



**DESIGN GUIDELINES**  
**Residential & Commercial**  
October 2015

# TABLE OF CONTENTS

## **SECTION 1: INTRODUCTION Page 6**

### INTRODUCTION.

- General Description of the Development and Design Quality
- The Construction Approval Process
  - Application & Submittal Requirements
  - Preliminary Review
- Responsibilities

### ENFORCEMENT

- Performance Bonds

### NON-CONFORMING USES

### NON-WAIVER

### SEVERABILITY

### ARCHITECTURAL REVIEW COMMITTEE

- General
- Committee Membership
- Architectural Standards

### TIMETABLE

- Preparation for Preliminary and Final Review Submittals
- Preliminary Review Advantage
- The ARC Review
- After the ARC Review
- Appeals
- Deposit Refund and Inspection

### SUBMITTAL CHECKLIST

- Preliminary Review
- Final Review
- Exterior Elevations
- Floor Plan(s)
- Site Plan and Four Exterior Elevations
- Application Form
- ARC Application Fee
- Color/Material Sample Board and Color Submittal Form
- Other Considerations at the time of Submittal

### LANDSCAPE SUBMITTAL CHECKLIST

- Landscape Plan
- ARC Landscape Application Fee

### MISCELLANEOUS

- Fees
- On-Site Inspections
- Violations

## **SECTION 2: RESIDENTIAL ARCHITECTURAL STANDARDS Page 14**

## RESIDENTIAL ARCHITECTURAL STANDARDS

General

City Building Requirements

Rules & Design Guidelines

Accessory Buildings

Adjacent Private Property

Aluminum Windows, Door Frames and Skylights

Animal Runs and Animal Restraint Areas

Awnings

Buildable Area

City Requirements

Building Setbacks

Building Height

Chimneys

Decks, Porches and Deck/Porch Skirting

Drainage

Driveways

Duplication

Earth Advantage® Certification

Excavation

Exterior Colors and Stains

Exterior Design Treatment

Exterior Lighting

Exterior Walls & Trims

Fencing

Flagpoles

Garages

Grading

Greenhouses

Gutters and Downspouts

Heating and Cooling Systems

Height (See Building Height)

Hillside Homesites

Hot Tubs

Landscaping

Mailboxes and Street Addresses

Metals and Plastics

Outdoor Play Equipment

Parking and Screening

Roofing

Satellite Dishes and Antennas

Service Yards

Setbacks, Easements and Other Requirements (See Buildable Area)

Shutters

Signs

Builder/Contractor/Architect/Designer Signs

Skylights and Solar Devices

Solar Heating System

Staging Area

Trash Enclosures

Utilities

Utility Meters

View Preservation

Water Features

## LANDSCAPING

- General Philosophy
- Planting Zones
- LANDSCAPING STANDARDS
  - General
  - Landscape Design Planning
  - Lighting
  - Native Areas
  - Slopes
  - Water Features
- IRRIGATION AND WATERING
  - Watering Regulations
  - Water Management
- LANDSCAPE MAINTENANCE
- FIRE CONTROL
- LANDSCAPE MISCELLANEOUS

- Pruning
- Weeds
- Other Considerations
- Modifications

**SECTION 3: COMMERCIAL ARCHITECTURAL STANDARDS Page 32**

- COMMERCIAL ARCHITECTURAL STANDARDS
  - General
  - City of Building Requirements
  - Rules & Design Guidelines
    - Adjacent Private Property
    - Awnings
    - Buildable Area
    - Building Setbacks
    - Building Height
    - Burning
    - Drainage
    - Driveways and Walkways
    - Duplication
    - Excavation
    - Exterior Colors and Stains
    - Exterior Design Treatment
    - Exterior Lighting
    - Exterior Walls and Trims
    - Fences and Landscape/Retaining Walls
    - Flagpoles
    - Gutters and Downspouts
    - Heating and Cooling Systems
    - Landscaping
    - Mailboxes
    - Maintenance
    - Metals and Plastics
    - Overhead Doors and Garages
    - Parking and Screening
    - Primary Entrance
    - Roofs and Roofing Accessories
    - Satellite Dishes and Antennas
    - Security
    - Service Yards/Trash Enclosures

Setbacks and Easements  
Signs  
Skylights and Solar Devices  
Temporary Structures  
Trellises, Decks, Porches, Stairs, Stoops, Deck/Porch Skirting & Balconies  
Utilities  
Utility Meters  
Water Features  
Windows, Glazing, Entrances, Door Frames and Accessories

## SECTION 1: INTRODUCTION

### **General Description of the Development and Design Quality**

Brooks Resources Corporation and the businesses and residents of Compass Corner will establish a small, unique community, which provides a mix of residential and commercial uses on the scenic northeastern slope of Awbrey Butte.

Compass Corner does not have a particular architectural theme. However, all of the buildings and landscapes within Compass Corner are expected to employ high standards of design and construction. High standards will ensure architecture and landscapes that complement the site and surrounding neighborhoods. The Architectural Standards section specifically addresses design and architectural objectives.

The information in this manual is intended to help you, your designer, architect, builder, contractor and/or landscape professional to understand these guidelines regarding residential and commercial design and landscaping, as well as acquaint you with the necessary approval process that each submittal entails. The Architectural Review Committee (ARC) wants to ensure that the design review and approval process is administered fairly and effectively for the benefit of individual property owners and for Compass Corner as a whole.

We urge you to contact the Owner Relations Department prior to filing any application to be sure you have the most current application form and a current set of the Compass Corner Design Guidelines. Please stop by our office, call, write, or email with your comments or questions:

Owner Relations Department  
Brooks Resources Corporation  
409 NW Franklin Avenue  
Bend, Oregon 97701  
(541) 382-1662 x107  
carol@brooksresources.com

### **The Construction Approval Process**

The application of these Design Guidelines shall be subject to the approval of the Compass Corner Architectural Review Committee (ARC) which shall also approve the installation of all buildings, fences, landscaping (including fountains, and permanently placed play equipment), exposed solar devices, air conditioning, mechanical equipment, antennas, satellite dishes, utility meters, and all other exposed site and building non-architectural components, and all Improvements as defined in paragraph 1.2 of the Compass Corner Covenants, Conditions and Restrictions (CC&Rs).

Exceptions to the Design Guidelines shall be considered on an individual basis, and granted based on architectural merit. The ARC reserves the right to amend or alter the Design Guidelines as needed.

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

### Application and Submittal Requirements

The Timetable, Checklists, Construction Submittal Form and Application are available at the offices of Brooks Resources Corporation, located at 409 NW Franklin Avenue in Bend.

### Preliminary Review

A preliminary review is strongly encouraged. The preliminary review process tests the building and site concept. Concerns or objections are easier to address when they are identified at the beginning of the design process.

Please see the Preliminary Review portion of the Timetable and the Submittal Checklist for instructions and submittal requirements.

### Final Review

The final review process takes place in an ARC meeting with all ARC members and the architecture consultant. A letter explaining the ARC comments, requirements, concerns and/or conditions of approval will be sent to the owner and the design and construction agents. If further information or submittals are required, final approval to begin construction will not be granted until those items are submitted, reviewed and approved.

Please see the Final Review portion of the Timetable and Submittal Checklist for instructions and submittal requirement.

### Responsibilities

It is the responsibility of each Compass Corner land owner and/or his/or her agent(s) to read and understand the Declaration of CC&Rs for Compass Corner; ARC Construction Submittal Form and Application; Timetable & Checklist Outline; and these Design Guidelines prior to making submittal to the ARC.

## **E N F O R C E M E N T**

As provided by Section 8.4 of the Compass Corner Covenants, Conditions & Restrictions (CC&Rs), the ARC and/or its representative(s), shall be authorized, upon receipt of an application and submittal to build, to make onsite inspections of the homesite and proposed construction at any time.

As provided by Section 7 of the Compass Corner CC&Rs, any default of the declaration shall subject the defaulting party to any and all legal remedies, including damages or the destruction, removal or the enjoining of any offending improvement or condition. In the event that an owner or his agent(s) fails to comply, the ARC and/or its authorized representatives may proceed with enforcement as provided for in Article 7 of the same CC&Rs.

### Performance Bonds

At the sole discretion of the ARC, a builder, contractor or design professional may be required to submit a performance bond prior to beginning work at the project site. The performance bond shall be in addition to the application fee and deposit required by the ARC.

The ARC also reserves the right, solely at its discretion, to require the submittal of a performance bond during construction of a project if the ARC determines that the Design Guidelines or the Compass Corner CC&Rs are not being followed. The failure of the builder, contractor or design professional to provide a bond when requested may result in a stop work order.

The performance bond, in whole or in part, at the discretion of the ARC, shall be forfeited if a finding is made by the ARC that the builder, contractor or design professional has violated any provision of the ARC Design Guidelines or the Compass Corner CC&Rs. Upon onsite inspection(s) and approval, the bond shall be released to the builder, contractor or design professional within 7 days of notice by the ARC of the satisfactory completion of the project.

**N O N - C O N F O R M I N G U S E S**

If an owner has any improvement not in compliance with the Design Guidelines as adopted and amended, even though said improvements existed prior to the adoption of these rules, the owner will be granted a reasonable time from the date of notification by the ARC to comply with these rules.

**N O N - W A I V E R**

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

**S E V E R A B I L I T Y**

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

**A R C H I T E C T U R A L R E V I E W C O M M I T T E E**

**General**

Brooks Resources Corporation has established the ARC to implement and administer these Design Guidelines. The ARC shall exercise the functions for which it is given responsibility by Brooks Resources Corporation, as provided in the Declaration of Covenants, Conditions & Restrictions for Compass Corner and for the modifications, promulgation, and enforcement of its rules governing the use and maintenance of land and the improvements thereon.

**Committee Membership**

The ARC shall consist of at least three persons who shall be appointed by Brooks Resources Corporation. Members of the ARC may be removed and replaced at any time by Brooks Resources Corporation.

Except as otherwise provided herein, any two members of the ARC shall have the power to act on behalf of the Committee without the necessity of a meeting and without the necessity of consulting the remaining members of the Committee.

**Architectural Standards**

The ARC exists for the purpose of maintaining the high standards in design development and overseeing appropriate building and property use in Compass Corner. The Committee reviews submittals and makes rulings that, in all cases, supersede the City of Bend and/or others.



## T I M E T A B L E

### **Preliminary Review Advantage**

There is no fee for Preliminary Review and this process is strongly encouraged. The Preliminary Review process tests the building and site concept. The purpose of the preliminary review is to review designs at an early stage, to obtain ARC comment on designs that may not be in keeping with the Compass Corner Design Guidelines. Preliminary review also may identify designs that could be duplications of others in close proximity to the requested improvement. The preliminary review allows the owner to obtain contiguous owner comments (if any) and ARC advice regarding conceptual designs before final construction drawings are prepared for the Final Review.

