



# CALDERA

## SPRINGS

### DESIGN GUIDELINES

Adopted by the Design Review Committee  
January 2023

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# 1 INTRODUCTION

The Caldera Springs Design Guidelines (Guidelines) have been created to ensure all site, building and landscape designs related to the development of single family homes within Caldera Springs preserve the natural beauty of the existing environment, promote thoughtful and aesthetically pleasing improvements, and protect the value of all properties. These Guidelines provide principles, standards and regulations supporting an effort to realize the visions embodied in the Master Plan for Caldera Springs and ensure all improvements embrace a unifying design aesthetic.

As noted above, these Guidelines apply to the initial development of single family residential lots, including the design and construction of the associated site improvements, buildings and landscape. The Guidelines also govern the design and construction of any remodels, additions or alterations to the site, exterior of the buildings and landscape. Submittals for the initial development on a single family lot will be governed by the most recent version of the Guidelines in place at the time of the Preliminary Design Submittal. Remodels, additions and alterations to the site, exterior of the buildings, or landscape will be governed by the most recent version of the Guidelines in place at the time the Preliminary Design Submittal is made for these remodels, additions or alterations.

The Guidelines do not apply to the initial development of the Caldera Springs Cabins or Cottages. The Guidelines do apply to any remodels, additions or alterations made to any site, exterior of the buildings, or landscape on any Caldera Springs Cabin or Cottage lot.

The Guidelines do not apply to the design and construction of any common buildings and infrastructure improvements made within Caldera Springs by the Developer.

The Caldera Springs Design Guidelines are supplemental to the Declaration of Covenants, Conditions and Restrictions (CC&R's) for Caldera Springs first recorded on February 17, 2006, in Deschutes County, Oregon. The Guidelines will be administered and enforced by the Design Review Committee (DRC) in accordance with procedures set forth in this document and the CC&R's. The Caldera Springs Design Guidelines were first adopted by Caldera Springs Real Estate, LLC, the Developer of Caldera Springs, on February 17, 2006, and may be amended from time to time by the DRC. It is the responsibility of each Owner to obtain and review a copy of the most recently revised Guidelines prior to submitting plans to the DRC for review.

In addition to conforming to the Caldera Springs Design Guidelines, all development in Caldera Springs must conform to the following:

- Declaration of Covenants, Conditions and Restrictions for Caldera Springs.
- All applicable Deschutes County ordinances, regulations, overlay zones and codes.
- All applicable local, state and federal codes and regulations.

## **2 OVERVIEW**

### **2.1 THE SETTING**

Caldera Springs is located in the transitional zone between the Great Basin Desert, which is the largest in North America, and the glaciated Cascade Mountain Range, an alpine region protecting Caldera Springs from moisture-laden Pacific storms. This semi-arid transitional zone is defined as a Montane Life Zone. The Montane is characterized by drought resistant forests of ponderosa and lodge pole pine; an understory of sage brush, clump grasses, bitterbrush and manzanita; and a wide variety of alpine and desert wildflowers.

The High Cascades to the west of Caldera Springs greatly affect the area's climate. Average annual precipitation at Caldera Springs is 18 inches. Cumulative snowfall averages 49 inches per year, however snowfall accumulation varies dramatically from year to year. For example, the 1992 snowfall totaled 13 inches, whereas the 1993 snowfall totaled 144 inches. Approximately 65% of precipitation occurs during the five-month period of November through March. Summers are characterized by long dry periods, warm days and cool nights.

The varied climate and high altitude of Caldera Springs create significant challenges that must be addressed by Owners, designers and contractors when building a home within Caldera Springs. Substantial snow loads must be accommodated in the building design. Snow accumulation, storage and melting must be addressed in the site, building and landscape design. Even during the winter months significant solar gain is an important consideration for the building design and placement of windows. The summer months, with very warm days, are a consideration for the building and landscape design. The Owner and designers must also be mindful of the risk of wildfires, especially when considering the design of roof overhangs, the selection of building materials, and the selection and placement of landscaping.

