



# TANAGER

## FREQUENTLY ASKED QUESTIONS

### WHAT MAKES TANAGER SO SPECIAL?

Tanager is a lifestyle community just minutes from the vibrant mountain town of Bend, Oregon. Combining a beautiful natural setting and world class recreation, both within the community and just outside of its gates, Tanager offers you out-your-door access like no other community. Whether you are drawn to casting a line on Tumalo Creek, taking a paddleboard adventure across the community lake, or afternoon skiing on the water ski lake, Tanager is more than a neighborhood, **it is a way of life.**

### WHERE IS TANAGER?

Located just 6 miles from downtown and just past Shevlin Park, Tanager is easily accessible to the best of Bend, while offering the tranquility of being outside the hustle and bustle. Here, you are minutes from the shops, dining and markets of Northwest Crossing, at the doorstep of miles of biking trails and roads, and an easy drive to the Bend/Redmond airport, where you can connect to destinations around the world.

### HOW BIG IS TANAGER?

Tanager sits on 182 acres with roughly 117 acres of open space for recreation and the native wildlife to share. Combining open space, recreational activities, generously sized homesites, and plenty of elbow room. There is no shortage of space for your toys and your extended family. The neighborhood consists of 21 waterfront homesites (either lake or Tumalo Creek frontage), ranging from 1.32 to 10 acres.

### WHAT DO THE TANAGER LAKES OFFER?

There are two lakes on the property, one is strictly for recreation (paddleboards, canoes, kayaks, etc) and one that is primarily for water skiing, wakeboarding, and other watersports. Launch from the private community dock and enjoy mountain views and the serenity of the nearly 8 acre non-motorized lake. The other lake is approximately 2,100 feet long, 350 feet wide and is designed for the most optimal conditions for motorized water



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sports. If you are looking for a challenge, press a button and the state-of-the-art sunken slalom course will emerge and test your skills on the water. If you prefer to ski, wakeboard, or even surf, simply push the button and the slalom course disappears to the bottom of the lake.

### **IS TANAGER OPEN TO THE PUBLIC?**

Tanager is a private, HOA community, and its roadways, lakes, trails and open spaces are on private land. Residents will have a code to use in order to enter through the entrance gates. There is no public access or use of Tanager's lakes or grounds, unless they are guests of homeowners.

### **CAN I HAVE A HORSE OR OTHER LIVESTOCK ON MY PROPERTY?**

Although most of the homesites don't allow for horses, livestock or other farm animals, there are a couple of homesites that are large enough to allow a limited number of livestock animals.

### **WHAT SIZE HOME CAN I BUILD?**

The covered area of a home, including indoor living space and covered patio outdoor living space, cannot be less than 3,000 square feet, excluding garages. Indoor living space must be at least 2,500 square feet.

### **CAN YOU ACCESS TUMALO CREEK?**

There is a nearly 3/4 quarter-mile of Tumalo Creek frontage with a trail easement allowing enjoyment for all neighborhood residents. The trails have been planned so that any Tanager homeowner can access Tumalo creek to fish or simply enjoy the rippling waters, canyon walls, and mature and lush vegetation.

### **CAN I BRING MY OWN BUILDER TO TANAGER?**

There are no specific builders/contractors that must be used, however there are Architectural Review Guidelines that must be followed and plans must be approved by the Architectural Review Committee. The guidelines are written with the flexibility to build a wide range of styles while preserving the overall feel of a neighborhood of this caliber. The sales team can help introduce you to builders.



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