Preliminary review shall not be deemed to be a final approval for the construction of the improvement(s).

### **Preparation for Preliminary and Final Review Submittals**

Preliminary and Final review are similar processes and may require the same amount of time for each review process. The Timetable for both Preliminary and Final review have three related aspects. Alterations or additions to buildings require the same amount of time for the review process. A preliminary review is recommended for alterations or additions.

1. Preparation:

- The applicant must first prepare for the review. This preparation should include: Check with the Owner Relations Department at Brooks Resources Corporation (409 NW Franklin Avenue, Bend, Oregon 97701; (541) 382-1662 x107) to see if the copy you have of the Compass Corner Rules & Design Guidelines is the most recent edition (all copies are dated). Request a current copy of the Compass Corner Architectural Review Committee Construction Submittal Form and Application.
- Compass Corner land owner(s) and/or his agent(s) should read and understand the Declaration for Compass Corner; ARC Construction Submittal Form and Application; Timetable & Checklist Outline; and the Design Guidelines prior to making a submittal to the ARC.
- Compass Corner land owner(s) and his agent(s) must understand that all construction is subject to all codes and ordinances as adopted by the State of Oregon, Deschutes County, the City of Bend, and all other pertinent regulations. The most stringent regulations shall apply in the event of a conflict.

2. Proposal Development:

The second aspect is development and formation of your proposal. This normally includes formation of your building concept and synthesizing it within the constraints of the Compass Corner Design Guidelines.

3. ARC Review:

The third aspect is the ARC review. At ten days prior to the next ARC meeting, the Owner Relations Department of Brooks Resources Corporation, must receive your submittal. If you have any questions, contact the Owner Relations Department at (541) 382-1662 x107.

### **The ARC Review**

ARC meetings are closed—only ARC members and the independent architect consultant will be present. At the ARC meeting, the plans, application and independent architect consultant comments are reviewed and evaluated by the ARC members.

### **After the ARC Review**

Following the ARC meeting, a review letter is prepared, listing any ARC comments, requirements, concerns or conditions of approval. A copy of this letter will be provided for the owner and the design and construction agent(s). If there are specific areas of concern or a requirement for more information, the owner or his agent(s) may be required deliver revised drawings or provide the supplemental information before the ARC will issue a final approval allowing construction to begin.

Excavation and construction may begin only after all issues (if any) are resolved, a final ARC approval letter has been issued and the conformance agreement, attached to your approval letter, has been signed and returned to the Owner Relations Department.

Items which are missing from the original submittal (color boards, landscape plans, exterior lighting, etc.) must be provided for review and approval at a later ARC meeting. It is prudent to plan color schemes and material choices well in advance of scheduling painters, masons and other specialty subcontractors.

All exterior construction on your home must be completed within one year from the date construction begins.

If construction approval has been granted and construction has not begun within one year of receiving approval (or six months for additions or alterations), the application and approval expire and the deposit portion of the application fee will be refunded. A new application, a current fee and deposit, and a new ARC review and approval will be required if construction is proposed to proceed after this time.

Landscaping shall be completed within six months of the completion of the exterior of the building(s). Please consult the Landscape section of this book for more specific information about the landscape requirements.

### **Appeals**

An owner may appeal an ARC decision. There is a \$250 fee associated with an appeal. All appeals will be heard by the Compass Corner Owners Association Board of Directors. All decisions made by the Compass Corner Association Board of Directors will be final.

### **Deposit Refund and Final Inspection**

The deposit will be refunded after the building and landscaping are completed and meet all ARC standards, requirements, CC&Rs and Design Guidelines. Owners must call to request a final inspection no later than 30 days after the improvements are complete.

## **SUBMITTAL CHECKLIST**

At least ten days prior to the next scheduled Compass Corner ARC meeting, submit to the Owner Relations Department the following items for the appropriate review:

### **Preliminary Review**

The ARC recommends that you provide as much information as possible to gain the most out of the review. Please provide two copies of the site plan, elevations and floor plan as well as a reduced copy (8 ½" x 11") of the site plan and elevations. No fee or application is required with preliminary review.

### **Final Review**

The following items are required for final review:

#### **Site Plan (1 copy) to include:**

- licensed surveyor stamp and signature on plan
- drawing scale: 1" = 10'
- a grading plan (professionally engineered encouraged and may be required) showing existing contours of site slope and proposed contour changes, both at 2' intervals (retaining walls, if any, must be reflected accurately on the grading plan)
- property lines, setbacks, sewer, and all other easements (if any)
- building footprint location, roof plan including overhangs, and driveway clearly marked
- all tree and rock outcropping locations (trees which are proposed for removal must be clearly designated as such on the plan)
- all utility stub locations
- north arrow
- location of the following clearly marked: walkways, decks, retaining wall(s), parking areas, proposed utility lines, service yard/trash storage, spa/hot tub facilities, utility, etc.
- location of construction staging/access areas and temporary structures
- location of homes/buildings on adjacent homesites (if they exist)
- elevation of the first floor of building (in relation to existing grade) noted on plan
- highest ridge elevation of the building (in relation to existing grade) noted on plan
- existing grade elevations of the major corners of the foundation noted on plan

#### **Exterior Elevations (1 copy) to include:**

- drawing scale: ¼" = 1'
- all exterior building features clearly identified with all materials/finishes noted (exterior lighting, roof, siding, railings, trims, patios, porches, decks, foundation, stairways, storage enclosures, masonry, garage doors, meter housings, spa facilities, etc)
- correct image orientation; stock plans reflecting mirror image will not be accepted
- proposed structure's main floor line drawn and elevation in relation to existing grade noted
- elevation of the highest point of the roof ridge in relation to the existing grade noted

- accurate finished and existing grades drawn and noted

Floor Plan(s) (1 copy)

- drawing scale: 1/4" = 1'

Site Plan and the four Exterior Elevations in reduced format (8 1/2" x 11")

- 1 copy of each

Application Form (1 copy)

- owner(s) must sign and date signature page
- cover sheet must be completed with pertinent addresses, phone numbers, legal description, street address, etc.
- all pages in application must be completed

ARC Application Fee

- A check made to *Brooks Resources Corporation*. The Architectural Review Committee fee is \$1,000 plus a refundable deposit of \$1.00 per square foot of the home/building, excluding the garage. The maximum ARC deposit is \$5,000 and a minimum deposit is \$2,000. The \$1,000 fee is non-refundable. Alterations/additions require a \$250 fee plus a refundable deposit of \$1.00 per square foot of the addition. The \$250 fee is non-refundable. Preliminary review has no fee.

Color/Material Sample Board and Color Submittal Form

- note: these are best assembled at the time of the full construction submittal, but owners are permitted to submit them at a later date for review and written approval
- completed color submittal form identifying materials and colors
- exterior window, siding, roofing colors and materials
- exterior light fixture catalog cuts or drawings
- masonry and paver samples

Other considerations at the time of submittal:

- A string layout of the footprint of the house, driveway and onsite parking locations shall be completed at the time of the application. All corners of the lot must also be accurately staked at the time the string layout is completed. The failure to complete this step may result in a delayed ARC review.

## LANDSCAPE SUBMITTAL CHECKLIST

A landscape plan is not required during the initial review process. However, a complete landscape plan must be submitted for review and approval prior to the execution of any such work. Beginning landscaping construction prior to ARC review and written approval may result in a partial forfeiture of the deposit refund. No additional fees are required for landscape review. Landscaping shall be completed within six months of substantial completion of the home. Please consult the Landscaping section for more specific information about landscape requirements.

At least ten days prior to the next scheduled Compass Corner ARC meeting, submit to the Owner Relations Department the following:

Landscape Plan (1 copy) to include:

- ❑ drawing scale: 1" = 10'
- ❑ retaining wall locations and material
- ❑ property lines, setbacks, and all other easements (if any)
- ❑ building footprint location, roof plan including overhangs, and driveway clearly marked
- ❑ all tree and rock outcropping locations
- ❑ landscape lighting plan and samples, catalog cuts or drawings of all landscape and driveway lighting fixtures proposed (see Exhibits D through I, for examples of approved types)
- ❑ north arrow
- ❑ location of the following clearly marked: walkways, decks, retaining wall(s), parking areas, service yard/trash storage, spa/hot tub facilities, etc.
- ❑ types, locations, quantities and sizes of all proposed plant material
- ❑ water feature location and detail which should include overall dimensions and pump size, if applicable

ARC Landscape Application Fee

There is no application fee for supplemental landscape plans submitted after the original ARC refund has been issued.

## M I S C E L L A N E O U S

Fees

The ARC review fee may be changed at any time.

On-site Inspections

As provided by Section 8.4 of the Compass Corner CC&Rs, the Compass Corner ARC and/or its representative(s), shall be authorized, upon receipt of an application and submittal to build, to make onsite inspections of the homesite/building and proposed construction at any time.

Violations

Violation(s) of these Design Guidelines that are discovered during an inspection will be forwarded to the homesite owner(s) and/or their agent(s). The ARC and/or its representative(s) shall provide written notice of noncompliance to the homesite owner(s) and/or their agent(s), including a reasonable time limit within which to correct the violation(s). In the event that an owner or his agent(s) fails to comply within this time period, the ARC and/or its authorized representatives may proceed with enforcement as provided for in Article 7 of the same CC&Rs.

## SECTION 2: RESIDENTIAL ARCHITECTURAL STANDARDS

### **General**

The ARC exists for the purpose of maintaining high standards in design development in Compass Corner. The ARC reviews submittals and makes rulings that in all cases supersede the City of Bend and/or others.

### **City Building Requirements**

The City of Bend has adopted the State of Oregon One-and-Two Family Dwelling Specialty Code. The City requires that a building permit be obtained prior to beginning construction of any improvement or making additions or changes to an existing structure. Application with the intent to circumvent the City of Bend height restrictions or ARC height restrictions (30' average height above existing natural grade) will not be approved. Please verify all City of Bend regulations with the building/planning department at (541) 388-5580.

### **Design Guidelines**

#### **Accessory Buildings**

Only buildings to be used as temporary construction shelter may be placed on a homesite during the construction of the main residence.

Structures such as separate garages, dog houses, tool sheds, wood storage, greenhouses, etc., which are not integrated as part of the main residence, will not be allowed without written ARC approval (also see Greenhouses).

#### **Accessory Dwelling Units**

Accessory Dwelling Units (ADUs) are allowed in Compass Corner in accordance with City of Bend standards for ADUs in the Residential Standard Zone.