### **2.2 DESIGN PRINCIPLES**

There is no particular architectural style that must be used when designing a house in Caldera Springs. The intent is to foster architectural harmony through the use of a refined range of complementary forms, materials and colors that reflect the character of Central Oregon and Northwest architecture. Styles that are encouraged for use within Caldera Springs include Cascadian, Lodge, Ranch, Craftsman and Northwest Contemporary. Collectively these styles are referred to in the Design Guidelines as a Northwest Mountain style. Other principles include:

- i. Each house must be designed to respond to the unique opportunities, features and challenges that exist on the lot and surrounding the site.
- ii. The design must ensure continuity of architectural elements, materials, fenestration and colors on all four elevations of the house.
- iii. The overall form and massing of a house should create a composition that is human scaled, provides visual interest and responds to the site's features and its topography. House designs that appear to be too complex or massive will not be approved.

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- iv. The use of natural building materials such as heavy timber, wood siding, and native stone and rock is encouraged.
- v. Homes should be designed with an honest expression of the building structure, where structural systems are visibly expressed and appropriately scaled.
- vi. The color palette used on a house should reflect deep, muted colors found in the Central Oregon landscape. Richer tones or subtle variations of these natural colors may be used as accents colors on such elements as trim, windows and doors.
- vii. Each home and its associated outdoor spaces and proposed landscaping should be fully integrated into its site.
- viii. Unnecessary site modifications to accommodate inappropriate designs will be prohibited. Every effort should be made to minimize the disturbance of existing trees and vegetation.

Certain architectural styles have been deemed as inappropriate for use within Caldera Springs given their association with other times or places. These styles include, but are not limited, to the following:

- Santa Fe Adobe
- Victorian
- Colonial
- Cape Cod
- Southern Plantation
- Experimental, Radical or Ultra Contemporary

### **3 CALDERA SPRINGS DESIGN REVIEW PROCESS**

The design review process is structured to ensure that all initial construction, remodels, additions and alterations involving the site, buildings and landscape adhere to the parameters and standards guiding development within Caldera Springs, as outlined in the Guidelines. The DRC evaluates all development proposals on the basis of these Guidelines.

Some of the guidelines are prescriptive in nature, defining specific standards that must be met. Other guidelines are more subjective in nature, suggesting the use of certain design options, approaches, or materials. The aim is to provide opportunities for creative input from Owners and their consultants while establishing design parameters to ensure all development supports an inviting and cohesive community character. The Guidelines form a basis for evaluating the specific design merits of each project and inappropriate design and development will not be permitted. The DRC has absolute discretion when evaluating the appropriateness of a proposed design and whether or not the design conforms to the Guidelines. It also should be understood, designs and improvements deemed appropriate for one homesite may not be deemed appropriate for another homesite.

When deciding a particular design or design element is inappropriate, the DRC may suggest options that could potentially resolve the issue or issues. These are suggestions and are not to be construed as the means to an automatic approval when incorporated into the design. The design team may choose to incorporate DRC suggestions, but the revisions will be judged on their own merit, regardless of the incorporation of the suggestions. The DRC will not be able to assess the appropriateness of any design revisions until the DRC can review the revisions in context with the overall design. At that time, the DRC will make their decision. It should also be understood Caldera Springs accepts no liability that the Owner may incur by the incorporation DRC suggestions into the Owner's design. It is the Owner and Owner's design and construction team who are solely responsible for the design and construction of the home.

It is the responsibility of the Owner and the Owner's agents, architects, designers, contractors, subcontractors, and suppliers to read, understand, and follow all guidelines, stipulations, and requirements contained within the Caldera Springs Design Guidelines and the Caldera Springs CC&R's.

It is imperative the Owner and the Owner's architects, designers, contractors or subcontractors do not undertake any modifications to a homesite or begin any construction without an approved DRC Final Design Review and the payment of all fees and deposits. This includes, but is not limited to, site clearing, grubbing, grading, excavation, tree removal, placement of temporary structures on the site, placement of construction equipment and materials on the site, or the construction of any permanent improvements.

Below are the steps all Owners should follow when undertaking the design and construction of a home within Caldera Springs.



