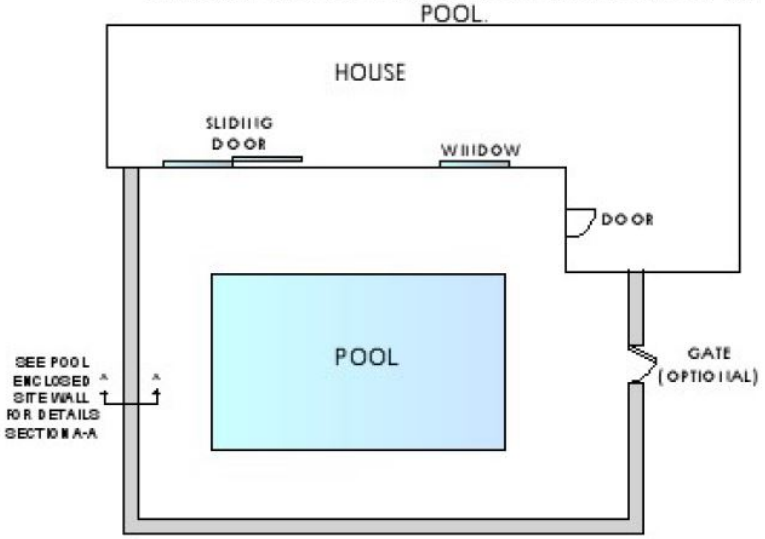
- **Miscellaneous Items** – Items such as play structures, hot tubs, satellite dishes, dog runs, etc. must have prior approval from the ALRC regarding their location and screening requirements.

Exhibit I. Outdoor Pools

The scope of this exhibit includes outdoor pools, permanent outdoor spas and outdoor infinity pools.
This exhibit and the associated drafts clarify the allowable approaches and process to utilize site walls to enclose an outdoor pool in the event an owner wishes and proposes to design and build an outdoor pool. The approaches outlined in this exhibit clarify how a vertical safety barrier is to be installed around a pool without violating the North Rim CC&R and design guideline prohibitions against fences in North Rim. *The use of site walls to enclose an outdoor pool, permanent spa and/or infinity outdoor pool is required and illustrated on options 1 and 2 which are attached to the exhibit.*
An additional benefit of using site walls as shown here in is that these walls provide screening to adjacent properties and common areas. Therefore, privacy for pool users, neighbors and common area users is enhanced with the use of the site walls as a pool enclosure methodology.
The owner is responsible to *assure that the design and installation of the pool enclosure site walls meet all pool safety and building code requirements* and are approved by the appropriate building code authority. ALRC approval of a site wall configuration does not imply or assure compliance with the governing building codes. *All other site wall requirements of the design guidelines shall be met for pool enclosure site walls.*
The ALRC strongly recommends utilizing both code compliant site walls and a code complaint mechanized pool cover in combination to assure defense in depth regarding unwanted pool ingress and safety incidents.
The drafts which follow outline 2 options, which if designed and installed properly, should meet the North Rim CC&R and design guidelines while providing a safe enclosure for outdoor pools.



OPTION 2: SITE WALLS ON 1-3 SIDES OF POOL. HOUSE WALL(S) FORM THE VERTICAL BARRIER ON THE OTHER SIDES OF THE POOL.

