



Tanager Architectural Design Guidelines

1 Architectural Design Process

The Architectural Review Committee (“ARC” or “Committee”) will review all design and construction plans against these Design Guidelines as described in this document, as authorized by Article 6 of the Declaration of Protective Covenants, Conditions, and Restrictions for Tanager Planned Development (“Declaration”). In general, they will look at:

- Consideration of primary site design issues.
- Relationship to the surrounding natural environment and neighbors.
- Sensitivity to the special landscape potential of each Homesite.
- Excellence in architectural design which shall be based on identifiable, architectural styles, that are appropriate to the unique community setting.
- Use of very high-quality materials.
- Fulfillment of all criteria set forth in these sections.

These Guidelines have been created to help property Owners, architects or designers, home builders and contractors prepare drawings and specifications for all Homesites. Adherence to these Guidelines will assure the Owners that Tanager community will be known for architectural quality and integrity.

1.1 Architectural Review Committee

The Tanager community is designed to be a unique community of homes. The Declaration does not list specific design items necessary for plan approval. Rather, the authority to approve or disapprove of individual building and landscaping plans is given to the Committee. The Committee does not seek to restrict individual creativity or preferences, but rather to achieve the aesthetic goals and community relationships that are described in these Guidelines. As the community matures, these relationships will become increasingly important and require continued coordination through the design process.

The Committee will use the Design Guidelines for the purpose of review, but may individually consider the merits of any design due to special conditions that, in the opinion of the Committee, provide benefits to the adjacent areas, the specific site or to the community as a whole.

Prior to the commencement of any construction activity, all plans must be reviewed and approved by the Committee. Committee approval must be obtained prior to the start of any

clearing, grading, construction, or landscaping. The authority to approve or disapprove of building and landscape plans is provided by Article 6 of the Declaration.

1.1.1 Design Review Meetings

All materials necessary for the Committee to review and approve a residence must be sent to the following address, two weeks prior to the scheduled meeting date. (Architectural plans should be submitted on sheets of a minimum size of 24" x 36". Please consult the Coordinator for number of copies needed):

Tanager Architectural Review Committee
C/O Aperion Management Group LLC
20310 Empire Avenue Ste. A103
Bend, Oregon 97703

1.2 Design Review and Approval

The Design Guidelines outline the basic requirements and characteristics of design against which the Committee will review and approve plans, including architectural, site development and landscaping plans.

We encourage Homesite Owners to work with professional designers and builders who are familiar with Tanager Architectural Design Guidelines and have demonstrated an understanding of the quality and standards that will be required in the community. The County of Deschutes, Oregon has jurisdiction over Tanager. The Deschutes County Planning and Building Departments should be contacted at the beginning of the planning process to ensure compliance with their requirements. Compliance with all governmental regulations is the obligation of the Homesite owner. Please refer to the Deschutes County zoning and building codes, obtaining a building permit does not constitute approval by the Architectural Review Committee to begin construction. Written approval by the Committee is required separately from a building permit. It is recommended, but not required, that Committee approval is obtained prior to submission of a building permit.

The design review process at Tanager will include the following stages and requirements:

1.2.1 Pre-Design Meeting

The Pre-Design Meeting will not be scheduled until both the Architect or Professional Designer and the Landscape Architect or Professional Landscape Designer have been approved. The Owner shall call the Design Review Coordinator to schedule an onsite meeting to be attended by the Owner, Architect or Professional Designer, and the Landscape Architect or Professional Landscape Designer. The purpose of the meeting will be to review the Committee process and procedures, to review the natural features of the site, and to discuss appropriate architectural approaches to the site.

At the time of the Pre-Design Meeting, the Owner or Architect shall supply a copy of a full site survey, showing existing topography (1 foot contours), tree locations/size, rock outcroppings, utility locations, neighboring buildings and view orientations; prepared by a licensed surveyor and prior to beginning the design process.

1.2.2 Preliminary Submittal

As part of the preliminary submittal you must submit information on the selected Builder and Landscape Installation Company for approval.

The Design Submittal package should contain copies or samples of the following:

1. Application for Architectural Review (Appendix C).
2. Site Plan, drawn to $1/8'' = 1'-0''$ scale showing:
 - a. Property lines, dimensions and proximity to next-door neighbors. When available, site plan should include the plotting of homes on the adjacent lots. Site plans of adjacent homesites will be available through the Design Review office.
 - b. Location of Homesite areas as applicable (Building Envelope).
 - c. Home location, setbacks and easements.
 - d. Driveway, walkways, address monument, and turn-around material/s, locations and dimensions.
 - e. Location of all ancillary structures (e.g. Pools, detached garages, pool houses).
 - f. Location of landscape and retaining walls.
 - g. Any proposed ancillary structures, pools, privacy or retaining walls (including relevant heights on either side above existing and new grade).
 - h. Grading indicating new and proposed contours, utility locations (including sewage ejector pump), and all existing trees and major rock formations.
3. Floor Plans, drawn to $1/4'' = 1'-0''$ scale, including all exterior patios, terraces, decks dimensions and square footage of home.
4. Exterior Elevations, drawn to $1/4'' = 1'-0''$ scale. All exterior elevations, with enough detail to allow the Committee to make an effective review of the plan. Items that should be included in the elevation drawings are:
 - a. Identification of all exterior materials.
 - b. Building heights, plate heights and roof pitches.
 - c. Window and door materials.
 - d. All design features including decks, chimneys, posts and railings, and walls and fences attached to the buildings, etc.
5. Building Sections, drawn to $1/4'' = 1'-0''$ scale or $1/2'' = 1'-0''$.
6. Roof Plan, drawn to $1/8'' = 1'-0''$ scale indicating all materials, skylights, gutters, chimneys and any other appurtenances to be located on any roof area.
7. 3-dimensional rendering or model. Must be in color by final submittal.
8. Conceptual Landscaping Plan, drawn to $1/8'' = 1'-0''$ scale. Including Property
 - a. Boundaries
 - b. Building envelope
 - c. Grading plan with contours
 - d. Proposed locations for all structures (Home, Garages, patios, pergolas, casita, etc.)
 - e. Existing trees
 - f. Trees to be removed
 - g. Preliminary landscape design (hardscape, plant layout, general use areas, etc.)

9. The plans should show contours and elevations clearly, as well as drainage provisions, and all pertinent site and architectural information including an accurate outline of buildings with doors, windows, stoops, decks, building envelope, and other features accurately located and drawn. It also must locate existing trees and those proposed for removal.
10. Outdoor surfaces such as walks, decks, patios, driveways, courtyards, etc., should also be specified.

1.2.3 Final Submittal

The Design Submittal package should contain copies or samples of the following:

1. Application for Architectural Review (Appendix C).
2. Application for Landscape Installation (Appendix B)
3. Architectural specifications on drawing sheets or in book form.
4. Site Plan, drawn to 1/8" = 1'-0" scale showing:
 - a. Property lines, dimensions and proximity to next-door neighbors. When available, site plan should include the plotting of homes on the adjacent lots. Site plans of adjacent homesites will be available through the Design Review office.
 - b. Location of Homesite areas as applicable (Building Area).
 - c. Home location, setbacks and easements.
 - d. Driveway, walkways, address monument, and turn-around materials, locations and dimensions.
 - e. Location of all ancillary structures (e.g. Pools, detached garages, pool houses).
 - f. Location of landscape and retaining walls.
 - g. Any proposed ancillary structures, pools, privacy or retaining walls (including relevant heights on either side above existing and new grade).
 - h. Grading indicating new and proposed contours, utility locations (including sewage ejector pump), all existing trees and major rock formations.
5. Floor Plans, drawn to 1/4" = 1'-0" scale, including all exterior patios, terraces, decks dimensions and square footage of home.
6. Exterior Elevations, drawn to 1/4" = 1'-0" scale.
7. All exterior elevations, with enough detail to allow the Committee to make an effective review of the plan. Items that should be included in the elevation drawings are:
 - a. Identification of all exterior materials.
 - b. Building heights, plate heights and roof pitches.
 - c. Window and door materials and sizes.
 - d. All design features including decks, chimneys, posts and railings, and walls and fences attached to the buildings, etc.
8. Building Sections, drawn to 1/4" = 1'-0" scale or 1/2" = 1'-0".
9. Roof Plan, drawn to 1/8" = 1'-0" scale indicating all materials, skylights, gutters, chimneys and any other appurtenances to be located on any roof area.
10. Final design details to sufficiently represent the visual expression of the building, exposed connections, and material interfaces. These details should be typically drawn at larger scales such as 3" = 1'-0" or 1 1/2" = 1'-0" and depict all material sizes, finishes, and connections for each specific element being described. Each project will require a unique set of details depending on the nature of the design. Each unique exterior condition should be provided for review.
11. Examples of such elements for a typical project might include:

- a. Fascia at Eaves, Gable Eaves, Eave Soffit, Corbels, Chimney Caps, Railings, Trellises, Exposed Beam Work Connections, Exposed Truss Connections, Post to Beam Connections, Window/ Door Head, Jamb, Sill Trims at various adjacent material treatments, Corner Trims and Conditions, Other Exterior Trims, Crawl Space Vents, Wall Caps, Flashings, Stone Veneer to adjacent materials, Stucco to adjacent materials, Transitions between materials, Stair stepped elements, Custom Exterior Lighting or cut sheets from the manufacturer, and Water Features Landscape or Screening Walls. Provide additional details as necessary such as Flower Boxes, Attic Vents, etc.
12. 3-dimensional color rendering or model.
 13. Exterior color board and material samples including wall, roof and accent materials (e.g., stone, stucco and field, trim, etc.) The samples on the board must accurately correspond to the color rendering. All samples must be clearly labeled, and the Homesite number identified on the board. (A photo of the board will be placed in the Committee's files and the board returned). The confirmation of final exterior stonework and material color selections shall be delayed until the onsite mockup review in order to better visualize the potential colors with actual materials intended for use.
 14. Detailed Landscaping Plans, drawn to 1/8" = 1'-0" scale.
 - a. Landscape plans should be fully detailed and accurately drawn on full-sized plan sheets. The plans should show contours and elevations clearly, as well as drainage provisions, the scope of site irrigation systems, address monument location, site lighting and all pertinent site and architectural information including an accurate outline of buildings with doors, windows, stoops, decks and other features accurately located and drawn.
 - b. Irrigation design with controller and valve location(s).
 - c. Spec sheet on proposed landscape lights.
 - d. Outdoor surfaces such as walks, decks, patios, driveways, courtyards, etc., should also be specified. If spas, retaining walls or head walls are to be installed, architectural drawings of installations will be provided with an articulation of the materials to be used.
 - e. Upon selection of plant materials that complement the High Desert landscape and comply with the Wildfire Mitigation Plan, provide complete plant nomenclature for positive identification of these proposed materials. The sizes, in standard nursery 'range of size1 description, should be given as well as the quantities of plants of each type proposed to be used in each planting group.
 - f. The reason for including such a thorough plant list is that the landscape design submitted should be compatible with the Tanager concept of creating a subdued natural rural High Desert landscape that appears mature and well established.
 15. Site Use Plan including the following:
 - a. Locations of all protected areas.
 - b. Locations of dumpsters, fire extinguishers, material storage areas, excavated materials, portable toilets, temporary utilities, generators, screening devices, project signage, etc.