### **3.1 GET TO KNOW THE CALDERA SPRINGS SITE**

A residence within Caldera Springs should embody its locale, responding to its immediate site features and conditions while supporting the overall character of Caldera Springs. Conditions vary throughout the community and, as a consequence, Owners should get to know the entire community as well as their own homesites. Walk the area, experience the views and consider the intentions of the Developer as reflected in the Master Plan. Extensive site reconnaissance will help to guide the siting and design of your future residence. Also, review these Design Guidelines and acquaint yourself with all of the other documents that serve to regulate and guide development at Caldera Springs.

### **3.2 CHOOSE A DESIGNER**

When choosing an architectural or landscape designer it is important to seek individuals with experience designing residential projects in similar settings and environmental conditions. In addition, designers should have a working understanding of the Guidelines and be willing to create a design that is responsive to the Owner's desires while addressing the principals and standards defined in the Guidelines.

### **3.3 PRE-DESIGN MEETING**

Owners and their design teams are encouraged to meet with the DRC to discuss relevant issues prior to preparing a Preliminary Design or any proposed improvements on the lot. Although this meeting is not required, the meeting does provide the Owners and their design team necessary introductory information to initiate the design process. The meeting will also allow for a discussion of the Owner's objectives and how those objectives will be achieved within the principals and standards established in the Caldera Springs Design Guidelines. If desired, A Pre-Design Meeting can be scheduled by calling the DRC Administrator at 541-593-4852.

### **3.4 PRELIMINARY DESIGN REVIEW**

The Preliminary Design Review, which is required, allows Owners and their design teams the opportunity to present their design intent for all site, building and landscape improvements. The Preliminary Design Review occurs early in the design process, allowing required modifications to be made without an excessive waste of time or money.

In order to support unique home designs, home designs that have the same or similar footprints, roof lines, materials and overall appearance will not be allowed to be built within a 500 foot radius of each other and may not be constructed more than three times within the entire community.

During the Preliminary Design Review the DRC will assess the proposed design's compliance with the Guidelines and the appropriateness of the design solutions. There are three outcomes of the review. The submittal will be approved; approved with conditions of approval that must be addressed in the Final Design Review; or the submittal will be denied. If denied, the design will need to be revised to address the issues raised during the first review and then resubmitted for review. This process will continue until the DRC has approved the design, allowing the Owner and the design team to proceed to the next step in the review process.

The following is information, procedures and drawing requirements that are related to the Preliminary Design Submittal:

- i. A Preliminary Design Review Submittal Checklist is located in Appendix E. This checklist outlines the drawing requirements, documentation, and other materials that must be included in a Preliminary Design Review submittal.
- ii. A Preliminary Design Review can be scheduled by calling the DRC Administrator at 541-593-4852.
- iii. The Preliminary Design Submittal must include the application form in Appendix D and the appropriate submittal fee which can be found in Appendix H.
- iv. Once the Preliminary Design has been submitted for review, allow 15 days for a written response from the DRC. The DRC may extend its response time if it deems the submittal incomplete.
- v. Should the design be in conflict with the general intent of the Caldera Springs design philosophy or violates any of the Design Guidelines, disapproval may result and a revised submittal correcting these issues will be required.
- vi. In the event that the Preliminary Design submittal is denied and the subsequent revised Preliminary Design submittal is also denied, additional review fees will be charged for each additional submittal in accordance with the schedule in Appendix H.
- vii. DRC approval of the Preliminary Design submittal shall be deemed invalid if the Final Design submittal has not been received by the DRC within one year of the approval of the Preliminary Design. The DRC shall have the right to grant extensions for any deadlines if it deems them reasonable, under the circumstances, and will charge fees as noted in Appendix H.

### **3.5 FINAL DESIGN REVIEW**

During the Final Design Review the DRC will assess compliance with the previously approved Preliminary Design and any associated conditions of approval as well as compliance with the Guidelines and the appropriateness of the proposed design solutions. There are two outcomes of the review. The submittal will be approved; or the submittal will be denied. If denied, the design will need to be revised to address the issues raised during the first Final Design Review and then resubmitted for review. This process will continue until the DRC has approved the design, allowing the Owner and the design team to proceed with construction.