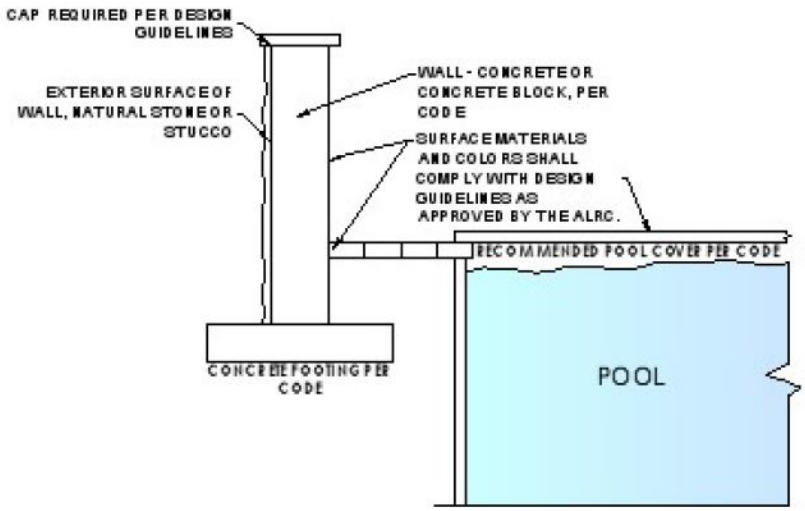


PLAN - NTS

GENERAL NOTES:

1. NOTES 1, 2, 3 FROM OPTION 1 APPLY TO OPTION 2.
2. *SLIDING DOORS, HINGED DOORS, WINDOWS AND OTHER FEATURES ALLOWING INGRESS INTO THE ENCLOSED POOL AREA MAY REQUIRE ALARMS, SELF CLOSING/SELF LATCHING CAPABILITY OR OTHER SAFETY FEATURES AS SPECIFIED IN THE APPLICABLE BUILDING CODES.

SECTION A-A: POOL ENCLOSED SITE WALL



ELEVATION VIEW:
SECTION A-A FROM OPTIONS 1 & 2

GENERAL NOTES:

1. * HEIGHT SHALL MEET BUILDING CODE MINIMUM AND MAXIMUM SHALL COMPLY WITH DESIGN GUIDELINES.
2. SAMPLES OF CAP, EXTERIOR WALL SURFACE MATERIALS, POOL COVER AND OTHER EXTERIOR SURFACE MATERIALS SHALL BE SUBMITTED TO THE ALRC FOR REVIEW AND APPROVAL.

Exhibit J. Schematic Design Submission Requirements

The Final Design Review submittal shall include two (2) complete drawing sets and one (1) legible reduced drawing set (8 ½" x 11"), and (1) full resolution Portable Document Format (PDF) file. All drawing submittals are limited to a maximum sheet size of 30" x 42". Minimum drawing Scale 1" = 10'

a. Survey:
   - ❑ Topographic Survey stamped and signed by an Oregon Licensed Civil Engineer or Land Surveyor.

b. Site Plan:
   - ❑ Tree and rock outcropping locations. (Trees which are proposed for removal must be clearly designated as such on the plan).
   - ❑ Delineating the building(s) footprint(s), ornamental landscape areas (if any), other site features, utility routing, and all other proposed related homesite improvements.
   - ❑ Setbacks and easements.
   - ❑ The Buildable Area boundary must be included as shown in Exhibit A in the North Rim Design Guidelines, including lot coverage calculations
   - ❑ Site walls, Ornamental Landscape areas, exterior living spaces and other proposed site elements.
   - ❑ Identify staging area and subcontractor parking to accommodate for up to eight additional parking spaces.

c. Landscape Plan**: (Required with this submittal)**
   - ❑ Delineate any proposed Ornamental Areas.
   - ❑ Identify the location of any site walls.
   - ❑ Identify all disturbed areas that are to be restored.
   - ❑ Identify any proposed locations for trees within restoration areas.

d. Floor Plan:

e. Exterior Elevations:
   - ❑ Must communicate the overall design intent and demonstrate exterior materials.

f. A 3D computer-generated study model:
   - ❑ The proposed residence, detached structure(s), if any, and other proposed homesite improvements.
   - ❑ The study model needs to communicate the location, shape, massing, site grading modifications and three-dimensional character of the design on the site. The study model is not intended to be a "finished" or "display" type of model—it is a working study of the design at the schematic stage.

g. Homesite Section:
   - ❑ A profile of the homesite and improvements from the curb to the rear property line. This section should demonstrate compliance with the North Rim height limit as indicated in Exhibit D of the Guidelines.

h. Other / Additional:
   - ❑ Any information to aid the ALRC review. For example: images, sketches or other graphical or written information to communicate the design intent or goals.