1.2.4 Pre-Construction meeting

Prior to breaking ground, the contractor shall meet with a representative of the Committee to review their use of the site and all construction rules and regulations (See Appendices D and E for details).

1. The construction site will have only one access point, which shall be graveled. These items shall remain in place throughout construction.
2. At least one fully functioning fire extinguisher must be kept on site at all times.
3. All equipment and material storage areas shall be located and shielded in compliance with the approved Site Use Plan.
4. The owner, contractor, and Committee representative will review the condition of the adjacent roadway prior to the start of construction. Photographs will be taken by the Committee representative and distributed to all parties. The owner will be responsible for the repair costs of any damages to these elements.
5. The anticipated Construction Schedule showing start and finish dates, the date for the onsite color and material mockup, and the construction completion review, must be submitted.
6. Once construction begins, the home may not sit without progression for more than two months.
7. A preconstruction meeting is required prior to commencement of landscape installation. Committee members will meet with the approved landscape installation company representative on site to review approved design and installation requirements, changes, or modifications. Changes or significant deviations from the approved design must be approved by the Committee prior to completion of the modification. The Committee reserves the right to deny submittals, or require property owners to remove landscape elements not approved by the Committee. Costs associated with removal and replacement of unapproved landscape elements are the sole responsibility of the homeowner

1.3 Exterior Changes

Following initial approvals all changes to the reviewed plans must be submitted to the Committee for approval. Any proposed changes must come to the ARC via the approved professional designer. Proposed changes from unapproved designer, contractor, or owner will not be accepted by the ARC.

1.4 Construction Completion

A representative of the Committee or their consultant shall review the home for compliance with the approved final design documents. If the home is in compliance and any damage to roads, common facilities or other property is corrected, the deposit will be returned to the owner, minus any previous fines assessed.

1.5 Remodeling and Additions

Remodeling and additions to existing homes and improvements are required to meet the same criteria as new construction. All criteria concerning aesthetics, color, site location, architecture, ancillary structures, landscaping, grading and excavation, roof height limit, solar collectors, satellite television, setbacks, lighting, etc., will be of significant concern to the Committee. The Committee must review all proposals to renew or refinish the exterior materials of homes, even if the product is exactly the same as the one previously approved and applied, due to the

probability of color build-up over time that may change the intended effect. An approval from the Committee is required for this work, just as it is for new construction.

Prior to starting any work on any changes to the existing home or homesite, the Homeowner should contact the Committee to determine which plans will be required for the review process. Design review fees for remodeling will be billed at \$500 per hour.

1.6 Architectural Review Fees

Prior to starting any work on any changes to the existing home or Homesite, the Homeowner should contact the Committee to determine which plans will be required for the review process. Design review fees for remodeling will be billed at \$500 per hour.

All fees will be paid prior to the committee's review.

Pre-Design Meeting	\$500
Preliminary Review	\$1,000
Final Review	\$2,000
Construction Monitoring	\$2,000

Construction Deposit

A refundable construction deposit of \$4,000* shall be billed at the start of construction. Any fines or other assessments to the project during the construction phase will be deducted from the deposit. If the deposit drops below \$2,000, it must be replenished to its original amount before construction may continue.

If the committee requires a contractor to make a correction to a home under construction and the correction does not occur within 30 days, an assessment of up to \$1,000 per month will be deducted from the Construction Deposit until such time as the correction has been made

* If the selected Builder or Landscape Company selected have been fined previously with working in the Tanager Community an additional \$2,500 deposit may be required at the discretion of the ARC.

Repeating Steps

If it becomes necessary for a design to repeat steps in the process, the following charges may apply:

Preliminary Review

- 2nd review: \$1,000
- 3rd and subsequent reviews: \$2,000

Final Review

- 2nd and subsequent reviews: \$2,000

The Architectural Design Review Guidelines are reviewed on an annual basis. The fees can and will change as deemed necessary by the Committee.

2 Site Development and Landscaping Guidelines

These Guidelines set the general character for Site Development and Landscaping throughout Tanager. A high-quality landscape design and a consistent overall neighborhood character is important to both the appearance of each individual home and the overall continuity of the

community. Every effort must be made to protect the unparalleled beauty found in this unique Central Oregon High Desert setting. Great care must be taken in the planning and construction of each home. The goal of each project shall be to appear as if the land had never been disturbed.

All Homesite development must respect and defer to, rather than dominate, the natural environment. The transition between individual Homesites must be left in its undisturbed natural state. All Homesites, improved open space, and natural open space should be woven into a unified natural landscape palette based upon the existing vegetation and natural site features. Success will be measured by our ability to maintain, over time, as much of the existing landscape as possible. Every effort must be made to minimize the negative effects of construction on the environment. Disturbed areas are not only unsightly but also susceptible to erosion. In this climate these wounds heal slowly. Damaged or disrupted habitats [native plant materials, trees, rocks, ground cover, etc.] shall be restored to their original conditions with approved materials.

All landscaping, native and installed, shall be designed, constructed, and maintained to standards in the Wildfire Mitigation Plan. All lawns will be irrigated with a pressurized irrigation sprinkler system operated and maintained under the Easement and Maintenance Agreement (“EMA”). Each parcel shall only irrigate according to the irrigation rights appurtenant to said Parcel according the TID maps. Up to 1 acre of irrigation rights through TID will be included with the purchase of the lot. Additional rights beyond that may be purchased by the Homeowner. Once the landscape and irrigation design has been approved by the Committee, the Homeowner must purchase any additional irrigation rights as needed, submit application to TID and have the irrigation rights mapped through TID. Any changes require prior approval of the Committee.

2.1 Building Style

The unifying concept for home designs at Tanager should be that they each exhibit a High Desert aesthetic yet remain appropriate to the Central Oregon location.

A High Desert aesthetic also brings to mind images of stone and pale stucco walls; weathered bulky timbers, porches, arbors and trellises to give shade; predominantly horizontal building forms; flat tile and slate roofs; windows and doors set deeply into thick walls; dancing shadow patterns and dappled light; and bountiful kitchen gardens. There is a relaxed informality and a thoughtful attention to detail. And there is deep respect for and relationship with the climate that supports outdoor living.

The building style should be appropriate to the High Desert, that is, it should look at home in the natural environment. Each home should be designed in a classic, identifiable style and have a relaxed informality. No single style is desired, but certain styles are inappropriate, such as Tudor, Colonial, and Victorian. Building style consistency *is* required on all sides of all structures.

Significant architectural detailing on the exterior of a home creates added appeal and must be conceived as an expression of functionality. Strength and quality of details must be emphasized over quantity. To blend into the High Desert, details should be rugged and substantial in scale

relative to the structure; the use of exposed beams, outriggers, and substantial trim widths and thickness is encouraged.

Repeat Plan

Every effort should be made to avoid duplicating home designs near each other. They are not allowed on contiguous lots, meaning adjacent lots on either side, across the street on either side. The visual integrity of the community will be considered when making decisions on placement and the Architectural Review Committee will have the authority to approve all plan placements.

2.2 Building Scale and Massing

Buildings should generally have a horizontal feeling. The total building design should have rhythm and balance on all sides and create a unified composition. Buildings should not appear bulky or boxy from off site.

Offsets or indentations in wall planes create visual interest, add depth via shadow lines, and help reduce the scale of the home. Building walls may extend a maximum of 20 feet in height without an offset in the vertical plane. No wall may extend more than 28 feet in length without an offset. Two story walls, second story walls and gable ends may extend a maximum of 20 ft in length without an offset. Offset to break horizontal plane to be a minimum of 24'. When appropriate for design the committee may approve longer runs when keeping with the architectural feel of the home.

In addition to scale and proportion of the overall home design, details must also display a sense of proportion relative to the rest of building. For example, the minimum structural width necessary for a post to support a porch roof may not look substantial enough and may appear spindly in relation to the mass of the home. Increasing the size and visual strength may be achieved by simply increasing the size of the member, combining multiple members, or giving it a stone base.

Because of the rugged conditions at Tanager, structural members should project a sturdy image. Railings, fascias, eaves, window trim, and other related elements are required to be substantial.

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

Hierarchy in exterior expression can aid visual order. One element of the home should appear dominant. Ideally, that element would correspond to the most important interior space, perhaps a living room. Lesser spaces may be rendered with proportionally smaller exterior volumes. In general, patterns with varying volumes [A-B-C] will be more likely to be approved than patterns with repetitive volumes [B-B-B].

2.3 Building Size and Height

Building Size and Height - The covered area of a home including indoor living space and covered patio outdoor living space on the main level is required to be at least 3,000 square feet, not including garages; the indoor living space on the main level must be a minimum of 2500 square feet. Accessory buildings do not have a minimum square footage.

Homes may be a maximum of 2 stories (30 feet) high. The height will be calculated as the average of the heights from existing grade to the top of the highest roof gable at each building corner. Ancillary structures must meet the same height requirements.

2.4 Easements

Successful restoration of the landscape within the lake easement on each lot is the responsibility of the homeowner. No tree or vegetation in excess of twenty-five (25) feet that would impede the view of other Lot Owners will be planted in this area.

Maintenance of lake easements is the responsibility of Tanager Community Association after a one (1) year establishment period and assumes full responsibility for survival and maintenance of the restored area after that period.

2.5 Grading

Grading must be designed and completed to capture all stormwater runoff on-site. No grading that directs or allows runoff to enter water or neighboring properties will be permitted.

A 10:1 slope is the maximum allowed unless otherwise approved by the Committee. Grading resulting in the need for a landscape retaining wall exceeding 30" high or within the Transitional Zone will be reviewed on a case-by-case basis.

2.6 Homesite/Lot Description

The Homesites or Lots range in size. These are defined terms:

- Transitional Zone Area - That portion of the lot, within which landscaping is required to be left in its native condition, located outside the building envelope. Any damage or disturbance to this area will require re-vegetation to its original state.
- At Grade Improvements - At grade improvements, such as patios and driveways, may extend into the side setbacks no more than one-half the width of the side setback.

2.7 Landscape Concept

At Tanager, we are fortunate to have irrigation rights on all Homesites and much of the common area. Landscapes on each Homesite in Tanager should blend with the natural features of the surrounding High Desert environment. Owners are encouraged to use landscape materials native to the area. In planning the landscape, consideration should be given to water conservation and each design should incorporate techniques that limit the landscape's water demands; for example, use of drought tolerant plants. Large areas of sod should spare large caliper trees and are discouraged in areas that already have trees and native vegetation. However, these areas will be considered by the Architectural Review Committee when in

keeping with the design of the property. Any areas that are disturbed during construction and re-vegetated shall be irrigated during establishment, but irrigation may be reduced or abandoned as the restored area matures.

Each owner shall complete installation of a permanent landscape within four months of completion of the home unless weather conditions prohibit successful installation. If the landscape installation is delayed due to weather, landscaping shall be completed within four months of acceptable weather conditions. All landscaping shall be well maintained and cared for on a weekly basis as further defined in the Declaration.