The following is information, procedures and drawing requirements that are related to the Final Design Review Submittal:

- i. A Final Design Review Submittal Checklist is located in Appendix F. This checklist outlines the drawing requirements, documentation, and other materials that must be included in Final Design Review submittal.
- ii. A Final Design Review can be scheduled by calling the DRC Administrator at 541-593-4852.
- iii. The Final Design Review Submittal must include the application form in Appendix D and the appropriate submittal fee which can be found in Appendix H.
- iv. Once the Final Design has been submitted for review, allow 15 days for a written response from the DRC. The DRC may extend its response time if it deems the submittal incomplete.

- v. In the event that the Final Design Review submittal is denied, and the subsequent revised Final Design Review submittal is also denied, additional review fees will be charged for each additional submittal in accordance with the schedule listed in Appendix H.
- vi. DRC approval of the Final Design shall be automatically deemed invalid if construction does not commence on the improvements within one year of the approval of the Final Design. The DRC shall have the right to grant extensions of this deadline if it deems the extension reasonable and will charge fees for the extension as noted in Appendix H. If the Final Design approval is deemed invalid due to a violation of the time limit, additional submittals and fees may be required for the reviews needed to obtain a valid Final Design approval.

### **3.6 BUILDING PERMIT**

In addition to approval of your Final Design plans by the DRC, Owners must obtain a Building Permit from Deschutes County. Owners are advised that the County may have certain additional submittal requirements that must be met before issuance of a Building Permit. Any changes to the approved Final Design affecting the site, exterior building appearance (including exterior building materials) or landscape improvements brought about by the Building Permit process must be submitted to the DRC for review and approval prior to beginning any improvements or construction on the homesite.

### **3.7 DESIGN MODIFICATIONS DURING CONSTRUCTION**

In order to preserve the integrity of the design review process, promote a cohesive approach to the design and construction of homes, and to protect property values of homes within Caldera Springs, it is imperative that all improvements, whether new construction or remodel is constructed as it was approved. No changes in designs or materials previously approved by the DRC may be undertaken without prior review and written approval from the DRC. Owners must submit a written request to the DRC along with the appropriate documentation addressing the proposed changes and the submittal fee noted in Appendix H. Each request will be reviewed by the DRC and a written approval or disapproval provided within 15 days of the submittal. The DRC may extend its response time if it deems the submittal incomplete.

### **3.8 ON-SITE REVIEWS**

During the construction of all site, building and landscape improvements the DRC staff and committee members will visit the site periodically. Ostensibly, these site reviews are to verify construction is proceeding according to the approved Final Design plans and that Construction Rules are being followed. It is the responsibility of the Owner to ensure that construction conforms to the approved Final Design plans and all Caldera Springs Construction Rules noted in Section 8 of the Guidelines are followed. As noted in Section 3.7, any changes to the approved Final Design plans must be submitted to the DRC for review and approval. When conducting the On-site Reviews it is not the DRC's responsibility to identify construction deviations. An oversight by the DRC of a deviation occurring during the design review process, construction process or the Project Completion Review does not relieve the Owner from compliance with this Design Guidelines. Construction deviations from the approved Final Design plans or violations of the Construction Rules may result in corrective action, remediation, and/or fines per Appendix H no matter when the deviation is discovered.

### **3.9 PROJECT COMPLETION REVIEW**

To ensure the completed residence is consistent with the approved Final Design submittal, a Project Completion Review (PCR) is required. Owners are expected to complete all construction and request a PCR within 18 months of their pre-construction meeting, as specified in Section 8. A request form for the PCR is provided in Appendix G. The DRC will respond to an Owner's request by scheduling a date for the PCR, conducting a site visit and providing a letter stating the DRC's decision. In the absence of a request from the Owner, the DRC may schedule the PCR soon after the 18-month term expires. When homes are occupied prior to the expiration of the 18-month term they are deemed substantially complete, and a PCR may be scheduled by the DRC Administrator.