#### **Adjacent Private Property**

Adjacent property may not be used for access to any construction site under any circumstances. Adjacent property may not be used as a parking area or staging area by any contractor or subcontractor working on the homesite. In the event of damage to adjacent property, the Compass Corner property owner and/or his agent(s) will be held responsible for restoration of the adjoining affected property and/or may result in forfeiture of the construction refund.

It is imperative to keep adjoining property free of construction litter. Daily cleanup is required.

#### **Aluminum Windows, Door Frames and Skylights**

Aluminum windows, door frames and skylights must be vinyl clad or bronze anodized, unless other treatments are specifically authorized by the ARC. The use of "Solar Tube" type skylights must have prior ARC review and written approval.

#### **Animal Runs and Animal Restraint Areas**

All animal runs and animal restraint areas must receive prior ARC review and written approval before they are built. These areas shall be situated on a homesite so as to be completely concealed or screened from view from roadways and neighboring homesites. (See Fencing)

#### **Awnings**

All proposed awnings must be submitted for ARC review and written approval. The awnings must be constructed of a material selected to blend with the body color of the home. No stripes or patterns will be permitted. The bottom edge of the valance must be straight, not decorative (no scallops, notches, etc.).

Buildable Area

City Requirements

The applicable City of Bend solar setback standard must be accommodated. The City of Bend and/or the City's adopted building code may have requirements that are more restrictive than those published herein—the most restrictive requirement shall prevail.

Building Setbacks

Building setbacks are measured from the property line(s) to the furthest extent of the building (including roof overhangs, footings, trash/recycling/HVAC enclosures, fireplace projections, window bays or any other portion of the building). Decks, patios, driveways, turnarounds, retaining walls and walkways have separate setback requirements.

**Table \_1 – Typical Residential Setbacks**

<b>Front</b>	<b>Rear</b>	<b>*Side</b>
10 ft., except the face of garage doors shall be set back at least 20 ft.	There are no rear lot line/setbacks on the residential lots in Compass Corner	*3 ft./5 ft. minimum

\* Special setbacks for certain features as permitted in this section

General Setback Considerations and Exceptions.

1. All residential lots have two frontages and two front setbacks Driveway access for all lots shall be from Compass Corner Loop frontage.
2. Homes on lots 7-10 shall have their front door oriented towards Compass Lane; Homes on Lots 7-10 shall have their front doors and garages oriented towards Compass Corner Loop.
3. The side wall of a garage may extend to the 10 foot minimum front setback as long as the garage doors are turned at a 90-degree angle to the adjoining street.
4. The following architectural features are allowed to encroach into the required setback yards by no more than two feet provided a minimum setback of three feet is provided from the property boundary: eaves, chimneys, bay windows, overhangs, canopies, porches, and similar architectural features. This is not to be construed as prohibiting open-uncovered porches or stoops not exceeding 18 inches in height and not approaching closer than 18 inches to any side or rear lot line.

5. Fences and walls within front yards shall comply with City of Bend clear vision standards.

### *Building Height*

The City of Bend and the Compass Corner Design Guidelines both enforce a 30' average height limitation with one important exception: the Compass Corner Design Guidelines calculates height differently from the City of Bend. All lots will be subject to the Compass Corner Design Guidelines height calculation process.

When homes have a large roof area supported by columns, this is a part of the perceived mass of the house and such elements contribute to the impact of building height and mass on neighboring properties. Thus the inclusion of these extended areas shall be considered as part of the foot print.

Backfilling does not affect the Compass Corner Design Guidelines building height calculation. Application with the intent to circumvent the City of Bend height restrictions or Compass Corner Design Guidelines height restrictions will not be approved.

The height of a home is determined by the Compass Corner Design Guidelines as an average of two specific measurements: 1) from the highest point on the roof to the highest elevation of natural grade along the proposed building perimeter foundation; and 2) from the highest point on the roof to the lowest elevation of natural grade along the proposed building perimeter foundation (opposite elevation). No single elevation will be permitted to be higher than 39', even if the average is below 30'.

For the purposes of this section, "Natural Grade" is defined as the site topography which exists at the time a lot is sold to the first owner by the project developer; fill material subsequently brought to a site does not modify this original grade reference. In instances where proposed building heights are close to the established limit, the ARC may, during the construction process require that the owner of a homesite have specific site and building elevations confirmed by a licensed surveyor.

### *Chimneys*

All exterior chimney chases surrounding flues must be of wood, stone or brick. A chimney chase and shroud, large enough to completely cover the metal fireplace flue, is required, as is a spark arrestor. The chimney chase, flue and shroud shall be painted to match surrounding materials, eliminating the glare from the raw flue and sheet metal, as unfinished metal flues are not permitted. If a chimney chase and shroud are used on a gas fireplace vent, it too must be built and painted to the same standards as chimney chases and shrouds.

### *Decks, Porches and Deck/Porch Skirting*

Elevated decks with living areas below shall have supports of not less than 6" X 6". Built-up wing walls or built-up columns (clad with siding material) or peeled logs, both in conjunction with landscape screening are encouraged and in some cases will be required.

Decks and/or porches, which are more than 24" above existing grade and have no living area below them, shall be skirted. The skirting below all decks and/or porches shall be recessed 18" to 24" to create shadows and alleviate the appearance of massive under deck /porch walls. Deck porch skirting should be made of the same material as the home and be applied in the same direction, unless otherwise approved by the ARC.



The deck areas of homesites are an integral part of living in Compass Corner as well as an integral part of the view from neighboring properties. Long uninterrupted runs of deck will not be permitted. Projections, steps or other architectural features must be incorporated in the deck design.

### Drainage

A drainage plan must be included as part of all construction and landscape submittals, and is subject to ARC approval. Changes to natural drainage patterns due to any site changes or improvements shall not increase or concentrate runoff onto adjacent homesites. Natural drainage patterns are defined as the condition of the homesite as it existed at the time it was initially purchased from the declarant.

All homesites exist in an area of high desert soil conditions and several homesites have steep slopes. During periods of high precipitation and/or high snow melt or other conditions, combinations of conditions, there may be significant amounts of surface runoff in the natural drainage patterns. All improvements shall be designed and constructed to avoid potential damage from all surface runoff. Provisions for the disbursement of roof, gutter, homesite, landscape, walkway and driveway drainage are the property owner's responsibility. Owners should consult with professionals to discuss their drainage risk factors and specific solutions.

### Driveways and Walkways

All driveways must take access off Compass Corner Loop. Driveway cuts onto the Compass Corner Alley will be limited to one per building site, unless otherwise approved by the ARC. The driveway shall be a maximum of 14 feet wide, except to radius to the street. The City of Bend requires a permit prior to creating the curb cut for any driveway. Driveways may be concrete, asphalt or masonry paver. Concrete sidewalks and aprons at driveways shall be a minimum 8" thick.

Walkways should be designed to enhance the entry and connect the building to the neighborhood. Buildings shall be constructed as close as possible to the back of sidewalks.

All driveways and walkways shall be finished prior to occupancy. Exceptions may be allowed with ARC approval. Builders and Builder/Owners are responsible for repair of all driveway cuts, concrete breakage of curbs, sidewalks or sidewalk aprons. ARC representatives will monitor and provide written documentation to the responsible Owner. All repairs must be completed in a timely manner after the receipt of written notification from Brooks Resources or ARC representative.

### Duplication

Due to its small size, duplication of a house design in Compass Corner is not allowed. If a floor plan is used more than once, the elevations must be altered sufficiently so as not to be apparent to the casual observer as determined by the ARC.

In cases where similarity in home design or appearance is deemed a concern by the ARC, modifications to the home may be required to eliminate similarities.

### Earth Advantage® Certification

Earth Advantage® Certification is required for all homes built in Compass Corner. Verify costs and standards for certification with Earth Advantage. Homeowner or Builder will be responsible for 100% of the cost of Earth Advantage® Certification.

### Excavation

Each homesite shall be developed with minimal modification of the existing topography. All excavation spoils must be removed from the site. All areas disturbed during construction must be restored to a native appearance or in

accordance with an approved landscape plan. Natural area restoration includes replanting native grasses and other native plant materials, and redistributing mulch and/or duff covering raw earth. Landscaping shall be designed to “disguise” excessive slope areas caused by fill for driveways and around the foundation of homes.

### Exterior Colors and Stains

All exterior colors are subject to review and written approval by the ARC for both original painting and subsequent repainting.

Exterior color treatment shall be continuous on all elevations. Earth tone colors are strongly recommended. Very light or bright body colors will generally not be acceptable.

Care shall be taken to avoid duplicating colors of nearby homes.

Natural wood siding, peeled logs and natural shakes must be stained or treated.

### Exterior Design Treatment

*Consistency.* Exterior material treatment used on the building walls shall be continuous and consistent on all elevations of a residence in order to achieve a uniform and complete design and must avoid a “veneer” look. Exterior siding material must be carried down to within eight inches of grade and sloped to match finished grade, not stepped. Only 8 inches of exposed foundation is permitted on any exterior elevation.

*Coordination.* The ARC encourages and may require the fenestration, projecting bays, and all other architectural features to be coordinated on all sides of the building. Integrating architectural elements around the building will enhance it as a whole and should augment the architectural character of the building.

See Hillside Homesites for more information on tall façades.

*Stucco & Masonry.* The use of stucco and/or masonry material may be exempt from the one treatment look. Many times these materials may be used in conjunction with other approved siding materials to enhance the architectural style and appeal of all sides of a home. When masonry is used on the front of a home and it extends to any front corner, it must extend at least two feet around the adjoining side elevation when adjacent to another homesite. Masonry must extend to and end at an inside corner on any side elevation fronting on Compass Corner Court or on Lot 1 adjoining the Convenience Commercial Zoned lots.

*Steep Slope Conditions.* Regarding the aspect of view preservation as it pertains to building height, the design of a dwelling shall consider the negative visual impact of tall, imposing facades upon neighboring properties. This is of particular concern for Lots 1-6 which all feature considerable slope and where a tall, flat face of a building would be exposed to roads or adjacent downhill sites. Several things must be considered during the design process to effectively address specific site conditions. Adequately excavating for the lowest floor can better “marry” the building to the site. Sensitively selecting roof pitches and roof massing can lessen the perception of height. Stepping the building profile from the point of low grade back toward the higher grade reduces the building mass, particularly as seen from lower viewpoints. Reducing story heights at the ends of the building adjacent to neighboring properties can substantially soften such end conditions. Prudent use of materials may be effective tools to reduce the height and mass (i.e., masonry wainscoting, base trim boards, frieze boards, are a few design alternatives for effectively eliminating long, tall, uninterrupted walls.)