Large caliper trees are highly recommended to help blend with the neighborhood, screen the home from offsite views, and break up building masses. Plantings should be designed in random groupings to relate to the surrounding natural environment.

Hardscape design should reflect the architectural style of the home. Special consideration should be given to creating outdoor rooms that maximize views, complement the architecture, and make graceful interior-exterior transitions.

An automatic site irrigation system shall be installed for all landscape improvements. Drip irrigation is encouraged as a water saving technique for all landscapes.

Irrigation systems in lawns must be designed and timed to minimize overspray, flooding, and impacts to adjacent properties. Damage caused to properties by improper irrigation is the sole responsibility of the owner of the property with the faulty system.

The list of recommended plants at Tanager is included as Appendix I. This list does not preclude other alternate plant materials that may achieve a similar objective. Alternate plant materials may be approved by the Committee after review for compatibility with the landscape concept. When submitting a final landscape plan, you must include plant names and sizes.

2.8 Site Work

A limited amount of excavation or fill shall be permitted on any Homesite unless specifically allowed by the Architectural Review Committee. Property owner or building contractor shall submit a request and justification for proposed grade changes for approval prior to initiation of construction activities. Requests for changes must include a site grading and drainage plan.

The protection and preservation of native vegetation outside the Building Envelope is strongly encouraged. However, removal of vegetation and pruning or removal of trees outside the Building Envelope will be permitted by the Committee on a limited basis. Owners are strongly encouraged to utilize native vegetation from within the Building Envelope for restoration of disturbed areas within the transition or native zones of the property. Your landscape designer can advise you on this process.

Care must be taken in designing site improvements around existing vegetation to protect root systems and maintain water and air flow to trees and shrubs.

2.9 Utilities

Utility services are stubbed to the property lines of each Homesite. Domestic water, irrigation water, power, and fiber service locations are generally clustered in a utility easement located on one of the front corners of each Homesite.

The extension of services from these stub locations to the residence is the responsibility of each Owner and must be routed to minimize disruption to the natural landscape. These routes should be considered in the Site planning phase, and where possible, combines with other disturbance through the front setback, or to the natural landscape such as alongside the driveway. As a rule, utility trenches may not encroach into any required setback except where they cross a setback between the service tap and the buildable area.

During the construction of each home, the homeowner shall install a pressure-reducing valve in the domestic water service line between the street and the home. Trenches may not be left open during freezing temperatures unless provisions are made for protection. All areas of the site disturbed from the utility trenching operations must be restored to their natural condition as nearly as possible immediately following backfilling activity.

Information regarding current tap and service fees, as well as connection procedures and locations, may be obtained by contacting the serving utility companies, Central Electric Co-op.

All utilities extending from the point of connection to a home must be placed underground. Careless placement and design of utility connection details can significantly detract from an otherwise satisfactory design by creating unnecessary soil disturbance and needlessly exposing equipment.

Utility connections, meter boxes, etc. must be screened from view or located on a side of the building that cannot be viewed from the Homesite. Screening devices for meters and utility connections must be integrated into the architectural design of the dwelling by using similar materials and colors. Connections boxes and screening devices must be graphically indicated and noted on the plans. Care must be taken to allow adequate space, or an operable mechanism [such as a panel or hinged door] for the utility company to access the utility connection. As screening devices, immobile and partially buried boulders may be placed no closer than 5 feet in front of the meter and 3 feet on either side. The applicant is responsible for meeting all codes and access requirements from the individual utility companies and governmental entities.

3 Architectural Review Guidelines and Regulations

These Architectural Guidelines are not intended to dictate specific architectural styles that must be used within the Tanager community. Rather, the intent is to give property Owners and their architects or designers a community design framework and standards for design of all homes and ancillary structures that will be constructed.

3.1 Ancillary Structures

Tanager Architectural Review Guidelines apply to all structures built on each Homesite. This includes ancillary structures such as pool houses, home offices, detached garages, gazebos,

storage sheds, pet houses, garbage enclosures, etc. No structures may be built that protrude into the water features.

Homesite Owners will not be allowed to construct any ancillary structures until full architectural review of the plans and specifications is complete, and plans are approved. All detailed construction plans that are required for review of construction of a home will be needed for any ancillary structure. Plans must include site plan and location, elevations, material selection, colors, etc. No ancillary structure may be complete before the main home has been completed.

The design of all ancillary structures must be compatible with the architecture of the home. Materials and colors used on the ancillary structures should coordinate with or match those used on the main residence. Building setbacks from Section 3.2 apply to ancillary structures.

3.2 Building Setbacks

The Building Envelopes are defined on the plot map for each Homesite. The Setback lines set the limits within which the Property Owner can build a home and ancillary structures.

All building plan setbacks are subject to Architectural Design Committee approval. The building envelope setback for individual lots will always take precedence over the above typical setback requirements and may be more or less restrictive depending upon the individual Lot.

3.3 Construction Storage

The Owner must not store or allow the storage or accumulation of any material, trash or other debris upon any roadway or adjacent Property or within ten feet of any roadway. If the Owner fails to remove such storage or accumulation within three days after receipt of written or verbal demand, the Developer or the Association may, but is not obligated to, remove such storage or accumulation at Owner's sole cost, and Owner agrees to reimburse the Developer or the Association immediately upon demand for the full cost of such removal.

3.4 Drainage

There shall be no interference with the established drainage patterns or systems over or through any Lot within Tanager Planned Development so as to affect any other Lot or Easement Area or any real property outside Tanager Planned Development unless adequate alternative provision is made for proper drainage and is approved by the ARC.

Drainage considerations for individual sites play an important part in the overall drainage plan. Water runoff for individual properties must be handled without affecting adjacent properties or Easement Areas. This may require grading and construction of catchment swales, dry wells, or other features designed to capture and control stormwater runoff.

Site drainage should be detailed on submitted grading plans. The builder and property owner are fully responsible for drainage and stormwater runoff and may be held responsible for damage to adjacent properties from inadequate or improper stormwater control.

Roof drains must be included in submitted grading and drainage plans. Landscaping may not be installed in any manner that interferes with storm drainage improvements, or that traps or ponds water within five (5) feet of a residence or adjacent to any permanent road.

3.5 Driveways, Driveway Entry Features and Motor Courts

Driveways shall be constructed of asphalt or muted earth-tone colored concrete pavers, or stamped concrete. Driveways should have an informal rural feeling. Driveways should be at least 12'-0" wide and a maximum of 16' - 0" wide where they intersect the street.

Access drives must be located to preserve and protect important natural features, such as large or significant plant materials, trees, drainage ways, and rock outcroppings, and must be designed to minimize disruption of the existing landscape. Where possible, locate the driveway where it requires the least amount of cut or fill.

Driveways and parking surfaces may not encroach into any side or rear setback without specific approval. Some limited encroachment may be considered on a case by case basis where unique terrain, vegetation constraints, a limited building area or the Homesite width may warrant a variance and in some cases Turf block.

Driveway entry monumentation shall be built – either with or without privacy gate – according to the design and materials provided by Tanager. Entry monumentation must be built to the exact specifications and by a contractor approved by the ARC.

3.6 Entrances

Front doors must be included in the design proposal. An ideal front door would be custom designed to complement the character of the home; it would be well-detailed in a functional manner and substantial in proportion and construction.

Trellised entries can be used as a welcoming transition between indoor and outdoor space. Entrances that are part of a covered front terrace or porch are preferred.

3.7 Exterior Lighting

Exterior lighting shall be low intensity, shielded from view from neighboring sites and consistent with the rural setting. As with all exterior design work, lighting should be used to enhance the overall design concept of the home. See Exterior Lighting under Materials and Colors, Section 3.17 for details. Exterior lighting must meet local codes.

Exterior lighting may be located only in the Building Envelope, at the entries from a roadway to the Lots, and along the driveways. Plastic light fixtures are discouraged.

No exterior lighting will be allowed to be directed towards the Creek or Lake.

Exterior lighting should use low intensity incandescent, halogen, LED, or low-voltage sources; no high-pressure sodium, mercury vapor or other high intensity lighting is allowed.

All lighting conduit and fixtures must be as inconspicuous as possible, especially by day for exterior lighting located above grade level. LED fixtures are encouraged; however, standard fixtures may not exceed 25 watts per fixture. (Slightly higher wattage may be approved if bulbs are fully enclosed with a non-translucent shroud that only shines downward.)

Exterior lighting fixtures should be an integral part of the architectural design and should be appropriate to the rural character. Use of natural looking materials such as copper, antique brass, iron, and anodized metal with matte finishes are recommended. Plastic is not allowed for exterior light fixtures that are attached to the house. Sizes of exterior fixtures should be in scale with adjacent features, and locations should be selected to light outdoor living areas and provide security but not to light the neighborhood. Up lighting of stone walls using landscape lighting is permissible. Lighting should be subtle and understated; drawings must indicate the maximum permissible wattage of all exterior fixtures and include all proposed landscape lighting in the package.

Some exterior lighting will generally be approved where it illuminates circulation routes and those outdoor living spaces designed to be occupied by people. Lighting will not be approved for locations that do not relate to people-related outdoor uses. Security lighting [area flood lighting] is generally prohibited. Bulb wattage may not exceed 25 watts or 3-5 watt LED per fixture. Areas of step lighting may also be proposed for safety purposes and in outdoor living areas, with wattage not to exceed 15 watts per fixture.

As a part of the Final Submittal, catalog sheets or photographs for light fixtures, finishes, and lamp size intentions must be submitted along with proposed fixture locations in plan.

Low Voltage Landscape Lighting:

Exterior lighting shall be low intensity, shielded from view from neighboring sites and consistent with the rural setting. As with all exterior design work, lighting should be used to enhance the overall design concept of the home and landscape features.

Exterior lighting may be located only in the Building Envelope, at the entries from a roadway to the Lots, and along the driveways. The primary purpose of exterior lighting is to allow safe navigation to outdoor areas. Limited accent lights will be considered based on type of fixture and watts/lumens.

Plastic light fixtures are discouraged. No high-pressure sodium, mercury vapor or other high intensity lighting is allowed. No unshielded bare light bulbs are allowed. Light sources should be placed close to grade or concealed. All lighting conduit and fixtures must be as inconspicuous as possible, especially by day for exterior lighting located above grade level

3.8 Exterior Walls

Appropriate exterior materials include three coat cement-based hand-troweled stucco (E.I.F.S. is not permitted), stone, solid wood or square cut log siding, individually nailed wood shakes or shingles in single, double or triple course horizontal siding. True board and batten siding (using dimensional materials), and various types of real wood horizontal siding are allowed. Fiber cement lap, panel, and shingle siding may be used from the pre-approved list (Appendix G). Other fiber cement products will require approval by the Committee.

Other high-quality architectural grade brands and materials will require approval by the Committee, to be approved at the Committee's discretion. If you wish to use shingled panels a sample must be approved by the committee prior to construction. Accents and smaller areas of architectural-grade metal, brick, and concrete may be allowed on exterior walls as a

subordinate material if consistent with the identifiable style of the home, with prior approval of the Committee. New materials may be considered as technology and materials evolve, and owners are encouraged to submit these materials for consideration.