There are two outcomes of the review. The PCR will be approved; or the PCR will be denied. If denied, the DRC will provide a list of non-conforming items that must be addressed. A period of 30 days from the initial PCR will be allowed for any needed remediation, after which a second PCR will be conducted, and a second letter sent. If an additional PCR is needed, a period of 30 days will be allowed for the second round of remediation. Fees will be charged for all PCR site visits subsequent to the second review and these fees will be deducted from the Owner's Construction Deposit, as specified in Appendix H. Should a PCR occur between October 1st and March 30th, an extension may be granted for the remediation to be completed to accommodate winter weather. If an extension is granted, the remediation work must be completed by April 30th.

Once the residence is complete, no work shall be undertaken (other than routine maintenance and repair) which would result in changes to the site, exterior of the buildings or landscape without prior written approval from the DRC, as noted in Section 7.1. Unapproved construction or improvements may result in removal, corrective action, and/or fines per Appendix H.

### **3.10 SURVEY VERIFICATION**

If, during the course of construction or at any time in the future, the DRC has reason to believe the improvements do not match the approved Final Design Plans, the DRC may hire a licensed surveyor to verify improvement locations. If the survey determines there are construction deviations from the approved Final Design plans, the Owner will be required to pay for the survey and the violations may result in corrective action, remediation, and/or fines per Appendix H no matter when the deviation is discovered.

## 4 SITE DESIGN GUIDELINES

The Site Design Guidelines apply to the siting of structures and associated outdoor spaces, walkways, driveways and landscape on single family lots. The guidelines are intended to facilitate the integration of all improvements into the existing topography, natural features and landscape. Floor plans and building massing should adapt to the existing grades and site features, including rock formations and trees. Outdoor spaces and landscape improvements should reinforce the connection between structures and the terrain. Every effort should be made to ensure improvements appear to rise from the site as opposed to simply sitting on the site.

When developing the site, building and landscape plans for a lot special attention should be paid to the relationships created between existing homes on adjacent lots and the new improvements. To the greatest extent practicable, homes and outdoor spaces should be organized to provide privacy and protect views for new and existing homes.

These guidelines must be addressed in the Preliminary and Final Design submittals, as well as any site improvements submittals associated with remodels, additions or alterations.

### 4.1 LAND USE CATEGORIES

The Caldera Springs Master Plan and subsequent subdivision plats consist of the following land use categories:

- i. Common Areas - The areas designated on the subdivision plat that will be conveyed to the Caldera Springs Association for the use and benefit of all Owners at Caldera Springs, together with all improvements constructed within the common areas.
- ii. Private Owner Parcels - The areas within the subdivision plat that are privately owned, commonly referred to as Owner lots. In addition to single family lots, private parcels include, but are not limited to, the Lakehouse parcel, the golf holes, the Pool & Fitness Center parcel, and the lots for the Caldera Springs Cabins and Cottages.
- iii. Road Right-of-Way - The area typically defined by parallel property lines spaced to accommodate the paved roadway and other possible components such as a gravel shoulders, drainage swales and public utility facilities.
- iv. Wildlife Mitigation Area – The area designated on a subdivision plat and conveyed to the Caldera Springs Association as a protected area for the benefit of wildlife.

## 4.2 SETBACKS AND THE BUILDING ENVELOPE

Within Caldera Springs setbacks typically define the Building Envelope on each lot, although in certain instances the Building Envelope may be adjusted to accommodate unique conditions such as the presence of easements across the lot. The following are the standard setbacks that define the typical Building Envelope on a single family lot:

- Front yards abutting the street: 25 feet
- Side yards: 10 feet
- Rear yards: 25 feet

The following are additional guidelines governing development within the Building Envelope:

- i. Lot improvements must be placed within the Building Envelope (the area within the setbacks). Lot improvements include, but not limited to, the home, accessory structures, roof overhangs, fences, walls and other screening structures, decks, patios, walkways, driveways and parking areas, hot tubs, recreational improvements, and mechanical equipment.
- ii. The placement of small at-grade paver or stained concrete patios or walkways will be considered outside the Building Envelope on a case-by-case basis. In no case will the total area of these exceptions be allowed to exceed 150 square feet.
- iii. With the possible exception noted above, the only improvement allowed outside the Building Envelope is the portion of the driveway connecting the Building Envelope to the adjacent roadway. See Section 4.11 for requirements governing this portion of the driveway.
- iv. The Landscape Design Guidelines in Section 6.2 define the type of landscaping allowed inside and outside of the Building Envelope.