*Garages.* Owners or their agents are strongly encouraged to minimize the massing and visual impact of the garage. The space between the top of the garage door(s) and the roof shall be kept to a minimum (see Garages)

### Exterior Lighting

Information regarding the design, number and location of all exterior lighting fixtures is required for ARC review and written approval, including (but not limited to) exterior wall, pendant, driveway, walkway and landscape lighting. Lighting submittals require an actual sample or legible drawings and/or catalog cuts for the review process.

All exterior wall light fixtures must be shown on the exterior elevations of all new construction submittals. Driveway, walkway and landscape lighting may be included later with the landscape plan. All exterior light fixtures installed without ARC review and written approval must be removed.

The object of the exterior lighting requirements is to eliminate glare and annoyance to adjacent property owners and passersby. To this end, the guidelines are as follows:

- Only two fixtures with a visible light source are permitted on each home and are subject to ARC written approval regarding their exact location. The shroud for these fixtures may be translucent or transparent. The fixtures must be positioned to enhance and identify the entrance of the home, and both fixtures are limited to a maximum output of 60 watts each (i.e. a fixture with three lamps may have three 20-watt bulbs). Colored lamps are prohibited
- All other exterior wall fixtures are subject to ARC review and written approval regarding their location, number and wattage. These fixtures must have downward-directed light sources which are shielded with an opaque material. No part of the lamp may be exposed through perforated opaque material, or translucent or transparent shrouds. Colored lamps are prohibited.
- Driveway, walkway, landscape and all other decorative light fixtures are subject to ARC review and written approval regarding their location, number and wattage. No part of the lamp may be exposed through perforated opaque material, or translucent or transparent shrouds. Colored lamps are prohibited.

### Exterior Walls and Trims

In the design of homes, which propose the use of a composite of exterior materials, consideration shall be given to appropriate balance, both in terms of the amount of each material, as well as the specific areas of their use.

The following materials are approved for use on exterior walls and trims:

- a. Wood (treated with semi-transparent or solid body stains or paints), and the use of lap cement-based siding material is approved. Individually applied board and batten type siding and log style homes may be appropriate on some homesites; however, they are subject to ARC review and written approval. In most cases, siding applications which involve a mix of directions (horizontal, diagonal, vertical) are discouraged.
- b. Brick, natural and cultured stone - medium to dark colors.
- c. Textured masonry block units are not to exceed four inches in height and must be of medium to dark colors unless approved by the ARC.
- d. Stucco and synthetic stucco.

Prohibited Materials and Conditions:

- a. exposed plain concrete (8" maximum exposure at foundation)

- b. plain concrete block
- d. unarticulated panel siding (e.g., T-1-11, plain plywood, sheet press board)
- e. exposed seams on sheet products (plywood or pressboard type)
- f. other similar quality, non-durable products

### Fencing

Fences at Compass Corner require specific review and written approval from the ARC before they may be placed. A fence is defined as a structural or ornamental barrier separating one exterior space from another. The intent is to create good neighbor fences and make the streets "people friendly". This allows the homeowners to view any activities on the street and not create a dark box-like entry to garages. The heights or elevations of any wall or fence shall be measured from the existing natural elevations of the property at or along the applicable points or lines. No cyclone, metal mesh, or chain link fences are allowed whatsoever.

#### Some Fencing Considerations:

- a. To provide a consistent aesthetic along Mt. Washington Drive, Lots 1, 2, 3, 4, 5, and 6 are required to install an ornamental metal fence, powder coated in a black finish and five (5) feet in height, along the northern property frontage along Mt. Washington Drive. The fence shall be situated at least five (5)-feet behind the top of the cut-slope for Mt. Washington Drive. The specific fence design is subject to ARC approval and will be consistent with the samples available for review from the Owner Relations Manager.
- b. Any side yard fencing on Lots 1-6 shall also be ornamental black metal at least to the rear wall of the residence, where it can transition to other allowed materials.
- c. With the exception of the ornamental metal fencing required along the Mt. Washington Drive frontage of Lots 1-6, all fences must be constructed to a "good neighbor" design (fence appears the same from both sides) with a top rail. Wood fences shall be constructed of grade #2 (or better), no-hole cedar or other ARC-approved materials. No exposed brackets will be allowed. Privacy screening may be permitted with written ARC approval for Hot Tubs/Spas. Fences within Compass Corner shall be five (5) feet in height or less, except as noted below. Posts for wood fences must be steel wrapped with wood. No wood posts will be allowed. Height shall be measured from the natural grade. "Natural grade" is defined as the site topography which exists at the time a lot is sold to the first owner by the project developer; fill material subsequently brought to a site does not modify this original grade. The ARC will evaluate each condition on an individual basis.
- d. Any fence extended beyond the front of the house on Compass Lane or Compass Corner Loop, as determined by the ARC, must not exceed three (3) feet in height. Painting of front fences is allowed with ARC approval of colors. Any painted fence must be maintained so as to conform to the standards established for fences.
- e. No tree, whether in a setback or on private property, shall be used for the attachment or support of any fence or privacy screen.
- f. Fences taller than 3' along rights of way & pedestrian paths shall be at least 3' feet away from the edge of the path.

- g. On interior lots, side yard fencing and rear yard fencing may be 6 feet high, but must step down to 3 feet as noted in d).
- h. Fencing around recreational facilities in private areas will be judged on an individual basis, taking into consideration such factors as location, exposure to public view, and natural screening in the immediate vicinity.
- i. The use of monofilament line, netting or electric fences for the protection of any part of the landscaped area, individual beds or along property perimeters is prohibited. Inconspicuous fencing may be permitted with ARC approval around individual plants or shrubs until they are of a size less vulnerable to the deer population.
- j. At corner lots and pedestrian paths, 5 foot fencing on side yard shall be installed with a mini-mum 3 foot setback. In addition, landscaping shall be installed along the rights of way and easements fence that will reach a minimum 3 foot height within 3 years. The ARC will review this landscape screening requirement as part of the landscape submittal.
- k. All fencing shall meet City of Bend clear vision requirements.
- l. Fence company signs may not be affixed to fences.
- m. Exceptions to fence heights and locations will be considered on an individual basis; additional enhancements may be required.

### Flagpoles

Flagpoles require prior ARC review and written approval before they may be installed.

### Fireplaces or Fire Pits

No wood burning fireplaces, stoves, or outdoor fire pits are allowed in Compass Corner. Gas burning stoves, fireplaces and fire pits are allowed.

### Garages

All garages must be attached to the home or designed to give the appearance of being attached to the home. Garages shall be oriented towards Compass Corner Loop rather than Compass Lane or Mt. Washington Drive. The garage door(s) must be faced with wood and include architectural features consistent with the architecture of the home (i.e. – glass, trim, bracing). The maximum height of a garage door is eight feet (8'). Larger doors require ARC review and written approval. Homes may have no more than three attached garage bays without ARC review and specific written approval. Garages with more than two bays must offset the additional bay at least three feet. Homes with more than three garage bays will be reviewed on an individual basis and require specific ARC written approval.

Owners or their agents are strongly encouraged to minimize the massing and visual impact of the garage. The space between the top of the garage door(s) and the roof shall be kept to a minimum (see Buildable Area & Exterior Design Treatment).

### Grading

To the maximum extent feasible, all grading on a homesite shall conform to existing topography and must be approved by the ARC at the time of construction and/or

landscaping review. For purposes of drainage, grading must slope away from structures on a homesite (See Drainage).

Both existing and finished grading must be represented on each site plan and each exterior elevation submitted to the ARC.

### Greenhouses

Greenhouses will be evaluated on an individual basis. Greenhouses, if allowed, shall be designed and integrated as part of the main residence. Separated or non-integrated greenhouses will generally not be allowed.

### Gutters and Downspouts (See Drainage)

Gutters are highly recommended in Compass Corner and may be required on some homes. All gutters and downspouts shall be designed as a continuous architectural design feature. Exposed gutters and downspouts shall be colored or painted to blend in with the surface to which they are attached.

All drainage pipes from downspouts must be concealed from the view of neighboring properties. This drainage must be accommodated on the owner's property. Please investigate the addition of French drains or other types of dry well systems to accommodate gutter drainage.

### Heating and Cooling Systems

All exterior elements of heating and/or cooling systems must be screened from the view of neighboring homesites and roadways, and where applicable, must be insulated to reduce noise transmission to acceptable levels at adjoining properties.

### Height (See Building Height)

### Hillside Homesites (Lots 1-6)

Exposed understructures of homes built on hillside homesites are prohibited.

Siding material must extend to within 8 inches of the finished grade, and skirt walls (pony walls) exceeding three feet in height shall be landscaped to reduce the scale of the skirt (pony) wall. Additionally, all decks which are more than 24 inches above grade must have skirt walls and these walls must be recessed 18 to 24 inches from the deck/porch edge to create shadow lines. Decks that are more than three feet above grade shall be landscaped to reduce the scale of the skirt wall.

### Hot Tubs

Hot tubs are required to be screened from the view of neighboring homesites and roadways. Hot tub location and required screening must have prior ARC review and written approval.

### Landscaping (see Landscaping Section for Complete Requirements)

Landscaping is required and may be a condition of development in some areas. All homesites, however, shall be maintained to present a neat and pleasing appearance from all off-property vantage points, to minimize fire danger in the area and to moderate the problem of wind-blown dust. If a property owner chooses to maintain the natural appearance of the site, steps must be taken to restore/re-naturalize unsightly scarred areas due to construction activity or other damage and to remove dead plant material and refuse from the site. Re-naturalize (make the site appear as it did prior to construction of the home) all areas disturbed by the construction of your home that are not formally landscaped. Re-naturalizing includes:

- Planting ARC-approved native plant material schedule:

- a. 5-10% Trees or 2 trees per 500 sf: (requirement is lot-specific): Ponderosa Pine (*Pinus ponderosa*) 6 – 8 feet
- b. 25-45% Shrubs or 15 shrubs per 500 sf: (must have a minimum of 3 varieties of the following):
 

Serviceberry ( <i>Amelanchieralnifolia</i> )	5 gal.
Greenleaf Manzanita ( <i>Arctostaphylospatula</i> )	2 gal.
Big Sagebrush ( <i>Artemisia tridentia</i> )	2 gal
Creeping Orange Grape ( <i>Mahoriarepens</i> )	2 gal.
Wax Currant ( <i>Ribes cereum</i> )	2 gal.
Wood's Rose ( <i>Rosa woodsil</i> )	5 gal.
Douglas Spirea ( <i>Spirae adouglasi</i> )	5 gal.
Coralberry ( <i>Symphoricarposorbiculatus</i> )	5 gal.
- c. 35-55% Grasses or 25 grasses per 500 sf; (must have one of the following):
 