Exterior plywood siding or eaves, etc. are not permissible applications for any portion of the home. No pressed board, plywood, plain concrete block, LP, T1-11 or vinyl siding shall be permitted.

Homes must use multiple exterior materials. Use combinations of materials wisely and design the exterior to have a dominant material and subordinate materials. Change wall materials only at logical locations and as appropriate to the architectural style. Do not terminate veneer materials at outside corners, rather return the inside corners to create a sense of mass. Use materials consistently on all sides of buildings.

Stone patterns should not be contrived but should be designed to achieve a very natural look as appropriate to the materials. All stone used in the project must be consistent with the approved color palette. Color ranges within stone wall material should not be so contrasting as to create a spotted appearance.

The stones or stonework that has not been pre-approved by the Committee may be considered provided the stones have a matte finish that blends with both natural surroundings and the other materials on the home, and that the stones are applied in a manner consistent with the rustic, structural and textural requirements described.

Consistency and continuity within the community will be a major factor in evaluating stone proposals. Stone selections that stand out from the existing body of stonework at Tanager will not be approved. Natural stone is highly encouraged on all homes. Any stone that approaches ground level must be extended down below grade level. Stonework must be installed by an experienced mason. Stone laid in vertical planes [as opposed to horizontal paving stones] must display a significant amount of texture and relief. The intent of this requirement is to create shade and shadow, therefore softening the impact of the walls and contributing to a rugged and rustic expression.

3.9 Flagpoles and Exterior Sculptures

Flag poles of a modest size for the American flag may be displayed; sizes of flag poles will be determined and approved by the Committee on a case-by-case basis. Flagpoles must be in proportion to the modest size of the flag and may not extend above the nearest roof ridge. Flagpoles must be finished with a color that blends with the surroundings when viewed from a neighbor's home, rights-of-way, and common areas. Reflective aluminum type flag poles are not permitted. Flags other than the American flag are not permitted on the flag pole. The flag must be flown according to the VA Guidelines and the Federal Flag Code.

Exterior sculpture will be permitted only if submitted for review and approved in terms of materials, color, size, and placement. Materials and colors of any sculpture must be in accordance with the general intent of these guidelines and may not be visually intrusive when viewed from neighboring Homesites, common areas, rights-of-way, or other parcels.

Flagpoles and exterior sculptures must be placed clear of the setbacks, near the house, or in a paved area. Freestanding flagpoles may only be approved where they have a minimal effect on neighboring properties.

3.10 Fences and Garden Walls

In general, fencing is discouraged. There shall be no fencing allowed between the home and the lake or the home and Tumalo Creek, with the exception of county-required fencing around pool areas. Landscape walls may extend into side yard setbacks with specific written approval of the Committee. When used, walls should be extensions of each residence, complement the architectural design, and form a transition between the structure and the natural forms of the site.

Privacy screenings will be considered with the following requirements. The materials chosen must compliment the materials on the house. Privacy screenings may not extend beyond the front or rear elevations of the house, and must not be designed to obstruct the street elevation of the residence.

The Committee must review and approve all fencing, walls and gates prior to construction. Fencing must meet the requirements of the WA zone (Wildlife Area). Wood fencing must match the 3-rail design used along the entry drive. Metal fencing must be dark in color and architectural-grade. No plain chain-link, chicken wire, or barbed wire fencing. Sport court fencing may use dark-colored chain link if screened from view of neighboring properties (Section 3.30). Appeals for walls should be made on an individual basis. The property may not be enclosed continuously by any combination of fences and walls. Fenced in enclosures may not exceed 7,500 square feet and shall only be considered when located on the side of the home (with the exception of county-required pool enclosures).

In situations where more privacy is desired, natural rock, stucco, or masonry walls that are in keeping with the architectural style of the home may be considered by the Committee on a case-by-case basis. Courtyards integrated into the home design are encouraged (see Section 3.21 Porches, Decks and Courtyards). Low meandering garden walls (30" high maximum) can be used effectively in the creation of landscape features.

Owners are encouraged to use native plant materials wherever possible to achieve privacy and screening objectives.

Swimming pool barriers shall be installed to meet building codes but must be reviewed and approved by the Committee prior to installation. Swimming pool barrier fencing may only be used between the house and the lake or creek if required by the county, but must be visually unobtrusive, and cover the minimum area required by the County. It may not be extended to create an additional fenced backyard. Pool equipment and pet enclosures should be screened from view when possible.

Well-designed gates in garden walls add interest and detail to these linear features. Gates should be designed to enhance the architecture of both the home and landscape.

3.11 Fire Code Compliance

Fire Code Compliance. All Home construction shall comply with the construction standards required by the Wildfire Mitigation Plan. All individual driveways within Lots must comply with the emergency vehicle access design requirements.

Although the Association shall have the right to take enforcement action against an Owner who fails to comply with the Wildfire Mitigation Plan, the Association shall have not liability for (i) failure to take action against a non-compliant Owner; or (ii) the failure of an Owner to comply with the Wildfire Mitigation Plan.

3.12 Garages

Garage doors should be of a color from the palette approved the Committee. Custom treatment of garage doors that suits the style of the home is required. Glass doors may be considered but placement of the garage in relationship to the roadways should be given. Plastic windows or basic metal doors are not permitted.

When more than three garage bays are planned, the preferred solution is to designate a separate structure for the additional enclosed parking spaces. If a separate structure is not possible, exceptional care must be taken in the design of the garage door plane. More than two doors are not allowed in the same plane. Additional doors must occur in a secondary building plane, offset by a minimum of 4 feet from the primary front wall of the garage, to avoid a continuous uninterrupted wall of three or more garage doors.

Architects should consider what is visible through windows in garages and storage areas. Windows in these areas must have a minimum sill height of 4 feet so that the view of stored objects is minimized. The use of fluorescent or other highly visible lighting may be precluded in areas where the expanse of an open garage door might cause excessive glare, particularly when visible from neighboring residences and public rights-of-way.

3.13 Hardware Vents and Mechanical Accessories

Unless specifically approved to the contrary, whether for functional or aesthetic purposes, materials such as chimneys Hues, vents through roofs or exterior walls, louvers, flashing, chimney caps, railings, utility boxes, exterior mounted mechanical equipment and metal work of any kind must be finished to match one of the other colors in the building's color palette. The color selected for these elements must result in an inconspicuous blending of the element into the surrounding materials and finishes. Genuine copper or un-galvanized iron may be used if consistent and complementary to the home design.

In keeping with the concept of minimal visual impact to the neighborhood, bright brass, polished copper, mill finished or clear anodized aluminum, and other moderate-to-highly reflective materials will not be approved on the exterior of any residence. Visible hardware, vents and mechanical accessories must be proposed in the Final Design submittal.

A profusion of vents, chimneys and chases must be avoided. Minimizing the view of such elements from off the property will be a primary consideration of approval. All roof flues and plumbing vents shall be placed away from the street view. All equipment must be painted to match the residence where permitted by the, utility company or manufacturer or screened from view.

3.14 Irrigation

At Tanager, irrigation is required to establish and maintain landscape plantings on all lots. Each yard should have automatic irrigation systems installed and maintained by the builder or property owner. The automatic irrigation system shall be designed in accordance with all local and state laws, rules and regulations governing or relating to irrigation systems. The Homeowner's system should also be designed to meet or exceed all water conservation practices required by the County and all other governing bodies. Irrigation of installed landscapes should be adequate to maintain the health and vigor of installed plantings, but not excessive to the point of flooding properties or creating drainage issues on the subject or adjacent homesites.

3.15 Landscape Structures

Additional landscape structures such as gazebos, arbors, trellises, and decks may be part of the total landscape design. They must meet the same design requirements as other landscape and architectural features (see Section 3.1, Ancillary Structures). They should typically be built of natural wood or stone materials. The Committee will review all landscape structures.

3.16 Maintenance

It is the responsibility of each Homeowner to keep his or her landscape well maintained and to promptly replace any dead or dying plant material. Hiring or retaining a landscape maintenance company for individual homesites is highly recommended.

3.17 Materials and Colors

All exterior materials and colors should blend into the natural environment and setting and take inspiration from the natural beauty of the trees, rock formations and native grasslands. Generally, materials with a natural appearance and muted natural colors are most appropriate. Materials and colors should be appropriate to the style of each home and ancillary structure. Materials must be consistently high quality throughout each Homesite. All exterior materials and color selections for new homes and remodels must be reviewed and approved by the Committee during final design review. Any changes must be submitted for approval.

All Lots adjacent to Tumalo Creek shall use muted colors and earth tones consistent with county LM Zone (Landscape Management) requirements. All building materials must be non-reflective, including the roofs.

For wood trims and wood siding solid body stains, semi-transparent stains, and semi-opaque stain is permitted. Shiny metal materials are not allowed on the exterior of any homes. Any exposed metals such as copper must be treated with a pre-patina solution as soon as possible after installation. All patina finishes must be pre-approved by the Committee. When possible, it is best to allow the material to weather naturally prior to installation. The Contractor is responsible for installing material that appears exactly as demonstrated at the Onsite Colors and Materials mockup as described in Section 1.2.4.

Colors can be described in three attributes, including hue [color], value, [lightness and darkness], and Chroma [intensity]. Commercial paint companies commonly reference a Light Reflectance Value or LRV. The lower the LRV number, the less light reflectance and thus the darker the color. The LRV proposed for the primary exterior surfaces will be considered. The

other issues of hue and Chroma will be addressed by way of viewing actual samples in the field. No color will be approved without this site review.

When proposing the colors for the exterior of a home keep in mind the following concepts:

- Color is affected by architectural design. Planar surfaces will appear lighter than surfaces with a great deal of articulated shade and shadow.
- Color is affected by relationships. The first structures to be built in any one area may be judged differently than those to follow. The later structures will have to relate not only to the natural landscape, but to the other earlier structures as well.
- As a general guideline, light reflectance values for field and trim colors shall range from a low of 15 to a high of 40.
- Colors can be used to help ground a home and help it appear like part of a natural landscape, as opposed to being separate from it. The color of the natural ground plane must be considered when selecting the color of the base of the home. Warm muted colors, natural colors and neutral tones that blend into the rural High Desert setting are encouraged. Accessory elements and details such as gutters, trellises, and downspouts should match the color of adjacent architectural surfaces or be of a complementary color.

Stark white, bright pastels or bright intense colors in large expanses will not be allowed. Proposed color selections may be denied if they contrast with adjacent homes too highly or if they match too closely other homes in the immediate area. The previous maximum reflectivity values have been established for wall materials and trim/accent areas. All color selections must be reviewed and approved by the Committee before application or installation.

The Architectural Review Committee is concerned with the colors of materials visible from the home exterior, including but not limited to siding, roofs, stone, exterior floors, post caps, light fixtures, flashing, trim, posts, beams, chimney caps, exposed vents, outlet covers, hardware, windows and doors, including garage doors. All colors must be approved.