## 4.3 BUILDING ENVELOPE COVERAGE

The area of the lot covered by buildings (including garages), roof overhangs, patios, decks, driveway, walks and all other impervious surfaces shall not exceed 50% of the total lot area. Any errors or miscalculations are the sole responsibility of the Owner and, even if discovered after construction, must be corrected to meet this requirement.

## 4.4 SITE SURVEY

A site survey must be prepared by a licensed surveyor prior to commencing the design process. This survey must include lot boundaries, 6-inch contour intervals, all significant trees, natural rock outcroppings, and other significant natural features. This information must be included on the Site Plans and Landscape Plans for the Preliminary and Final Design submittals.

A significant tree is defined as a tree measuring 4 inches DBH (Diameter at Breast Height) or greater. DBH is measured at 4 feet above existing grade.

## 4.5 TREE REMOVAL

The following are guidelines governing tree removal:

- i. The removal of any tree at any time requires DRC review and written approval.
- ii. Unauthorized tree removal or tree topping will result in remediation and a fine of at least \$1,500 per incident. At a minimum, remediation will require replacement trees with diameters, that in total, equal the diameter of the tree that was removed or topped. As an example, the unauthorized removal of a tree measuring 15" in diameter DBH would require remediation that, at a minimum, consisted of planting similar trees with a total diameter of 15". The minimum diameter of trees used for remediation shall be 3" and if more than three trees are required, then the diameters must vary. If a tree is topped the owner will be required to remove that tree as part of the remediation. The DRC will determine, on a case-by-case basis, the full extent of the remediation required and the fine that will be assessed. All significant trees and their diameters must be shown on all required Site Plans, indicating significant trees that are to remain or be removed.
- iii. All significant trees that are to remain on a lot must also be shown on the Landscape Plan required for the Final Design Review submittal.
- iv. Significant trees that are to remain on the site should be protected from physical damage during construction.

#### **4.6 CLEARING AND GRUBBING**

The following are guidelines governing clearing and grubbing:

- i. The Final Design Review submittal must be reviewed and approved by the DRC prior to commencing with any clearing or grubbing on a homesite.
- ii. No clearing or grubbing is allowed outside the designated Construction Area shown in the approved Construction Area Plan.
- iii. Unauthorized clearing and grubbing will result in a fine of at least \$1,500 and remediation will be required. The DRC will determine, on a case-by-case basis, the full extent of the remediation required and the fine that will be assessed.

#### **4.7 EXCAVATION AND GRADING**

To the maximum extent practicable, each homesite shall be developed with minimal modification of the existing topography, site features, trees, and vegetation. The following are additional guidelines governing excavation and grading:

- i. The Final Design Review submittal must be reviewed and approved by the DRC prior to commencing with any excavation or grading on a homesite.
- ii. No excavation or grading is allowed outside the designated Construction Area shown in the approved Construction Area Plan.
- iii. Unauthorized excavation or grading will result in a fine of at least \$1,500 and remediation will be required. The DRC will determine, on a case-by-case basis, the full extent of the remediation required and the fine that will be assessed.
- iv. Proposed grading must retain, to the greatest extent practicable, the natural character of the site.