Idaho Fescue ( <i>Festuca idahoensis</i> )	1 gal.
Bluebunch Wheatgrass ( <i>Pseuoroegeniaspicatum</i> )	1 gal.
- d. 0-25% Forbs or 15 forbs per 500 sf: (optional):
 

Yarrow ( <i>Achillea millifolium</i> )	1 gal.
Threadleaf Fleabane ( <i>Erigeron filifolius</i> )	4" pot
Sulfur Buckwheat ( <i>Erigonum umbellatum</i> )	4" pot
Oregon Sunshine ( <i>Eriophyllum lanatum</i> )	4" pot
Silky Lupine ( <i>Lupinus sericeus</i> )	4" pot
Lowly Penstemon ( <i>Penstemon humilis</i> )	4" pot
Showy Penstemon ( <i>Penstemon spectabilis</i> )	4" pot

- Spreading mulch/pine needles/duff, covering raw earth
- Feathering transitions between truly native areas to the newly restored areas

Other Landscaping Requirements and Considerations:

- a. Landscaping (formal or re-naturalizing) of the entire lot shall be completed prior to or at the time of home completion. The ARC may approve an extension for landscape completion due to inclement weather.
- b. The front yards and side yards along public Rights of Way and pedestrian easements shall be landscaped.
- c. Underground irrigation is required. For xeriscape landscaping, irrigation may be removed after establishment of native plantings.
- d. A minimum of two street trees are required on all lot frontages. For corner lots street trees are required 30' on center. This area also requires sod, or approved substitution, and underground irrigation. At a minimum, all street trees shall be 2" caliper (measured 6" above ground level). Please refer to the Compass Corner Street Tree Guidelines for species regulations. The parkstrips adjacent to Mt. Washington Drive are required to meet the Compass Corner ARC-approved native plant material schedule.
- e. Landscapes shall be treated in a casual, fluid manner so as to integrate comfortably with the natural settings and surrounding homesites of Compass Corner.
- f. In some situations the ARC may require an owner to plant trees and/or add contouring to a site to screen on-site elements from off-site vantage points.

- g. It shall be the responsibility of the homesite owner, when landscaping their property, to follow the plan approved by the ARC.
- h. As determined by the ARC, contiguous property owners should work together to create a continuous flow from one property to the next avoiding a straight line delineating property lines.
- i. The use of organic methods of weed control, lawn maintenance and yard care are encouraged.
- j. Identify quantity, species, common names and size for all proposed trees and plantings.
- k. Landscape plans must be 1" = 10' scale presented on 11" x 17" paper, minimum, preferably in color, and provide the following details:  
Clear delineation between areas. For example, sod vs. bark, planting areas vs. sod.
- l. Grading and drainage systems must be represented on all landscaping plans submitted to the ARC.
- m. Retaining wall materials and locations must be approved by the ARC.
- n. Boulders, if any included in the landscape plan shall be at least 2' in size (any measurement) and must complement the landscaping. No obviously, or appearing to be, excavated rock will be approved.

All irrigation systems must meet the following requirements:

- 1. Underground automatic irrigation systems need to be designed to irrigate lawn and shrub areas with separate zones.
- 2. Street trees shall be on a separate zone with a bubbler per tree.
- 3. All spray heads (pop-ups) must have pressure-regulating capabilities.
- 4. Irrigation controllers must have the following minimum features:
  - i. 365-day calendar for odd or even day watering.
  - ii. Independent programming for mixed irrigation applications.
  - iii. Water budget feature that is selectable for each program for seasonal adjustments.

Mailboxes and Street Addresses

Group mailboxes are provided for Compass Corner. Keys for the mailboxes may be picked up at the U.S. Post Office on NE 4th Street.

Metals and Plastics

All exterior metals and plastics (vents, flashing, gutters, etc.) must be painted or treated to blend in with surrounding material. All utility meter housings must be painted to match the body color of the home.

Decorative features in unpainted or untreated metal or plastic require prior ARC review and approval.



### Outdoor Play Equipment

Location of permanently placed outdoor play equipment such as swing sets, basketball backboards, trampolines and other such items must have prior ARC review and written approval. This type of equipment must be maintained in good repair and screened from the view of other homesites and roadways. Backyards of homesites, which are particularly exposed, may require additional landscaping. Play equipment must be painted or stained, as approved by the ARC, to blend with the natural surroundings.

### Other Considerations

- a. No large, brightly-colored, plastic play equipment will be permitted to be left in permanent view on any Compass Corner homesite.
- b. No skateboard ramps will be permitted.
- c. No brightly-colored basketball backboards will be permitted. Nets must be a solid, neutral color and be kept in good repair. Basketball backboards are not permitted on streets or cul-de-sacs.

### Parking and Screening

A minimum of two outdoor parking places shall be required for each homesite. Such required parking must be in addition to parking available in a garage. Motorhomes, trucks, campers, boats, canoes, kayaks, trailers of any kind and cars under repair, etc., must be parked so as to be completely concealed from view of roadways and/or neighboring homesites.

If it is necessary for one of the above vehicles (which are normally stored or moored in another location) to be parked on a homesite in view of roadways or neighboring homesites, Brooks Resources Corporation must be notified in advance. Such items may be parked on the owner's homesite and not on the street. Parking is allowed for a maximum of 2 days for recreational maintenance purposes only.

### Roofing

Slate and concrete tiles, concrete and wood simulated shakes, and composition roofing (with at least a 30-year warranty) are considered as acceptable roofing applications for Compass Corner. Textured metal of 22 to 24 gauge with a matte finish may allowed. Wood shakes and shingles are prohibited. Even though the product is approved, some colors will not be permitted on homes in Compass Corner. Roof pitches will be evaluated on an individual basis.

### Satellite Dishes and Antennas

No exterior satellite receivers or transmitters, television antennas, radio antennas, or other receiving device shall be placed on any homesite or home without the prior consent of the ARC.

### Other Considerations

- a. Satellite dishes over 18 inches in size are not permitted on homes or homesites.
- b. Location of receiving devices must be inconspicuous and pre-approved before placement. Landscape screening may be required in some cases.

### Service Yards

When not provided by other structures, each residence shall have a screened service yard enclosing garbage, recycling, compost bins and trash containers, firewood, clothes drying apparatus, bicycles, landscape debris, outdoor maintenance equipment and so forth. None of these shall be placed where they will be seen from roadways, alleys or neighboring homesites. Service yards must be attached to the home and gated to screen the area from view of other homesites or

roadways. Service yard enclosures must be sided in a material that matches the house. Lattice is not an acceptable siding material.

### Setbacks, Easements, and Other Requirements

See Buildable Area

### Shutters

Shutters, if used, shall be incorporated on all facades and shall be of a size adequate to cover the window(s) they decorate.

### Signs

#### Builder/Contractor/Architect/Designer Signs

One sign, identifying the builder/general contractor, is permitted during the course of construction. The sign must be single-sided and may include the builder's logo, company name and phone number and be of his own design and choice of colors. Architect/designer identification may be incorporated into this sign but may not be a separate sign attached to the builder sign. Builder signs must be no larger than 1200 square inches, must be applied to its own post or posts and must be placed parallel to the road that provides access to the site. Builder signs may be placed after the homesite construction has received written ARC approval. Signs must be removed as soon as the home is occupied or the home is complete. No builder/architect information boxes are permitted. If the home is for sale by builder, for sale information must be included on a separate sign meeting the "for sale" criteria addressed in the Compass Corner CC&Rs.

### Skylights and Solar Devices

All glass, plastic or other transparent skylight or solar device shall be treated to eliminate reflective glare. Clear, bronze or gray glazing is preferred over white translucent. Flat skylights are preferable to domes.

Solar collectors are permitted; however, the collectors must be flat to the roof. In addition, the majority of the mechanical portion of the system must be contained within the structure and not positioned on the roof. Prior ARC approval is required for all solar collection systems.

### Solar Heating System

Any solar heating system must be reviewed on an individual basis and requires the approval of the ARC (see Skylights and Solar Devices).

### Staging Area

Each construction submittal must designate at least one staging area for a homesite, subject to approval by the ARC. Each staging and construction area must be kept clear of trash and debris.

### Trash Enclosures

Owners are responsible for their own garbage and trash removal during and after construction. Construction sites must be kept clean from trash and construction debris at all times. Construction sites that are not kept clean (at least weekly removal of trash and construction debris) may be subject to the ARC action of having the trash and construction debris picked up and disposed of. The cost of the removal and disposal of the trash and construction debris may be deducted from the ARC deposit.

Trash cans and recycle bins must be returned to their screened areas or garage the same day as trash pick-up. Trash cans and recycle bins must be stored in an area that is not visible from the street, alley or adjoining homesites. (also see Service Yards for screening information).

Burning or dumping of garbage, landscape debris or trash anywhere in Compass Corner is prohibited.

### Utilities

All connections from trunk lines to individual structures must be underground; exposed plumbing, electrical, and all other utilities and services are prohibited. All areas of excavation for site utility work must be restored (see Landscaping).

### Utility Meters

All utility meters (gas and electric) should not be visible from roadways. They shall be installed according to the guidelines provided by the utility companies. All meter housings and junction must be painted to match the siding color of the house.

### View Preservation

The height of improvements or vegetation and trees on a lot shall not materially restrict the view of other lot owners. The Declarant shall be the sole judge of the suitability of such heights. If the Declarant determines there is such restriction in the view of other lot owners, written notice shall be delivered to the offending lot owner. If after 30 days the improvement, vegetation, or trees are not removed or reduced in height as directed by the Declarant, the Declarant shall enter the offending lot, complete the removal or reduction, charging the owner of the lot the reasonable costs for the work done. This section is not to be read as justification to create views not present when the lot was originally purchased.

### Water Features

All water features must have written ARC approval prior to their construction and/or installation. The ARC has sole discretion and may reject any water feature deemed inappropriate.

- Water features shall be integrated as part of the landscape and have a natural appearance.
- Water features shall be oriented to benefit those within the home or on decks or patios.
- Water features shall be scaled as a minor landscape element—they shall not dominate or distract from the landscaping or the architecture of the home.

## **L A N D S C A P I N G**

### **General Description of the Development and Landscape Design Philosophy**

All of the landscapes within Compass Corner are expected to employ high standards. High standards for design and construction will ensure landscapes that are considerate to the site and to surrounding buildings. The Landscape Standards section specifically addresses design and architectural objectives.

Extensive formal landscaping is not required on Compass Corner homesites; however, all landscaping shall be organized in a casual, fluid manner so as to integrate into the natural setting of Compass Corner. All homesites must be maintained as follows:

- a. Present a neat and pleasing appearance to all off-property vantage points (roadways and other homesites)
- b. Minimize fire danger in the area
- c. Maximize weed control
- d. Moderate the problem of wind-blown dust

If a homesite owner chooses to maintain the natural appearance of all or part of the homesite, steps must be taken to restore disturbed areas caused by construction activity and/or other activity on the homesite.