3.18 Other Building Features

Fireplace flue pipes are required to be encased with a chimney enclosure and to be supported by a foundation at grade. Chimneys should be designed and located appropriately for the style of the home. The mass of chimneys should be carefully designed in correct proportion to the mass of the home. Chimneys should be shaped and detailed to enrich the architectural character. Chimney caps are intended to achieve a finished look that is consistent with the overall architecture of the home.

Well-proportioned fireplace masses and their chimneys can be used as sculptural features complimenting the overall qualities of the house. Fireplace masses should be integrated with and blend well with the materials and character of the structure in which they are located. Chimney design should utilize these possibilities, tapering where possible as they rise and, on occasion, incorporating elements such as outdoor seating area or fireplaces to create interesting people-oriented places and symmetrical compositions. Exposed metal flues will only be approved if they are custom designed, dimensionally substantial, and utilize materials and

design constant with the individual home design as well as the goals for residential design at Tanager.

Fire pits and outdoor fireplaces are popular amenities. All amenities of this nature are required to be in compliance with Deschutes County code. These outdoor amenities must be designed and finished with materials that are consistent with the rest of the home.

Masonry or stone facing used as a veneer material on the front of a residence should return around a corner to a logical point of termination such as an inside corner. Ending the veneer at an outside corner thereby exposing the edge of the material is not acceptable. It is preferable to carry the material completely around the residence and ground all homes with a stone base. Exposed concrete foundations are not permitted and must be covered with stucco or stone/stone veneer.

3.19 Outdoor Speakers

Outdoor speakers may be installed with the following restrictions. Sound should not be able to be heard by neighboring residents, common areas, or rights-of-way. Speakers must be designed into the home so that they cannot be easily seen.

3.20 Pet Enclosure and Dog Run

Dog runs and pet enclosures may be provided on the Homesites when approved in advance by the Committee. They must be integrated with to the fullest extent possible with the home. Fencing for the dog runs and pet enclosures must be as unobtrusive as possible. Enclosure material must be dark in color. Electrical pet containment devices are allowed in back, side, and front yards, and must be installed so that the wire is invisible. Locator flags for electrical pet containment devices must be removed within 12 months after installation. All Owners keeping pets shall comply with the terms of Article 4.9 of the Declaration.

3.21 Porches, Decks and Courtyard

Covered patios, porches and outdoor rooms help create the High Desert aesthetic and support outdoor living in this climate. Trellises, colonnades, courtyards, decks, verandas, loggias, and porches are encouraged, as appropriate to the architectural style, to enhance the home designs. They help create articulation and scale. These features should be a unified part of the home design in style, material selection and detailing; they should not be an afterthought. If walls are used to define courtyards and patios, they must be consistent to the style both in scale (height, thickness and size of area enclosed) and in material selection. Decks that are visible from lower elevations, on or off-site, should be carefully designed to blend with the home and the site. . If above grade decks are required due to site constraints then the deck should be designed such that the deck is an integral architectural element of the home, not an appendage. If posts are used above grade, then posts must be substantial in size, and should be bolstered with stone or other material that is consistent with the overall design and materials of the home if necessary to maintain the horizontal scale of the home.

3.22 Pools/ Hot Tubs

In-ground pools and spas are permitted. All proposed in-ground pools and spas will be reviewed by the Committee. They may be located only within the Building Envelope. The design and size of swimming pools, therapy pools and spas (including hot tubs) should complement the architectural style of the home and should consider indoor/outdoor relationships, setbacks,

wind, sun and site topography. Additionally, the siting of pools must be compatible with the surrounding natural environment, the planned landscaping, and must have minimal visual impacts on neighboring sites. Permanent above-ground pools are not allowed.

Above-ground spas are allowed without Committee approval if the spa meets one of the two following conditions: (1) If the spa is visible from a neighboring property or roadway, then it must be partially or fully sunken into the ground and must match the color palette of the home as closely as possible; Or (2) If the spa is not partially or fully sunken into the ground, then it must be screened from view of the neighboring homesites and roadways, and must match the color palate of the home as closely as possible.

Pool walls and equipment enclosures must be architecturally related to the residence and other structures (see Section 3.10, Fences and Garden Walls above). Pump equipment must be screened and located to minimize visual and noise impacts on neighboring Homesites and the lakes.

3.23 Retaining Walls

Use of retaining walls is discouraged. Retaining walls shall not be used unless approved by the Committee. Tanager has been designed to have maximum typical slopes of 10 feet horizontal to 1 foot vertical (10:1).

Retaining walls, where appropriate, shall be constructed at a maximum height of 48 inches as measured from the low side of the retaining wall. (The use of retaining walls is also addressed in section 2.5 (Grading))

3.24 Roofs

It is important that roof forms, materials and colors are thoughtfully designed to complement the natural environment and High Desert setting. Roof slopes and materials should be consistent with the architectural style of the home. Materials should look natural and should be natural colors. Roofs should be articulated, but they should not be so complex that they overwhelm the house or become the dominant architectural element. Roof forms should be well organized and demonstrate the same character on all sides of the residence.

- Roof overhangs as appropriate to the architectural style are encouraged to create shade and shadow patterns, establish outdoor covered living spaces, to help keep homes cool in warm weather and to add depth and dimension to the various building faces. Eave lines should align where appropriate. Eaves and rakes should be articulated and detailed as appropriate to the architectural style with fascia boards, molding and gutters.
- Gutters should be painted to match the roof or made of materials that weather to blend with adjacent surfaces, such as copper; downspouts and chains, etc., should be painted to match the walls, or they should be made of materials that weather to blend with adjacent surfaces, such as copper. All roof top equipment such as attic vents, plumbing vents, etc., should be positioned to minimize visibility (typically behind the roof crown), should be grouped wherever possible, and should be painted to match roof colors. Alternatively, vents may be concealed in chimney-like structures or flat roof areas.
- Roof-mounted active or passive solar devices for generating electricity or heating the

space and/or water of residences are permitted with ARC approval on a case-by-case basis. Solar panels shall not be highly reflective or create glare, protrude excessively from the roof structure, or otherwise create a visual annoyance for other Owners. To the greatest degree possible solar panels shall be integrated in the roofline of the residence or garage. The ARC shall have absolute discretion over the design, placement, size, type and manufacturer of the solar unit and may deny any proposed solar panel. The ARC may require that the Owner provide a sample of the proposed solar panel for its review and approval.

Homes at Tanager shall have at least 7 roof planes, unless a variation is granted by the Committee based on the identifiable architectural style of the home. Roof planes on accessory buildings may be fewer, and must match the style of the main home. Roof pitches may not exceed 12:12.

The roofs of all two-story homes should include single story elements. For both one- and two-story residences, the roof profile should be richly varied, including individual masses of sufficient size, in plan and elevation to convey the desired result. Asymmetrical roofs are preferable to those that are obviously symmetrical. Covered terraces or porches and encouraged, and must be fully integrated into the design of the house.

Variations to roof pitch and area requirements may be granted by the ARC based on the identifiable architectural style of the home, but ARC reserves all rights to grant or deny variances. These variances should be identified and requested very early in the planning process.

3.25 Roofing Materials

Acceptable roofing materials, depending on the architectural style, are slate, concrete, clay tile, high-quality metal roofing, or architectural asphalt shingles from the pre-approved list (Appendix H). Other architectural asphalt shingles with high relief will require approval of the Committee. Other roofing material may be acceptable but must be approved by the Architectural Design Committee. New materials may be considered as technology and materials evolve, and owners are encouraged to submit these materials for consideration.

The use of copper, rusted metal or some low sheen painted galvanized metal roofs is encouraged as an accent on low slope roof areas and may also be used as a main roofing material on certain architectural styles. Metal roofs should be heavy gauged to avoid oil canning. Some metal roofs may be deemed inappropriate by the ARC depending on texture, gauge, quality, color tone and reflectivity. Use materials that are in scale with the building elements. Select natural muted colors rather than bright colors; glossy or shiny materials are not permitted. Proposals for substitute roofing materials must be reviewed and approved by the Architectural Review Committee. All roofing materials must be rated Class A fire retardant or better.

Flat appearing roofs may use membrane roofing material, but must be finished with colored aggregate ballast [gravel covering] complementing the color of the walls or other materials of the residence if the roof is visible. As an alternative, an appropriate height parapet wall may be considered on a case-by-case basis.

Where appropriate, metal valley and rake flashing are encouraged, as are metal ridge caps finished in a matte color that blends with the surrounding roof materials. Metal roofing accents are intended as a quiet and subtle textural change; contrasting colors should be avoided.

3.26 Satellite Dishes and Antennas

Satellite dishes and antennas may be installed within the building envelope or on building roofs. In no case shall a microwave or satellite dish, television antenna, aerial or other such device exceed a diameter or diagonal measurement of 18 inches. In no case will more than 2 dishes be permitted on one Lot unless the additional dishes are located on a flat roof and concealed from view by a parapet wall. All such devices must be located to be visually unobtrusive from neighboring sites and be painted to match the residence. The Committee will review and approve the location of such devices. Solar panels are addressed in Section 3.24, Roofs.

3.27 Signage

Except as provided herein, no signs shall be erected or maintained on any Lot except that not more than one (1) "For Sale" or "For Rent" sign placed by the Owner or by a licensed real estate agent, not exceeding twenty-four (24) inches high and thirty-six (36) inches long, may be temporarily displayed on any Lot. Real estate signs shall be removed within three (3) days after the sale closing date.

3.28 Skylights

Architects are encouraged to use traditional methods of allowing natural light into the home. These methods share the use of vertically placed glazing. Light levels may be augmented by designing the layout of the home so that rooms have windows that face at least two exposures and by using clerestory windows and dormers. These elements can be used as an opportunity to add detail and articulation to the walls and roofs of a home.

Although generally discouraged, the ARC has discretion to allow skylights on a case by case basis provided they are designed as an integral and harmonious element of the building architecture. Effort should be made to locate skylights away from primary roof and common area views. The amount permitted will be determined on a case-by-case basis but may never exceed 24 square feet on any roof plane or 48 square feet on any Lot.

If allowed at all, glazing units must be small and placed sensitively relative to the overall home design. Their scale must be subservient to the plane on which they are placed as well as to the overall design of the home. Skylights must have a low profile, rising from the roof plane a maximum of 4 inches, and glazing must be flat rather than bowed.

3.29 Soffits

All roof soffits shall be constructed of dimensional wood material. Sheet goods will be allowed with Committee approval, so long as the design is in keeping with the architectural design.

3.30 Tennis/Sport Courts

Tanager is a community that is based on enjoying recreational opportunities on-site. As such, sport courts may be integrated into a Homesite thoughtfully. Sport courts such as basketball, tennis, pickleball, racquetball, etc., must be located so that they can be naturally screened from adjacent Homesites, roads and all other areas. They must be within the building envelope. In no

circumstance will a sports court be approved in an area that would likely produce a nuisance to neighbors.