- v. House designs should be designed to fit to their sloping sites rather than the site made to fit an inappropriate design.
- vi. On relatively flat lots the finished first floor of a home should not be elevated more than 2 feet above the lowest point at which the foundation contacts the existing grade of the lot.
- vii. On steeply sloping sites, the creation of a building pad utilizing extensive cut and fill will not be permitted. Sloping sites should utilize designs that take up the grade changes within the dwelling's footprint and accommodate site features such as rock outcrops and trees.
- viii. Cut and fill in visually sensitive areas should be minimized.
- ix. Topographic transitions between improvements and lot setbacks should appear natural.
- x. Grading near or within the lot setbacks should not result in abrupt transitions to adjacent homesites, common areas or roadways.
- xi. Grading must not interfere with or direct preexisting stormwater flows across a lot such that those water flows impact adjacent lots, common areas or roadways.
- xii. Grading and other construction activity should not be undertaken within the drip lines of existing trees that are to remain on the site. If grading inside drip lines cannot be avoided, terracing or tree wells should be utilized to reduce impacts on the trees. Any proposed terracing or tree wells, including tree well details, must be approved by the DRC prior to installation.
- xiii. All surplus excavation spoils must be removed from the site.

#### **4.8 STORMWATER DRAINAGE AND RETENTION**

Runoff from an individual lot must be controlled so that the rate of drainage discharge across any lot line following completion of construction is no greater than it was prior to construction. In addition, site drainage must be designed to prevent runoff from impervious surfaces (roofs, driveways and other paved areas) from flowing unabated to roadways, adjacent lots and common areas.

Calculations prepared by a qualified professional must be included with the Final Design submittal. The calculations must demonstrate the total water volume generated by a storm event with 1" of rain falling on all of the site's impervious surfaces can be conducted to retention areas sufficient in size to retain the stormwater onsite. The retention areas must be located in areas that will accommodate percolation into the ground.

The following are additional guidelines governing drainage and stormwater retention:

- i. Swales and retention areas should be graded and vegetated to appear as an extension of the native landscape.
- ii. Boulders, smaller rocks, tree snags and other natural features may be used to enhance this landscape.
- iii. Rocks lining depressed areas will not be approved if it appears this lining is artificial or does not blend naturally with the adjacent native landscape and topography.
- iv. Wider, shallower swales are generally preferred over narrower, deeper swales.
- v. It is the Owner's responsibility to provide the necessary grading to meet the surface retention requirements and to ensure surface water is properly conducted away from the building.
- vi. During the review process a check will be made for compliance with the surface retention requirements.



## 4.9 BOULDER WALLS

Boulder walls are defined as a loose arrangement of rough rocks or boulders forming an organic retaining structure used to create natural looking terraces that can soften the appearance and transition of steeper grades. Plants can be placed within the gaps created by the loose arrangement of the rocks, further softening the appearance of the wall. The following are additional guidelines governing boulder walls:

- i. Boulder walls cannot define the front, side, or rear property lines or setback lines of a lot.
- ii. Boulder walls should be arranged so no single wall is more than 4 feet tall. When walls are used in combination, they must be separated by a terrace equal in width to the height of the taller adjacent wall.
- iii. Boulder walls should be constructed of rocks or boulders from the region and care should be taken to ensure mechanical scars on the rocks are hidden.
- iv. Boulder walls should be created by arranging large boulders in groups, with significant portions of the boulders buried into the ground to represent a natural rock outcrop. Single boulders scattered across a hillside will not be approved.
- v. Pockets should be provided within the boulder wall to accommodate plant materials and terraced rockery walls should be heavily vegetated to soften the appearance of the wall.

## 4.10 RETAINING WALLS

The height of site retaining walls shall be minimized, to the extent practicable, and blend into the natural topography. Landscaping should be used to soften the appearance of these walls. The following are additional guidelines governing retaining walls:

- i. Retaining walls cannot define the front, side or rear property lines or setback lines of a lot.
- ii. Retaining walls shall be arranged so no single wall is more than 4 feet tall. When walls are used in combination, they must be separated by a terrace equal in width to the height of the taller adjacent wall.
- iii. Approved exposed materials for site retaining walls are limited to the following:
  - a. Stone or rock indigenous to the area, preferably medium to dark in color.
  - b. Board-formed concrete will be reviewed by the DRC on a case-by-case basis. To be considered, the entire exposed surface of the concrete must have a board-formed texture. The patterned architectural concrete should be integrally colored with a medium to dark tone to complement the exterior of the home.
  - c. Cast stone veneer may be acceptable, but the cast stone veneer will be reviewed by the DRC on a case-by-case basis.
- iv. Segmental block and veneers of brick, stucco, synthetic stucco, acrylic plaster and similar products will not be permitted.