### Other Considerations

Elements such as birdbaths, sculptures, water features, garden structures, etc., must be submitted as part of the landscape plan for review and written approval.

The landscaping plan must render the building footprint, driveway, parking areas, walkways, etc., exactly as proposed or built. Failure to accurately reflect hard surfaces may result in partial forfeiture of the application fee refund, a restraint against the continuation of the project or both.

Submittal of an application shall be authorization to the ARC to make onsite inspections of the homesite and proposed construction. In addition, the owner is responsible for notifying the ARC upon completion of the proposed landscaping, at which time the ARC shall arrange a final inspection to verify compliance with the plan as submitted and approved and to verify compliance with these Rules & Guidelines.

Inspection schedules become full during the building season; sometimes inspections are not feasible due to weather conditions. A request for an inspection may require a lead-time of up to three weeks or more.

Landscaping plans submitted later than five days before a scheduled ARC meeting will not be reviewed at that meeting. Landscaping may begin only after all issues (if any) are resolved, a final ARC approval letter has been granted, and the owner's written and itemized acknowledgement of the approval letter has been received by the Owner Relations Department. Failure to meet these requirements before beginning landscaping activity on site may result in a partial forfeiture of the application deposit refund.

If a homesite owner chooses to maintain the natural appearance of all or part of the homesite, steps must be taken to restore disturbed areas caused by construction activity and/or other activity on the homesite.

## LANDSCAPE STANDARDS

### General

Landscaping is required on all Compass Corner homesites. The landscape plan is subject to review and approval by the ARC prior to the commencement of installation. Landscaping construction must be finalized within 6 months of substantial completion of the home. If a homeowner decides to maintain a portion of the homesite in a natural state, steps must be taken to restore/naturalize areas disturbed during construction (see Native Areas).

### Landscape Design Planning

Careful consideration should be given to the coordination of the elements of landscape design and the architectural features of the home itself. Properly oriented, protected and landscaped courtyards can create mini-climates, which provide a summer oasis or a warm and pleasant "sun-spot" in the spring or autumn.

Areas of individual homesites exposed to other homesites and roadways should be treated in a casual, fluid manner so as to integrate into the natural setting of Compass Corner. Lawns should be held back from the street and property lines at least 6 feet; lawn edges should be undulating rather than straight and square cornered. Formal, regimented plantings are strongly discouraged. Shrubs, trees and other plant materials should be arranged in groupings, not in straight rows.

Decks, which have large, solid under skirting, must be visually “broken-up” with plant materials, creating periodic vertical elements. Formal, regimented plantings are discouraged. Shrubs, trees and other plant materials used on the homesite should be arranged in groupings, not necessarily in straight rows.

### Lighting

Lighting may be incorporated in the landscape design with limitations. All driveway and exterior lighting must be shielded, exposed light sources are not allowed.

Lighting may be used to enhance specimen trees, but the light sources must not be visible from the roadways or neighboring homesites.

### Native Areas

A native area is defined as areas landscaped exclusively with plant materials native to Central Oregon, without permanent irrigation. Native areas shall be maintained to eliminate noxious weeds and non-native materials.

Restoration or re-naturalization of areas disturbed by the construction of your home includes the following:

- Planting native plant materials
- Spreading mulch/pine needles covering the raw earth
- Feathering transitions between truly native areas to the newly restored areas

### Slopes

Care should be taken in the planning for landscaping site gradients which will drain properly and which will support the intended plant materials. Terracing is recommended for conditions of extreme slope. The following are maximum slopes recommended for specific treatments:

Grass (mowed)	3:1	Grass (unmowed)	2:1
Parking	5%	Driveway	8%
Planted Banks	2:1	Firm Earth	1½:1

Any reshaping or re-grading of the site must be shown on the submitted landscape plans for ARC review.

### Water Features

All Water features must have written ARC approval prior to their construction and/or installation. The ARC has sole discretion and may reject any water feature deemed inappropriate.

- Water features shall be integrated as part of the landscape and have a natural appearance.
- Water features shall be oriented to benefit those within the home or on deck or patios.
- Water features shall be scaled as a minor landscape element—they shall not dominate or distract from the landscaping or the architecture of the home.

## IRRIGATION & WATERING

### Watering Regulations

Annual rainfall in the Central Oregon region can be less than 10 inches per year. Because of the concern for water conservation, the City of Bend employs watering rules during the irrigation season. The official rules may be obtained from the City of Bend. Irrigation

In general, the rules allow watering every other day; even numbered days are reserved for even numbered street addresses, etc. No household is permitted to water on the 31st. Additionally, time restrictions may apply; during the allowable day, property owners are allotted morning hours from 5:00 a.m. to 10:00 a.m. and evenings from 4:00 p.m. to 10:00 p.m. for watering. Additional restrictions apply to car washing and sidewalk cleaning.

### Water Management

Effective management of plant irrigation water can be accomplished by the use of a drip irrigation system, using water efficient heads and by adhering to a watering schedule. Watering effectiveness may be affected by weather and adjustments may need to be made during extremely dry or wet periods.

Soil conditions may affect watering needs. Central Oregon soils are generally granular and porous and do not retain moisture well. Additionally, subsurface rock formations may affect the absorption rate and capacity of soil. Lawns, flowers and grasses generally require more water than shrubs and trees. An electronic sprinkler controller is an effective water management device.

The sprinkler system might include some drip irrigation heads, low volume oscillating or stream heads and soakers. Knowledge of plants, soils, exposure and weather are all essential in the design of an adequate sprinkler system. It is recommended that an experienced landscape professional be consulted for best results.

Choices of plant materials may affect irrigation needs. Successful lawns require much more water than other plant materials. Meadow grasses and fescues can be used to substitute for manicured lawn areas further away from buildings and decks, particularly in re-naturalized areas.

Broadcast or drip sprinkler systems are discouraged in the restored native areas. However, watering may need to be provided for the first two to three years following the planting of native materials in restored native areas until plants, grasses and trees are established. Additionally, water may be provided during low rain/snowfall years to prevent drought damage.

## LANDSCAPE MAINTENANCE

All site components must be kept in good order. All landscaping shall be kept healthy and neat—replacing dying or dead plants as necessary. Parking areas shall be free of rubbish and other debris.

It is important and necessary to ensure good appearance of plantings after installation. Landscape maintenance is a large part of the proper maturation of a successful and healthy landscape design. All grass clippings and other natural debris must be removed from the homesite (not disposed of on neighboring properties) or composted in a screened, approved system.

## FIRE CONTROL

General precautions shall be taken against potential fire danger as enforced by the City of Bend Fire Prevention Officer. Specific rules of the Uniform Fire Code (Article 11) and rules for outdoor burning are available for review at the City of Bend Fire Department. Article 11

includes information regarding open burning, combustible and flammable materials, fire reporting, false alarms and use of equipment, appliances and devices.

Homeowners should consider precautions such as the following in the development of landscaping plans:

- a. New plantings of evergreen trees should be placed to avoid collections of needles on roofs
- b. Grasses or fire-resistant succulent ground covers surrounding structures can provide some protection from the advancement of ground fires.
- c. Irrigation systems ringing the building site can assist protecting the encircled structure.
- d. A combination of hose bibs/stand pipes and easily accessible lengths of hose which allow access to all sides of the exterior of the home and other on-site structures can be of great value in dealing with a threatening fire.
- e. Spring maintenance should include removal of all homesite accumulations of pine needles, leaves and other dead plant materials that could serve as fuel for fire. Dead branches within living trees and shrubs should be removed, particularly within 5 feet of the ground. Burning is not permitted in Compass Corner; all material must be removed from the site.
- f. Thinning of thick stands of trees may be appropriate under certain conditions (stand is directly adjacent to residence, trees are unhealthy, etc.). Approval for such thinning must be received from the ARC.
- g. All weeds on the homesite should be controlled early in the spring and throughout the summer months to prevent the potential of fires during the dry summer season.

## LANDSCAPE MISCELLANEOUS

### Pruning

Pruning may be necessary for some plants to promote proper health, increase quality of flowers and to control growth. Thinning may be sometimes necessary to maintain proper appearance and health of many plants.

### Weeds

Weeds on all homesites must be controlled. Additionally, fire control is improved with a weed-free zone directly adjacent to the home. Pulling, hoeing and cultivating are established methods for weed control that do not use chemicals but are labor intensive. The use of ground covers and bark mulch can be an effective means for weed control. If chemicals are the only possible solution for certain conditions, then consult with plant and landscape specialists.

### Modifications

Prior to or during execution of an approved landscape plan, any proposed changes to this plan must be resubmitted to the ARC for review and approval before being implemented.

## COMMERCIAL ARCHITECTURAL STANDARDS

### **General**

The ARC exists for the purpose of maintaining the high standards in design development in Compass Corner. The ARC reviews submittals and makes rulings that in all cases supersede the City of Bend and/or others.

### **City Building Requirements**

The City requires that a building permit be obtained prior to beginning construction of any improvement or making additions or changes to an existing structure. Application with the intent to circumvent the City of Bend height restrictions or ARC height restrictions will not be approved. Please verify all City of Bend regulations with the building/planning department at (541) 388-5580.

### **Design Guidelines**

#### **Adjacent Private Property**

Adjacent property may not be used for access or as a parking area or staging area by any contractor or subcontractor working on the building site without Owner's approval. In the event of damage to adjacent property, the property owner and/or his agent(s) will be held responsible for restoration of the adjoining affected property and/or may result in a forfeiture of the ARC fee.

It is imperative to keep adjoining properties free of construction litter. Weekly clean-up is required.

#### **Awnings**

Awnings are encouraged at retail and pedestrian settings. All proposed awnings must be submitted for ARC review and written approval. If provided, awnings shall fit the window bays to blend with or augment the architectural character of the building. The awnings must be constructed of a material selected to complement the body color of the building and are only allowed at ground floor elevations. Awnings above the ground floor will be reviewed on a case-by-case basis. No stripes or patterns will be permitted. Compliance with the City of Bend sign code is required.

Glass, metal, wood or fabric are acceptable awning materials.

#### **Buildable Area**

Refer to City of Bend code.

#### **Building Setbacks**

Refer to City of Bend code.

Certain architectural features may project into required setbacks as follows: cornices, canopies, eaves, belt courses, sills, or other similar architectural features. All encroachments must comply with all applicable codes and ordinances.

The primary buildings on Lots 11 and 12 shall be located at the minimum 10-foot setback along Awbrey Road and Compass Lane. No minimum setback is required along Compass Corner Loop or Mt. Washington Drive.