A plot plan showing the sport court location shall be provided for the Committee showing any and all proposed grading and screening. Design and color of materials should blend naturally into the surrounding area and plant materials should be added where necessary to soften the visual impact. Surface colors should be restricted to natural colors and not be highly reflective. Sport courts will be permitted only when they can be constructed so they do not constitute an intrusion upon the adjoining residents or cannot be viewed from surrounding areas. Fencing is also subject to county WA zone (Wildlife Area) restrictions and limitations. Fencing for sport courts is not allowed between the home and the lake or creek, (Section 3.10). Dark colored chain-link fence may be used for sport courts if screened from view of neighboring properties.

3.31 Trim and Detailing

Trim and detailing should reflect the design style of each home and must be used consistently on all sides of all structures. Trim and detailing should be designed in appropriate proportions and should have a substantial, high quality appearance. Exterior lighting fixtures, overhangs, porches, railings and garden walls must all show attention to detail. See Materials and Colors, Section 3.17 Fascia and other trim should be painted or stained to match the overall color pallet of the home. If contrast is desired, then the stain may be lightened or darkened for contrast.

3.32 Vacant Homesites

Some Homesite Owners may not elect to start construction immediately after purchasing in Tanager. While vacant, these Homesites must be kept clear of dead material (excluding ghost trees), fallen branches, debris, shrubs, and other vegetation that is not on the Plant Palette lists. Existing grassland areas must be left natural. Storage of material is allowed within two months of commencement of construction.

3.33 Windows and Doors

Window selection should be consistent with the architectural style, wood windows are encouraged. However, steel windows and matching doors may be accepted. Vinyl and aluminum windows are not permitted. The exterior may be clad in another matte finish product that minimizes maintenance. Windows should not appear as openings cut into the side of a box, but rather as architectural features with their glass recessed, projected or bordered by projections that provide a shadow pattern and reduce reflectivity.

Door style should be appropriate for the architectural style of the home. Doors at the main entrance should have more detail than that of other exterior doors. Fiber glass doors may be considered, except for front entry and garage doors.

While the elevations will differ on various sides of the home, windows on all sides must be treated with the same attention to detail given to the front or street elevation. All facades shall contain some degree of doors, windows or other openings in the walls.

Traditional forms appropriately positioned in relation to the overall facade are desired. Large horizontal picture windows are not allowed. Octagons, hexagons, circles and insensitively placed triangles will not be approved. If non-rectilinear window forms are used, glazing should

act as infill to a structural system. One example of using glazing to infill a structural system would be to enclose an existing porch with glass.

Attention to window placement and their relationship to one another can enhance the elevation. Window and door openings shall be composed to form a part of the overall architectural composition, and placed with consideration of the exterior expression. Windows in combination are generally more appealing than a number of individual single units, and repetition of consistent sizes and types are better than an unrelated assortment of window units.

Privacy within a room should also be considered. Windows should not be placed where they provide a direct view into a neighbor's home. The impact of views from rooms that face neighboring properties can be reduced by setting the view at a diagonal angle either by angling the wall relative to the side with the setback or placing the windows in the corners of rooms. Obscured glazing treatments may be considered on a case-by-case basis. Glass block is not permitted.

Grout color must quietly blend in with surrounding building materials. Since the grout color can be seen from the side view, it must be integrally colored from the inside to the outside.

Window and door styles and patterns should be consistent with the architectural style. Typically, the home designs should reflect restraint in the number of different types, styles and sizes. Recessed windows and doors are encouraged to help articulate and give dimension to the walls. Windows should be located on all elevations, including garages and should be properly spaced and proportioned, for example, window patterns can help give human scale. Consistency of detailing on all elevations should be maintained. The main entrance should contain more detail than other openings but should be consistent in style with other architectural detailing.

All openings should be articulated through the use of flat or arched lintels, projecting sills or surrounds, or shutters. Shutters, if incorporated, should be traditional in design, in keeping with the architectural style, and operable. Shutters should be sized to the opening, but should not create a cluttered look, and if used, should be located on all elevations. Wooden shutters must be stained and not painted.

Large areas of glass should be carefully designed. It is generally required that they be subdivided with mullions or divided into smaller panes; or smaller windows should be grouped to create a large area of glass. Shading windows with overhangs reduces their prominence and keeps the home cooler. Reflective or mirrored glazing is not permitted.

4 APPENDICES

4.1 Appendix C – Construction Application

Date Received: _____ Lot Number: _____
Preliminary () Alteration () Final Design () Landscape Design ()

ARCHITECTURAL REVIEW COMMITTEE CONSTRUCTION SUBMITTAL FORM AND APPLICATION

Property Owner(s) Name _____

Mailing Address _____ Phone _____

FAX _____

City, State, ZIP _____ Email _____

Architect/Designer Name _____

Mailing Address _____ Phone _____

FAX _____

City, State, ZIP _____ Email _____

Landscape Architect/Designer Name _____

Mailing Address _____ Phone _____

FAX _____

City, State, ZIP _____ Email _____

Contractor/Builder Name _____

Mailing Address _____ Phone _____

FAX _____

City, State, ZIP _____ Email _____

Civil Engineer Name _____

Mailing Address _____ Phone _____

FAX _____

City, State, ZIP _____ Email _____

Property Description:

Licensed Surveyor _____ Phone _____

Square Footage Home _____ Garage _____

The Architectural Review Committee (ARC), as provided for in the Declaration, exists for the purpose of maintaining high standards in design development and overseeing appropriate building and property use in Tanager. When an owner wishes to construct a building or to alter/remodel an existing building, an application is to be made to the ARC by using this form. Completion of the following pages will provide the ARC with the information necessary to review the proposed construction for compliance with the Rules and Guidelines. For additional

information visit _____communityassociation.org or contact management at 541.389.3172.

ITEMS TO REMEMBER

- A. Architectural Review Committee (ARC) approval is valid for one year from the date of the ARC approval letter for new buildings and six months for remodeling. If construction of a building has not begun within the required timeframe, 100% of the deposit will be refunded.
- B. All exterior construction on your building must be completed within one year from the date construction is begun.
- C. All landscaping must be completed within 6 months of completion of the exterior of the home.
- D. The Tanager Architectural Review Committee assumes no liability for encroachments into platted setbacks, solar setbacks, easements, or neighboring property. Be sure to check the plat map of your lot and its property lines to avoid encroachments and trespass.
- E. The site plan must be prepared **and signed** by a licensed surveyor.
- F. The string layout of the footprint of the building and the driveway must be completed at the time the application is submitted.
- G. All checks written for the ARC deposits should be made payable to *Tanager Community Association*.
- H. A color board, showing collectively, the exterior elements is required for review and approval.

ARCHITECTURAL REVIEW COMMITTEE
CONSTRUCTION AGREEMENT FOR NEW CONSTRUCTION

I/We have read and understand the current Tanager Community Covenants, Conditions & Restrictions, Rules & Guidelines, Landscape Guidelines, this Submittal Form & Application and the Timetable & Checklist for the application process and the Architectural Review Committee's role and processes.

Enclosed is a check in the amount that includes the fees and the deposit of which up to 100% of the refundable amount will be refunded upon ARC verification that the completed home and landscape construction is consistent with the approved plans, specifications and requirements, if any, in the ARC approval letter.

I/We understand that any change(s) to the exterior of the home from the original, approved submittal must be submitted to the Architectural Review Committee for review and approval before the change may be made.

I/We assume responsibility for any and all damages by the contractor/builder, his agents and subcontractors, and their agents to adjacent property and/or to my/our property.

SIGNATURES (all owners' signatures required)

_____ Date _____

_____ Date _____

ARCHITECTURAL REVIEW COMMITTEE
CONSTRUCTION AGREEMENT FOR ADDITIONS/REMODELS

I/We have read and understand the current Tanager Community Covenants, Conditions & Restrictions, Rules & Guidelines, Landscape Guidelines, Submittal Form & Application and Timetable & Checklist for the application process and the Architectural Review Committee's role & processes.

Enclosed is a check in the amount that includes the fees and the deposit of which up to 100% of the refundable amount will be refunded upon ARC verification that the completed home and landscape construction is consistent with the approved plans, specifications and requirements, if any, in the ARC approval letter.

I/We understand that any change(s) to the exterior from the original, approved submittal must be submitted to the Architectural Review Committee for review and approval before the change may be made.

I/We assume responsibility for any and all damages by the contractor/builder, his agents, sub-contractors and their agents to adjacent property and/or to my/our property.

SIGNATURES (all owners' signatures required)

_____ Date _____

_____ Date _____

Application Item Checklist

The following is a list of items that must be included and completed with all Architectural Review Committee (ARC) submittals. The ARC will review these items prior to granting final approval for any construction. **PLEASE INITIAL ALL ITEMS YOU HAVE COMPLETED FOR THIS APPLICATION:**

A. SITE WORK – Initial if completed:

_____ String layout of building footprint and driveway on this site for ARC review.

B. SITE PLAN – Initial items included:

1.	Licensed surveyor stamp and signature on plan
2.	Drawing scale: 1" = 10'
3.	Building footprint, driveway, roof plan including overhangs, and buildings on adjacent lots
4.	Property lines, setbacks, and easements (if any)
5.	Tree and rock outcropping locations. (Trees which are proposed for removal must be clearly designated as such on the plan.)
6.	Grading plan showing existing contours of site slope <u>and</u> proposed contour changes, both at 1' intervals (retaining walls, if any, must be accurately reflected on the grading plan)
7.	All utility stub locations
8.	Building site stake location with accompanying building circle noted on plan
9.	Landscape/Exterior lighting plan
10.	North arrow
11.	Construction staging and access areas and temporary structure locations designated on plan
12.	Utility, trash/recycling/storage yards, HVAC areas, driveway, parking areas, spa/hot tub facilities, decks, walkways, etc., with materials noted and designated on plan
13.	Elevation of the first floor of home (in relation to existing grade) noted on plan
14.	Highest ridge of the home (in relation to existing grade) noted on plan
15.	Existing and Finished Grade Elevations of the major corners of the footprint noted on plan

C. EXTERIOR ELEVATIONS – Initial items included:

1.	Drawing scale: ¼" = 1'
2.	All exterior building features clearly identified with accompanying materials/finishes noted. Features include but are not limited to:
3.	-- Doors, window openings, garage doors, trim, design features
4.	-- Walls, partition, storage enclosures, fences, HVAC enclosure, trash/recycling enclosure
5.	-- Stairways, rails, decks, patios, porches, landings, spa facilities, under-deck/stairwell screening
6.	-- All utility meter housing locations, screening, and materials
7.	-- Roof, siding, foundation, masonry materials
8.	-- Exterior light fixture locations and design
9.	Proposed structure's main floor line drawn and noted
10.	Elevation of the highest point of the roof ridge in relation to the existing grade noted
	Finished and existing grades drawn and noted

D. Floor Plan(s) – Initial items included:

1.	Drawing scale: ¼" = 1'
3.	Walls, partitions
4.	Door and window openings
5.	Utility, trash, and wood storage locations
6.	Stairways, rails, decks, patios, porches, landings, spa facility locations
7.	Heating & cooling system locations
8.	North arrow