Exhibit K. Final Design Review Submission Requirements

The Final Design Review submittal shall include two (2) drawing complete sets and one (1) legible reduced set (8 ½" x 11") and (1) full resolution Portable Document Format (PDF) file.. All drawing submittals are limited to a maximum sheet size of 30" x 42". Minimum drawing Scale 1" = 10'

A. The Site Plan must clearly delineate the following:
- ❑ Footprint and roof plan of proposed residence and all accompanying improvements.
- ❑ Tree and rock outcropping locations. (Trees which are proposed for removal must be clearly designated as such on the plan.)
- ❑ The Buildable Area boundary must be included as a drawing separate from the site plan as shown in Exhibit A in the North Rim Design Guidelines including lot coverage calculations.
- ❑ Benchmark, setbacks, and easements (if any).
- ❑ Site Walls – See guidelines page 14 and Exhibit C on page 47
- ❑ Service yard(s) - a least one service yard must be provided in the design.
- ❑ Identify underground pet fencing (if any) located inside the set back area.
- ❑ Utility stub locations and proposed utility routing.
- ❑ Existing topography including rock outcroppings or other natural features, proposed grade changes.
- ❑ Proposed finished floor elevations noted in relation to the homesite grades.
- ❑ Show improvements of any adjacent homesite located within fifty feet of the property boundaries.
- ❑ Identify area for subcontractor parking to accommodate for up to eight additional parking spaces.

B. Grading and drainage plan prepared and stamped by a licensed Engineer, Architect, or a Landscape Architect with contours at one-foot (1') intervals. *Please note that all grading and drainage plans submitted to the ALRC must coordinate all Engineering and City of Bend requirements*. Additionally, the grading and drainage plan shall coordinate with the final landscape & site plan. Include:
- ❑ Heights of all vertical elements noted, driveway contours and slopes, spot elevations for all surfaces, existing grades and proposed grade (contour) changes.
- ❑ Locations and details of all drainage systems including spot elevations.

C. Floor Plan and Roof Plan
- ❑ Roof Plans must show sloped and flat areas, overhangs, skylights, chimneys, and all other related appurtenances.

D. Colored Exterior Elevations.
- ❑ Elevations must show existing as well as proposed grades, materials, and all other related appurtenances.
- ❑ Heights of all walls, parapets and ridges must be noted relative to the floor line(s) and in relation to the existing homesite grades.r
- ❑

E. Detail drawings showing:
- ❑ Materials and configurations of exterior building components such as fascias, eves, trims, soffits, chimney shrouds, masonry components, deck screen walls, exterior window and door trim, etc.

F. Catalog cut sheets or shop drawings of:
- ❑ All doors, windows, light fixtures and other exterior components.
- ❑

G. A material/sample board (*colors and textures of all exterior materials*) is required.
- ❑ Size of board shall be no smaller than 18" by 18" and no larger than 18" wide by 24" tall.

H. A Landscape Plan - at the same scale as the site plan (1"=10'):
- ❑ Landscape plan must identify areas treated as an Ornamental (if any) and restored Native Area.
- ❑ Provide a typical planting plan for restoration areas. Diagram plant types, sizes and quantities for a typical 1000 sq. ft. area.
- ❑ Identify any proposed tree locations; specify size and type, for restoration areas.
- ❑ Identify any proposed significant rock outcroppings that are to be constructed for aesthetic or slope retaining purposes.
- ❑ Grading plan with existing contours of site slope (to coincide with construction plan) and proposed changes both at 2' intervals (retaining walls must be reflected accurately on the grading plan).
- ❑ Retaining and/or site wall locations, heights, and materials.
- ❑ Property lines, setbacks and all other easements.
- ❑ Building footprint location, roof plan including overhangs, and driveway clearly marked.
- ❑ All tree and rock outcropping locations (trees which are proposed for removal must be clearly designated as such on the plan).
- ❑ Landscape exterior lighting plan and cut sheets of proposed fixtures.
- ❑ Location of the following clearly marked: walkways, decks, retaining and site walls, parking areas, proposed utility lines, service yard/trash storage, spa/hot tub facilities, utilities.
- ❑ Location of homes on adjacent homesites (if any).
- ❑ Proposed irrigation system layout.