A special setback of 60 feet shall be required for structures on Lot 12 where it abuts residential Lot 1. This does not preclude the installation of parking, landscaping, fencing or other screening, except that trash enclosures shall not be located in this setback area unless such a location is deemed to be compatible with the adjoining homesite by the ARC..

### Building Height

Refer to City of Bend code.

Buildings on Lots 11 and 12 may be up to 35 feet in height, with an additional 10 feet in height allowed (up to 45 feet total) when residential uses are located above ground floor commercial uses per City of Bend Code.

### Burning

The burning of construction or landscape debris is not permitted at any time on any building site in Compass Corner.

### Drainage

A drainage plan must be included as part of all construction and landscape submittals, and is subject to ARC approval. All site drainage must be retained and disposed of on the owner's property. The use of drainage retention ponds and/or bio-swales are encouraged. Provisions for the disbursement of roof, gutter, site, landscape, walkway and parking lot drainage are the property owner's responsibility. Owners should consult with professionals to discuss their drainage risk factors and specific solutions.

Structures located in such a way that they may be subject to additional water difficulties (from street run-off or other sources) during conditions that exceed the system's designed capacity should investigate the possibilities of a free-draining foundation system around the entire perimeter of the foundation or other effective drainage system(s) recommended by your drainage professional.

Some areas in Compass Corner may be susceptible to street drainage and erosion problems during conditions that exceed the system's designed capacity.

For purposes of drainage, grading must slope away from all structures on a site.

Both existing and finished grading must be represented on each site plan, each exterior elevation, and each landscaping plan submitted to the ARC.

### Driveways and Walkways

All driveways must take access off Compass Corner Loop. Driveway cuts onto the Compass Corner Loop will be limited to one per building site, unless otherwise approved by the ARC. The driveway shall be a maximum of 20 feet wide, except to radius to the alley. The City of Bend requires a permit prior to creating the curb cut for any driveway. Driveways may be concrete, asphalt or masonry paver. Concrete sidewalks and aprons at driveways shall be a minimum 8" thick.

Walkways should be designed to enhance the entry and connect the building to the neighborhood. Buildings shall be constructed as close as possible to the back of sidewalks along Compass Lane and Awbrey Road.

All driveways and walkways shall be finished prior to occupancy. Exceptions may be allowed with ARC approval. Builders and Builder/Owners are responsible for repair of all driveway cuts, concrete breakage of curbs, sidewalks or sidewalk aprons. ARC representatives will monitor and provide written documentation to the responsible Owner. All repairs must be completed in a timely manner after the receipt of written notification from Brooks Resources or ARC representative.

### Duplication

In cases where similarity in building design or appearance is deemed a concern by the ARC, modifications to the design may be required to eliminate similarities.

### Excavation

Each building site shall be developed with minimal modification of the existing topography. All excavation spoils must be removed from the site. All areas disturbed during construction must be restored to their original appearance or in accordance with an approved landscape plan. Please refer to the landscaping section for re-naturalization standards. Landscaping shall be designed to “disguise” excessive slope areas caused by fill for parking lots and around the foundations of buildings.

### Exterior Colors and Stains

All exterior colors are subject to review and approval by the ARC for both original painting and subsequent repainting. Exterior color treatment shall be continuous on all elevations. Colors appropriate to the character and style of the building are strongly recommended. Bright body colors will generally not be acceptable.

Care shall be taken to avoid duplicating colors of nearby structures. Natural wood siding, peeled logs and natural shakes must be stained or treated.

### Exterior Design Treatment

Several things must be considered during the design process to effectively address specific site conditions. Adequately excavating so the lowest floor can better “marry” the building to the sidewalks. Sensitively selecting roof pitches and roof massing can lessen the perception of height. Stepping the building profile from the point of low grade back toward the higher grade reduces the building mass, particularly as seen from lower viewpoints. Reducing story heights at the ends of the building adjacent to neighboring properties can substantially soften such end conditions. Prudent use of materials may be effective tools to reduce the height and mass (i.e., masonry wainscoting, base trim boards, frieze boards, and belt courses are a few design alternatives for effectively eliminating long, tall, uninterrupted walls).

Buildings should display the traditional three-part architectural division of base, body and head, with a cornice or other demarcation at the top of the first level, as well as near the top of the building. Porches, bay windows, recessed entrances, changes in materials, and other architectural details may be required elements on the buildings.

Massing examples are available upon request. Building designs must be compatible with the context of the surrounding built environment.

The ARC encourages and may require the fenestration, projecting bays, and all other architectural features to be coordinated on all sides of the building. Integrating architectural elements around the building will enhance it as a whole and should augment the architectural character of the building.

Exterior material treatment used on the building walls shall be continuous and consistent on all elevations in order to achieve a uniform and complete design and must avoid a “veneer” look. Exterior siding material must be carried down to within eight inches of grade. Only eight inches of exposed foundation is permitted on any exterior elevation.

Stucco & Masonry. The use of stucco and/or masonry materials may be exempt from the one treatment look. Many times these materials may be used in conjunction with other approved siding materials to enhance the architectural style and appeal of all sides of a building. When masonry is used on the front of a

building and it extends to any front corner, it must extend at least 18" around the adjoining side elevation.

Exposed understructures of buildings built on hillside sites are prohibited.

### Exterior Lighting

The objective of the exterior lighting requirements is to eliminate glare and annoyance to adjacent property owners and passersby. To this end, the guidelines are as follows: All exterior fixtures must have downward-directed light sources which are shielded with a minimally translucent material approved by the ARC. No fixture shall glare onto adjacent properties. Colored lamps are prohibited. Architectural pole lighting at parking lots and around the building should be of a height in scale with the building but not to exceed 20 feet in height. Walkway, landscape and all other decorative light fixtures are subject to ARC review and approval regarding their style, location, number and wattage. No part of the lamp may be exposed through perforated opaque material. Except for minimal lighting necessary for security, all exterior lighting shall be on an automatic timer to shut off the lighting no later than 10 pm unless otherwise approved by the ARC. A variance for outdoor special holiday lighting is only granted between the Saturday before Thanksgiving and the second weekend in January. All holiday lighting must be completely removed by January 31.

Information regarding the design, number and location of all exterior lighting fixtures is required for ARC review and approval, including (but not limited to) exterior wall, pendant, architectural accent, parking lot, walkway, site and landscape lighting. Lighting submittals require an actual sample or legible drawings and catalog cuts for the review process. All exterior light fixture locations must be shown on the site plan and exterior elevations of all construction submittals. Landscape lighting should be shown within the landscape plan. All exterior light fixtures installed without ARC review and approval must be removed.

### Exterior Walls and Trims

In the design of buildings, which propose the use of a composite of exterior materials, consideration shall be given to appropriate balance, both in terms of the amount of each material, as well as the specific areas of their use. Building walls of more than one material shall change materials along horizontal lines, projecting bays, or other architectural features. Building designs may be required to have exposed rafter tails, brackets, or other visible architectural elements to enhance design.

Heavier appearing materials shall be used only below lighter appearing materials. Lap siding and shingle exposure and board and batten spacing are subject to ARC review and approval.

The following materials are approved for use on exterior walls and trims:

- Wood (treated with semi-transparent or solid body stains or paints), shingles and the use of lap wood and cement-based siding material is approved. Board and batten type siding, heavy timber and log style buildings may be appropriate on some sites; however, they are subject to ARC review and approval. In most cases, siding applications which involve a mix of directions (horizontal, diagonal, and vertical) are discouraged
- Brick, natural and cultured stone.
- Textured masonry block units are not to exceed eight inches in height.
- Stucco and synthetic stucco.

- Exposed cast-in-place concrete using dimensional wood form boards.

The following materials and conditions are prohibited:

- unarticulated panel siding (e.g., T-1-11, plain plywood, sheet press board)
- seams on sheet (plywood or pressboard type) products
- other similar quality, non-durable products

### Fences and Landscape/Retaining Walls

Fences and Landscape/Retaining Walls require specific review and approval from the ARC before they may be installed. A fence is defined as a structural, functional or ornamental barrier separating one exterior space from another.

The heights or elevations of any wall or fence shall be measured from the existing natural elevations of the property at or along the applicable points or lines. Freestanding concrete and masonry walls shall be minimum 8" thick. Wood shall be painted unless natural cedar or redwood is used. Site wall materials should generally match building materials. Metal and iron fencing shall be configured in predominately vertical elements; all metal surfaces shall be painted.

Acceptable materials for Fences and Landscape/Retaining Walls are as follows:

- Brick, concrete and stone masonry
- Architecturally detailed exposed cast-in-place concrete
- Stucco, cement based
- Black Painted metal

Some Fencing Considerations:

Height shall be measured from the natural grade. "Natural grade" is defined as the site topography which exists at the time a lot is sold to the first owner by the project developer or builder; fill material subsequently brought to a site does not modify this original grade. The ARC will evaluate each condition on an individual basis.

No tree, whether in a setback or on private property, shall be used for the attachment or support of any fence or privacy screen.

Fences along alleys shall be at least 3' away from the pavement.

### Fireplaces and Fire Pits

No wood burning stoves, fireplaces, or outdoor fire pits are allowed. Gas burning stoves, fireplaces and fire pits are allowed.

### Flagpoles

Flagpoles, flags and banners require prior ARC review and approval before they may be installed. Size of flag and height of pole are also subject to ARC approval.

### Gutters and Downspouts (See Drainage)

Gutters are recommended in and may be required on some buildings. All gutters and downspouts shall be designed as a continuous architectural design feature. Exposed gutters and downspouts shall be colored or painted to blend in with the surface to which they are attached.

All drainage pipes connected to downspouts must be concealed from the view of neighboring properties. In addition, this drainage must be accommodated on the owner's property. Please investigate the addition of French drains or other types of dry well systems to accommodate gutter drainage.

Prefinished metal or wood gutters and painted metal downspouts are acceptable roof flashing materials for Compass Corner.

### Heating and Cooling Systems

All exterior elements of heating and/or cooling systems must be screened from the view of neighboring building sites and roadways and must be constructed to reduce noise transmission to acceptable levels at adjoining properties. Materials to screen around HVAC systems should match or complement adjacent building materials and must be reviewed and approved by the ARC.

### Landscaping

Landscaping is required and may be a condition of development in some areas. All sites, however, shall be maintained to present a neat and pleasing appearance to all off-property vantage points, to minimize fire danger in the area and to moderate the problem of wind-blown dust. If a property owner chooses to maintain the natural appearance of the site, steps must be taken to restore/re-naturalize unsightly scarred areas due to construction activity or other damage and to remove dead plant material and refuse from the site. Re-naturalized areas disturbed by the construction of the building and site improvements shall be to the same standards for residential lots described above in these guidelines.