CONSTRUCTION SPECIFICATIONS & PROCEDURES

A. Project Information -

1. Floor Area – Proposed _____
 - a. First Floor _____
 - b. Second Floor _____
 - i. Subtotal _____
 - c. Garage _____
 - d. Covered Outdoor Space _____
 - i. Subtotal _____
 - e. Ancillary Structure (Type)

- i. _____ (Area) _____
- ii. _____ (Area) _____
- iii. _____ (Area) _____

2. Building Envelope Coverage: (Proposed/Hardscape)

3. # of Parking Spaces: (Enclosed/Unenclosed or Visitors)

4. Total number of Bedrooms/Bathrooms:

A. During Construction - Describe the provisions you will be making for these:

1. Temporary structures (what and where):

2. Temporary toilet facilities (which must be gray or green in color):

3. Location of staging and material storage areas:

4. Topography and adjacent property trespass protection method:

B. Feature Materials & Locations (Asterisk items require samples, chips and/or catalog cuts)

1. Foundation (product material): _____

2. Driveway & Parking Area Surfaces (manufacturer/type/color)*: _____

3. Walkway Surfaces (manufacturer/type/color)*: _____

4. Exterior Openings
- a. Doors (manufacturer/type/color)*: _____
 - b. Windows (manufacturer/type/color)*: _____

5. Heating & Cooling Units (location and screening material): _____

6. Trash/Recycling/Wood Storage (location and screening material): _____

7. Exterior Metals (location/product material/color – note that all metals must have a finished color that blends with the surrounding material)*: _____

8. Exterior Woods:
- a. Siding (species/product type/grade/pattern)*: _____

 - b. Trim (species/product type/grade/pattern)*: _____
 - c. Exposed framing (species/product type/grade/pattern)*: _____

9. Roof Construction
- a. Roof Product (manufacturer/type)* – note that if material is composition, it must have at least a 30-year warranty: _____
 - b. Roof Product (color)*: _____
 - c. Flashing (product material/type/color) – note that it must be painted to match surrounding material: _____

 - d. Skylights (frame type/manufacturer/color/glazing color)*: _____

11. Exterior Masonry (locations/product material/color)*: _____

12. Exterior Light Fixtures (locations/product material/color)*: _____

A. Exterior Colors (manufacturer/color) – note that all color samples must be submitted with a roof sample on a color board for review and approval. Be sure to include the Color Submittal Form with your color board.

If submitting color board at a later date, initial here: _____

Siding: _____

Trim: _____

Metals: _____

Doors: _____

Decks: _____

Deck Rails: _____

All Other materials: _____

D. Landscape Plan (plant materials and their species/location; underground irrigation plan; special features, treatments and materials):

If submitting landscape plan at a later date, initial here: _____

E. Estimated Excavation Start Date: _____

F. Estimated Completion Date of All Exterior Work: _____

4.2 Appendix D – General Rules for All Tanager Contractors & Service Personnel

It is the responsibility of the Homesite Owner to present his or her builder, contractor, or contractor(s) with a copy of these rules and to make sure that they are understood and obeyed. The Architectural Review Committee will enforce these rules and pursue any necessary remedies to the full extent of the law. Reference to these Guidelines should be included in all contracts with contractors and in their contracts with subcontractors.

1. All contractor personnel are required to enter and leave through the designated construction gate. The location of the construction gate will be designated by the Developer and may be moved from time-to-time at Developer's discretion.
2. The construction gate will be open during normal construction hours 7 am –7 pm Monday through Friday and 8:30 am – 5 pm Saturday or as otherwise designated by the Developer. Work on Sundays must be approved by the Architectural Review Committee. If it is necessary to move special equipment or have deliveries on Sunday when the construction gate is closed, it may be opened by special request with 24 hours' notice.
3. Contractors are required to keep their job sites as neat and clean as possible. Trash and discarded materials shall be removed daily; a portable debris trailer must be used for storing trash on the site and removed at the end of each work day. All trash stockpiled for removal shall be located in the rear of the residence until removed. There will be no stockpiling or dumping on adjacent lots or on streets. Trash not moved will be removed by Tanager and billed to the responsible contractor, subcontractor, or Owner.
4. Contractor should park on site whenever possible. Once the size of the work crew is too large to park on site, street parking will be allowed, however everyone needs to remain on the asphalt and on the same side of the street. Street parking areas shall be cleaned on a daily basis. Any damage to the streets shall be the responsibility of the contractor and the property owner.
5. Contractors will use only the utilities provided on the immediate site on which they are working unless approved by the Architectural Design Committee.
6. Any damage to streets, common area, drainage inlets, street lights, street markers, walls, lakes, or neighboring Homesites, etc., will be repaired by Tanager and such costs billed to the responsible contractor or taken from the damage deposit.
7. Streets must be cleaned of mud or heavy debris within 12 hours unless prohibited by weather conditions.
8. No vehicles, equipment, or materials is allowed on neighboring Homesites without prior written permission of the Owner. All areas will be restored to native when used.

9. The established speed limit within the Community, unless otherwise posted, is 20 miles per hour for construction vehicles, including light trucks and autos. This must be obeyed.
10. There will be no washing of any truck on the streets. If a concrete delivery truck is washed out, it must be done on the construction site.
11. The Contractor is responsible for providing the required port-a-toilet facilities for each Homesite under construction. These facilities shall be screened from neighboring properties and roadways.
12. Operators of vehicles are required to see that they do not spill any damaging materials while within the Community. If spillage of a load occurs, operators are responsible for clean-up. Clean-up done by Tanager personnel will be billed to the responsible party. Please report any spills as soon as possible.
13. If any lines are cut, i.e., telephone, cable television, electrical, water, etc., it is the contractor's responsibility to report the accident to security personnel immediately. No digging or excavation is permitted without advance survey by a certified utility locator.
14. All personnel working in Tanager are to keep all areas in which they work free of discarded materials such as lunch bags and odd materials. Objects should not be thrown out of cars and trucks or kept in the open bed of a vehicle to prevent the objects from being blown out. Stockpiling of any materials on adjacent Lots is not allowed.
15. Loud radios or noise will not be allowed within Tanager. This is distracting and discomforting to property owners. Normal radio levels are acceptable prior to the occupancy of homes within a ¼ mile of the home under construction. Following occupancy within ¼ mile, radios are limited to use inside the home under construction once the home has been framed or enclosed and roofed. Do not mount speakers on vehicles or outside of homes under construction. If adjacent neighbors request that radios or music be turned down or off, contractor's personnel shall immediately comply. Remember that sound travels a long way on a windy day.
16. No smoking will be allowed in an unenclosed structure. No cigarette butts, or flammable materials may be deposited on any Homesite, common area, etc., within Tanager.
17. No vehicles (trucks, vans, cars, etc.) may be left in Tanager overnight. The parking of vehicles or erecting of storage sheds or construction offices will only be allowed in such locations as are designated by the Committee in writing. Driving of vehicles will only be

allowed on designated access roads. Construction equipment may be left on the site while needed, but must not be kept on the street.

18. Only bona fide workers are allowed on the property. Spouses may drive workers to the site and pick them up, but must not remain on the property unless they are actual employees of the subcontractor. No children will be permitted on the property unless they are bona fide workers.
19. Contractor personnel will not be permitted to bring pets on property.
20. The contractor's attention is called to the fact that certain areas on the site exist as natural habitat and are to remain as such. Therefore, the following restrictions apply to all construction operations performed in these existing natural environments.
 - A. Designated trees, under-story and wildflowers are to remain untouched and unharmed. These areas shall be protected prior to the start of construction.
 - B. No construction activities are to take place in these designated areas unless directed by the Architectural Review Committee.
 - C. All earth removed from excavations must be placed where designated on the grading plan.
 - D. The dumping of trash, changing of oil, lumber, concrete, mortar, etc., in these areas is strictly prohibited.
 - E. The approved driveway will be the only construction access to any Homesite. The access shall be defined by securely installed orange vegetation protection fencing located on the future driveway at a maximum width of 16 feet through the front setback. Construction activity may not occur anywhere in the front setback except at the access, regardless of whether these areas have been previously disturbed. Materials storage may not occur in the front setback access area. The access route must be stabilized, at a minimum, with a 2-inch layer of aggregate underlain with filter clothe. Stabilization must be completed within one week of starting the construction of improvements. The primary layer of pavement will also minimize mud tracking onto community roads during the winter from the Homesite. Drainage mitigation, in the form of an infiltration trench down the slope of the driveway and any dry wells, needs to be installed before or simultaneously with the paving of the driveway.
 - F. The storage of all construction materials will be in designated areas only, unless the contractor receives written permission from the Committee.

21. Work which may cause disturbances due to noise will be prohibited on Sundays and Holidays. All work on Sundays and Holidays must be preapproved by the Architectural Design Committee.
22. When planning and designing for a Homesite at Tanager, it is important to keep the building process in mind. Construction activity is tightly monitored so that the majority of Tanager landscape remains in its natural scenic state. Construction activity in the setbacks is generally not permitted. Therefore, Architects must be careful to design the home so it can be built within the given constraints and are responsible for locating a reasonable Construction Activity Zone on the site plan.

The Construction Activity Zone [“CAZ”] is the area in which all activities related to building a home must occur. No construction activity may take place outside of this area at any time. It is established during the design phase of the project and then reviewed in greater detail at the Pre-Construction meeting. Because of the delicate nature of the soils and the vegetation that it sustains, the use of, or transit over, any other Homesite or common area, as defined in the Declaration, is prohibited.

Similarly, in the interest of preserving as much of the natural landscape as possible, the use of or transit over, the natural area or setbacks outside the limits of construction on any Homesite is also prohibited. Construction personnel must refrain from parking, eating, and depositing rubbish or scrap materials [including concrete washout] on any neighboring Homesite, tract, or right of way, or anywhere outside of the building or paving footprint.

Due to these requirements, construction, techniques may be limited to certain areas. For example, trenching may have to be performed manually in areas with foliage too sensitive to accommodate heavy machinery. Innovative techniques, such as working from the back of the house to the front, help minimize the need to drive machinery around the footprint of a building. Planning for construction activities during the site planning and design phases is critical to the successful implementation of a project. In order to work within the restricted area, the order of tasks and techniques used to build the home must be carefully considered as a part of the project design. For example, stone may need to be delivered by heavy machinery to the rear of a site prior to foundation excavation activities. It is the contractor’s responsibility to plan the construction process to accommodate these requirements.

TANAGER WILL ENFORCE THESE REGULATIONS. FAILURE TO ABIDE BY THESE RULES MAY RESULT IN THE LOSS OF YOUR PRIVILEGE TO ENTER THE GATE and/or FINES AS DETAILED IN APPEDIX E.

Owner Signature _____ Date _____

Builders Signature _____ Date _____

4.3 Appendix E – Assessment for Violations

Compliance with all regulations is the responsibility of the general contractor, even though a violation may be the result of action taken by one of their sub-contractors or vendors.

The general contractor must communicate the importance of following the violations to all their employees, sub-contractors, vendors and delivery companies.

The assessments will be deducted from deposits submitted prior to construction. It is our hope that these assessments will not be necessary. Warnings will normally be given unless the violation is repeated or flagrant in nature. Voluntary compliance will assure general contractor the return of their deposit.