#### Other Landscaping Considerations

- Landscaping must be completed within six months of completion of the building's exterior or by occupancy, whichever occurs first. Exceptions for weather delays to landscape completion may be considered by the ARC.
- The front and side setbacks along public Right of Way shall be landscaped. Underground irrigation is required even if a low water usage "xeriscape" design is approved.
- Street tree species, number, size and location are to be determined by the Compass Corner Street Tree Guidelines for the area between the curb and sidewalk. This area also requires sod, or approved substitution, and underground irrigation. Along Awbrey Road, the right-of-way shall be concrete sidewalk with street trees and grates meeting Compass Corner guidelines. At a minimum, all street trees shall be a minimum 2" caliper.
- In some situations the ARC may require an owner to plant trees and/or add contouring to a site to screen unsightly on-site elements from off-site vantage points.
- It shall be the responsibility of the building owner, when landscaping his property, to follow the landscape plan approved by the ARC.
- When appropriate, contiguous property owners should work together to create a continuous flow from one property to the next avoiding a straight line delineating property lines.
- Landscape plans must be presented on 11" x 17" or larger paper and provide the following details:
  - i) Identification, quantity and size of all proposed species of trees and plantings.
  - ii) Delineation between areas. For example: sod vs. bark, planting areas vs. sod (preferably in color).

#### Irrigation systems requirements

- Underground automatic irrigation systems need to be designed to irrigate lawn and shrub areas with separate zones.
- All spray heads (pop-ups) must have pressure-regulating capabilities.
- Irrigation controllers must have the following minimum features:
  - i) 365-day calendar for odd or even day watering.
  - ii) Independent programming for mixed irrigation applications.
  - iii) Water budget feature that is selectable for each program for seasonal adjustments.

Mailboxes

Individual mailboxes are prohibited. Group mailboxes are provided in Compass Corner.

Keys for the mailboxes may be picked up at the US Post Office.

Maintenance

Each property owner is required to keep his land, landscaping and all improvements in good repair and attractive condition. This includes keeping any native areas free of weeds, building materials, and other debris.

Metals and Plastics

All exterior metals and plastics (vents, flashing, gutters, etc.) must be screened from view, painted or treated to blend in with the adjacent surrounding material. All utility meter housings must be painted to match the body color of the building.

Decorative features in unpainted or untreated metal or plastic require prior ARC review and approval.

Overhead Doors and Garages

Overhead doors, if any, are allowed only as specifically approved by the ARC.

Parking and Screening

Parking lot designs should provide for the necessary parking spaces and related landscaping and pedestrian access. At least one paved, continuous and direct pedestrian walkway through the parking lot to the building shall be provided.

The pedestrian walkway shall be a minimum of 5 feet wide. The walkway must be adjacent to a minimum 5 foot wide landscape strip, with trees planted 20 - 30 feet on center, depending on the tree crown diameter. When the walkway crosses a driveway, the walkway paving treatment shall be continuous. If adjoining property owners choose to functionally connect their parking lots for shared parking, the landscaping requirements and number of spaces is subject to ARC and City of Bend approval. One out of every 12 continuous parking stalls must be dedicated to trees and landscaping. The number of continuous, side-by-side parking stalls shall not exceed 11.

Boats, trailers, buses, motor homes, commercial vehicles, trucks larger than one ton, recreational vehicles, disabled vehicles or other similar vehicles shall be stored only within an enclosed structure with a design approved by the ARC.

No parking whatsoever shall be allowed in access and alley easements; it is each owner's responsibility to see that their guests, invitees, and lessees abide by this condition.

No vehicles shall be parked in the street for more than 24 hours at a time.

If it is necessary for one of the above vehicles (which are normally stored in another location) to be parked on a building site in view of roadways, or neighboring buildings or homesites, the ARC must be notified in advance of parking on the building site. Such items may be parked on the owner's designated parking area, and not on the street, for no longer than forty-eight (48) hours.

### Primary Entrance

The building must have a primary entry located on the front facade of the building. There must be a direct, paved walkway from sidewalk to the main entry.

### Roofs and Roofing Accessories

Slate, ceramic and concrete tiles, concrete and wood simulated shakes, and composition roofing (with at least a 25-year warranty) are acceptable roofing applications for Compass Corner. Pre-formed metal roofing and textured metal with a matte finish may be considered on some buildings, with ARC approval. Wood shakes and shingles are not allowed due to fire danger. Roofing applications will be reviewed on an individual building basis. Even though the product is approved, some colors will not be permitted on buildings in Compass Corner.

Low slope single ply membrane roofs may be permitted when a parapet and cornice are used to conceal all roof-mounted equipment from the view of adjacent properties. In some locations where street frontage is required (0' - 5' front setbacks), low slope roofs behind parapets or false fronts may be required. Flat roofs shall be accessible from a habitable space such as a balcony, or, if not, they shall be concealed by sloped roofs or parapets.

Where sloped roofs are used, main roofs shall be 4:12 minimum to 14:12 maximum slope with symmetrical gable or hip configuration. Eaves shall be continuous except at sheds and dormers. Shed roofs shall be attached to main building wall or roof ridge, with a minimum 3:12 slope. Eaves shall overhang at least 18 inches and shall be visibly supported by exposed rafter ends or braces. Eaves less than 18" will be individually considered by the ARC.

All roof-mounted components such as mechanical equipment shall be visibly screened from view from any adjacent street.

### Satellite Dishes and Antennas

No exterior satellite receivers or transmitters, television antennas, radio antennas, or other receiving device shall be placed on any building or structure without review and approval of the ARC.

#### Other Considerations:

Satellite dishes over 18 inches in size are not permitted on buildings or sites without prior ARC review and approval.

Location of receiving devices must be inconspicuous and pre-approved before placement. Landscape screening may be required.

### Security

If you have a security concern, call the City of Bend Police at 388-0170 or if it is a true emergency, dial 911. If the situation is a rules violation, contact the ARC at 541-382-1662 x107.

### Service Yards/Trash Enclosures

When not provided by other structures, each commercial building shall have a screened service yard enclosing garbage, recycling, and trash containers, landscape debris, outdoor maintenance equipment and so forth. Service yards may be detached from the building and must be screened from view of other buildings or roadways. Chain link enclosures are prohibited. All service yards must be reviewed and approved by the ARC and must be designed to match or complement the adjacent building design and materials.

Owners are responsible for their own garbage and trash removal during and after construction. Construction sites must be kept clean from trash and construction debris at all times. Construction sites that are not kept clean (at least weekly removal of trash and construction debris) may be subject to the ARC action of having the trash and construction debris picked up and disposed of. The cost of the removal and disposal of the trash and construction may be deducted from the ARC fee.

Burning or dumping of garbage, landscape debris or trash anywhere in Compass Corner is prohibited.

Service yards or trash enclosures shall not be located within the special 60-foot setback adjacent to residential Lot 1.

### *Setbacks and Easements*

Refer to City of Bend code.

### *Signs*

Refer to City of Bend sign code.

### *Skylights and Solar Devices*

All glass, plastic or other transparent skylight or solar device shall be treated to eliminate reflective glare. Clear, bronze or gray glazing is preferred over white translucent. Flat skylights are preferable to domes.

Solar collectors are encouraged at Compass Corner; however, the collectors must be flat to the roof. In addition, the majority of the mechanical portion of the system must be contained within the structure and not positioned on the roof. Preliminary and final ARC approval is required for all solar collection systems.

### *Staging Area*

Each construction approval submittal must designate at least one staging area for a building site, subject to approval by the ARC. Each staging and construction area must be kept clear of trash and debris.

### *Temporary Structures*

No structure of a temporary character, trailer, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time. Construction trailers are allowed during the construction phase of the building and must be removed upon substantial completion of the building.

### *Trellises, Decks, Porches, Stairs, Stoops, Deck/Porch Skirting, & Balconies*

Elevated decks with occupied areas below shall have supports of not less than 6" X 6". Built-up wing walls or built-up columns (clad with siding material), both in conjunction with landscape screening are encouraged and in some cases will be required. Acceptable materials are as follows:



- Cast concrete, brick, stucco and stone masonry, wood or fiberglass columns, posts, piers and arches
- Wood, brick, concrete and stone masonry decks, stoops, stairs, porches and balconies
- Stone, masonry or wood lattice screen for undercroft of porches or decks, compatible with adjacent wall materials
- Wood, welded steel or iron trellises
- Railings, balustrades and related components shall be wood, painted welded steel or iron

Trellis materials may be wood, welded steel or iron. Railings, balustrades and related components may be wood, painted welded steel or iron. Columns, posts, piers and arches may be cast concrete, stucco, masonry, wood, lap siding, or fiberglass.

Additionally, all 1st floor decks which are more than 24 inches above grade must have skirt (screening) walls and these walls must be recessed 18 to 24 inches from the deck/porch edge to create shadow lines. Landscaping around decks more than three feet above grade shall be required to reduce the scale of the skirt (screening) wall.

### Utilities

All connections from trunk lines to individual structures must be underground; exposed plumbing, electrical, and all other utilities and services are prohibited. All areas of excavation for site utility work must be restored (see Landscaping). Utility trenching should be laid out in a manner to minimize the impact on trees' critical root zone.

### Utility Meters

All utility meters (gas and electric) should not be visible to roadways or neighboring building sites. They shall be installed according to the guidelines provided by the utility companies. All meter housings and junctions must be painted to match the siding color of the building or accessory structure.

### Water Features

All water features must have written ARC approval prior to their construction and/or installation. The ARC has sole discretion and may reject any water feature deemed inappropriate.

Water features shall be integrated as part of the landscape or streetscape.

Water features shall be sized, located, and oriented to complement the adjacent building or landscape environment. Noise from water features shall be limited so as to not impact adjoining or adjacent buildings or homesites.

Water features shall be scaled as a minor landscape element—they shall not dominate or distract from the landscaping or the architecture of the building.

### Windows, Glazing, Entrances, Door Frames, and Accessories

Wood, vinyl or prefinished metal frames and sashes are allowed. Clear or "low E" glazing are required. No reflective glass is allowed, without the ARC's approval. Aluminum windows, door frames and skylights must be factory painted, vinyl clad or bronze anodized, unless other treatments are specifically authorized by the ARC. Hinged glass doors (not sliding), where visible from the street, are allowed. Entry and overhead doors shall be wood, embossed metal or fiberglass. Wood or

fiberglass shutters are allowed. Interior window treatment shall harmonize with the exterior facade.

Bay windows shall extend to the floor level and be visibly supported by brackets, or extend completely to the ground. Door and window shutters shall be sized to cover the window. No single sheet of glass visible from the street should be greater than 24 square feet in area. Multiple vertical windows may be grouped in the same horizontal opening provided they are separated by 4 inch minimum posts.