➤ Improper Parking	\$20.00 per incident
➤ Failure to obtain a property pass	\$20.00 per incident
➤ Failure to obey a traffic control sign or device	\$20.00 per incident
➤ Excessive Speeding	\$20.00 per incident
➤ Failure to provide identification to security	\$20.00 per incident
➤ Failure to stop at security entrance/checkpoint	\$20.00 per incident
➤ Violation of “No Animals” rule	\$20.00 per incident
➤ Loud music or foul language	\$20.00 per incident
➤ Driving on another site, native area, bike or other path	\$50.00 per incident
➤ Violation of “Open Burning Ban”	\$100.00 per incident
➤ Littering on Tanager property or road	\$200.00 per incident
➤ Violation of “Personal Conduct” Rule	Trespassed*
➤ Violation of “Weapons” Rule	Trespassed
➤ Violation off “Drugs and Alcohol” Rule	Trespassed
➤ Theft form any property, builder or employee	Trespassed
➤ Damage to other Homesites	Cost of repair
➤ Use of other site without permission	\$1,000 per incident
➤ No, or down, property line or fence	Stop work order
➤ Littering or debris at construction site	\$100.00 per week
➤ Failure to keep roadway clean	\$100.00 per week

Copies of verbal or written warning will be kept by the Community Manager for review by the general contractor.

These assessments may be amended at any time and without prior notice.

*Trespassed is defined as no longer being allowed to enter Tanager

4.4 Appendix F – Plant List

Appendix F - PLANT LIST

NATIVE PLANTS

botanical name	common name
Native Evergreen Trees	
<i>Abies lasiocarpa</i>	Subalpine Fir
<i>Juniperus occidental</i>	Western Juniper
<i>Picea engelmannii</i>	Engelmann Spruce
<i>Pinus contorta</i>	Lodgepole Pine
<i>Pinus contorta latifolia</i>	Murrayana Pine
<i>Pinus ponderosa</i>	Ponderosa Pine
<i>Tsuga mertensiana</i>	Mountain Hemlock
Native Deciduous Trees	
<i>Acer circinatum</i>	Vine Maple
<i>Acer glabrum douglasii</i>	Douglas Maple
<i>Alnus incana</i>	Mountain Alder
<i>Populus balsamifera</i>	Black Cottonwood
<i>Populus tremuloides</i>	Quaking Aspen
<i>Prunus virginiana</i>	Chokecherry
Native Evergreen Shrubs	
<i>Arctostaphylos patula</i>	Green Leaf Manzanita
<i>Artemisia tridentata</i>	Big Sagebrush
<i>Cercocarpus ledifolius</i>	Curl Leaf Mt Mahongany
<i>Mahonia aquifolium</i>	Oregon Grape
<i>Mahonia nervosa</i>	Cascade Oregon Grape
<i>Mahonia repens</i>	Creeping Oregon Grape
<i>Salvia dorii</i>	Purple Sage
Native Deciduous Shrubs	
<i>Amelanchier alnifolia</i>	Serviceberry
<i>Atriplex spinosa</i>	Hopsage
<i>Chamaebatiaria millifolium</i>	Desert Sweet
<i>Elaeagnus commutata</i>	Silverberry
<i>Holodiscus discolor</i>	Oceanspray
<i>Holodiscus dumosus</i>	Cliff Oceanspray
<i>Lonicera involucrata</i>	Twinberry
<i>Philadelphica- lewisii</i>	Mock Orange
<i>Physocarpus capitatus</i>	Pacific Ninebark
<i>Prunus besseyi</i>	Western Sandcherry
<i>Purshia tridentata</i>	Antelope Bitterbrush
<i>Rhus glabra</i>	Smooth Sumac

Ribes aureum
Ribes cereum
Ribes viscosissimum
Rosa nutkana
Rosa woodsii
Salix scouleriana
Salvia dorii
Sambucus cerulea
Sambucus racemosa
Sheperdia argentea
Sorbus sitchensis
Spiraea betulifolia
Spiraea douglasii
Spiraea splendens
Symphoricarpos albus
Symphoricarpos orbiculatus
Yucca species

Golden Currant
Wax Currant
Sticky Currant
Nootka Rose
Wood's Rose
Scoulers Willow
Purple Sage
Blue Elderberry
Red Elderberry
Silver Buffalo Berry
Sitka Mountain Ash
Shiny Leaf Spirea
Douglas Spirea
Subalpine Spirea
Snowberry
Coralberry
Soapweed

Native Grasses & Sedges

Achnatherum hymenoides
Calamagrostis rubescens
Carex rossi
Deschampsia caespitosa
Festuca idahoensis
Koeleria macrantha
Leymus cinereus
Poa sandbergii
Pseudoroegneria spicata

Indian Ricegrass
Pinegrass
Ross' Sedge
Tufted Hair Grass
Idaho Fescue
Prairie Junegrass
Great Basin Wild Rye
Sandberg Bluegrass
Bluebunch Wheatgrass

Native Perennials

Achillea millifolium
Aquilegia formosa
Arenaria sp
Artemisia ludoviciana
Balsamorhiza sagittata
Delphinium nuttallianum .
Erigeron species
Eriophyllum lanatum
Gaillardia aristata
Heuchera cylindrical
Illiamna rivularis
Ipomopsis aggregata
Iris missouriensis
Leucocrinum montarum
Lewisia rediviva
Linum lewisii
Lupinus albicaulus

Common Yarrow
Western Columbine
Sandwort
White Sage
Arrowleaf Balsamroot
Common Larkspur
Buckwheat
Oregon Sunshine
Blanket Flower
Alumroot
Mountain Hollyhock
Scarlet Gilia
Blue Flag Iris
Sand Lily
Bitterroot
Blue Flax
Sickle-Keel Lupine

<i>Lupinus sericeus</i>	Silky Lupine
<i>Mimulus species</i>	Monkey Flower
<i>Oenothera caespitosa</i>	White Primrose
<i>Oenothera pallida</i>	White Stem Primrose
<i>Penstemon sp.</i>	Penstemon
<i>Phlox diffusa</i>	Spreading Phlox
<i>Salvia azurea</i>	Prairie Sage
<i>Sisyrinchium idahoense</i>	Blue-Eyed Grass
<i>Solidago Canadensis</i>	Goldenrod
<i>Sphaeralcea coccinea</i>	Scarlet Globemallow
<i>Sphaeralcea munroana</i>	Orange Globemallow
<i>Stanleya pinnata</i>	Prince's Prume

ORNAMENTAL PLANTS

Ornamental Evergreen Trees

<i>Picea pungens</i>	Colorado Spruce
<i>Picea abies</i>	Norway Spruce
<i>Pinus aristata</i>	Bristlecone Pine
<i>Pinus flexilis 'Vanderwolf's Pyramid'</i>	Vanderwolf Pine
<i>Pinus sylvestris</i>	Scots Pine

Ornamental Deciduous Trees

<i>Acer ginnala</i>	Amur Maple
<i>Acer negundo</i>	Boxelder
<i>Acer platanoides</i>	Norway Maple varieties
<i>Acer rubrum</i>	Red Maple varieties
<i>Crataegus species</i>	Hawthorn varieties
<i>Fraxinus species</i>	Ash varieties
<i>Malus species</i>	Crabapple varieties
<i>Quercus speices</i>	Oak varieties
<i>Sorbus aucuparia</i>	Mountain Ash varieties

Ornamental Evergreen Shrubs

<i>Juniperus squamata 'Blue Star'</i>	Blue Star Juniper
<i>Picea abies 'Pumila'</i>	Pumila Spruce
<i>Picea pungens 'Globosa'</i>	Blue Globe Spruce
<i>Pinus mugo</i>	Mugo Pine
<i>Rhododendron</i>	H1 hybrids

Ornamental Deciduous Shrubs

<i>Aronia melanocarpa</i>	Black Chokeberry
<i>Caragana arborescens</i>	Siberian Pea Shrub
<i>Caryopteris clandonensis</i>	Bluebeard
<i>Chaenomeles speciosa</i>	Flowering Quince
<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster

<i>Daphne cneorum</i>	Rock Daphne
<i>Forsythia intermedia</i>	Forsythia
<i>Lonicera tatarica</i>	Honeysuckle
<i>Philadelphus virginialis</i>	Mock Orange
<i>Potentilla fruticosa</i>	Shrubby Cinquefoil
<i>Ribes Alpinum</i>	Alpine Currant
<i>Rhus aromatica</i>	Grow-Low Sumac
<i>Salix purpurea</i>	Arctic Blue Willow
<i>Spiraea japonica</i>	Spirea
<i>Syringa vulgaris</i>	Lilac
Ornamental Grasses	
<i>Calamagrostis x acutiflora</i>	Feather Reed Grass
<i>Helictotrichon sempervirens</i>	Blue Oat Grass
<i>Panicum virgatum</i>	Switchgrass
<i>Schizachyrium scoparium</i>	Little Bluestem Grass
Ornamental Perennials	
<i>Achillea species</i>	Yarrow
<i>Aurinia saxalilis</i>	Basket of Gold
<i>Cerastium tomentosum</i>	Snow-In-Summer
<i>Coreopsis grandiflora</i>	Coreopsis
<i>Crocus speciosus</i>	Crocus
<i>Dianthus chinensis</i>	Pinks
<i>Dicentra spectrabilis</i>	Bleeding Heart
<i>Echinacea purpurea</i>	Coneflower
<i>Euphorbia polychroma</i>	Cushion Spurge
<i>Gaillardia grandiflora</i>	Blanket Flower
<i>Geranium species</i>	Hardy Geranium
<i>Geum varieties</i>	Geum
<i>Iris sibirica</i>	Iris
<i>Leucanthemum x superbum</i>	Shasta Daisy
<i>Lilium species</i>	Lily
<i>Narcissus species</i>	Daffodil
<i>Nepeta x faassenii</i>	Catmint
<i>Penstemon species</i>	Penstemon
<i>Perovskia atriplicifolia</i>	Russian Sage
<i>Primula polyanthus</i>	Primrose
<i>Rudbeckia hirta</i>	Black Eyed Susan
<i>Veronica spicata</i>	Veronica
Ornamental Vines	
<i>Clematis jackmanii</i>	Clematis
<i>Lonicera ciliosa</i>	Honeysuckle
<i>Parthenocissus quinquefolia</i>	Virginia Creeper

Ornamental Groundcovers

Ajuga reptans

Cerastium tomentosum

Delosperma species

Galium odoratum

Sedum species

Sibbaldiopsis tridentata

Thymus species

Vinca minor

Carpet Bugle

Snow-In-Summer

Iceplant

Sweet Woodruff

Sedum Varieties

Cinquefoil

Creeping Thyme

Periwinkle

4.5 Appendix G – Approved Cement Fiber Materials

Allura Plycem

Woodtone Rustic Series

James Hardie Cedarmill Profile

James Hardie Artisan / Aspyre

4.6 Appendix H – Approved Composite Roof Materials

Certainteed Presidential

Certainteed Grand Manor