## 4.11 DRIVEWAYS AND PARKING AREAS

The following are guidelines governing driveways and parking areas:

- i. Each lot will be granted a single driveway connection to the adjacent roadway.

- ii. The driveway, parking areas must be contained within the Building Envelope, with the exception of the portion of the driveway that crosses the front yard setback to connect with the roadway.
- iii. The driveway width extending through the 25-foot front yard setback to the edge of the roadway shall be a minimum of 12 feet wide and a maximum of 14 feet wide.
- iv. Surface materials used for the driveway, driveway apron and parking areas are subject to approval by the DRC.
- v. Driveways should be constructed of asphalt or pavers and may include a stone edging. Concrete driveways will be considered on a case by case basis.
- vi. All trees within 15 feet of the centerline of the driveway shall be limbed to provide at least 14 feet of vertical clearance above the pavement.
- vii. The profile of the driveway where it intersects with the roadway pavement shall remain at or below the projected line of the roadway cross-slope for a minimum of five feet so that roadway snow removal will not damage the driveway surface.
- viii. Owners are responsible for the construction and maintenance of their driveways, including the portion of the driveway between the property line and the edge of the roadway pavement.

#### **4.12 HOT TUBS AND POOLS**

The following are guidelines governing hot tubs:

- i. Hot tubs must be screened, and that screening must be approved by the DRC.
- ii. All above-ground tubs require architectural screening, such as a fence or privacy screen. Hot tubs that are completely recessed into a patio or deck will require a privacy screen or landscaping to completely block views of the vertical surface of the tub at installation.
- iii. Hot tubs and associated architectural screening must be placed within the Building Envelope.
- iv. Screening should be designed to complement the character of the home and landscape and the hot tub should be placed in a location that minimizes, to the greatest degree possible, visual and noise impacts on adjacent lots, common areas and roadways.
- v. A key factor in granting an approval is the determination of whether or not vertical surfaces of the tub are visible from beyond the property line.
- vi. Hot tub covers must be a muted earth-tone color. White and other light colors will not be approved.
- vii. A cross-section drawing must be included with the submittal to show the proposed tub placement and screening.
- viii. If, in the opinion of the DRC, the placement and/or appearance of a hot tub and associated screening negatively impacts views from adjacent lots, common spaces or roadways the application will be denied.

The following are guidelines governing swimming and plunge pools:

- ix. All pools and associated screening will be evaluated by the DRC on a case-by-case.
- x. Pools and their associated architectural screening must be located within the Building Envelope and all pools must be recessed into the ground.

- xi. Screening should be designed to complement the character of the home and landscape and the pool should be placed in a location that minimizes, to the greatest degree possible, visual and noise impacts on adjacent lots, common areas or roadways.
- xii. A key factor in granting an approval is the determination of whether or not the pool is visible from beyond the property line.
- xiii. If, in the opinion of the DRC, the placement and/or appearance of a pool and associated screening negatively impacts views from adjacent lots, common spaces or roadways the application will be denied.

#### **4.13 OUTDOOR PLAY EQUIPMENT**

The following are guidelines governing outdoor play equipment and sports courts:

- i. Permanently placed outdoor play equipment, such as swing sets or horseshoe pits must be reviewed and approved by the DRC prior to installation.
- ii. To the greatest degree practicable all play equipment should be screened from the view of other homesites, common areas, and roadways and in some cases extensive screening may be required.
- iii. Any approved play equipment must be painted or stained to blend with the natural surroundings and must be maintained in good repair.
- iv. No plastic play equipment or moveable basketball backboards will be permitted to be left in permanent view on any homesite.
- v. No moveable basketball backboards are permitted on streets or cul-de-sacs.
- vi. Tennis courts and skateboard ramps are not permitted.

#### **4.14 FIREPLACES, FIRE PITS AND BARBEQUES**

The following are guidelines governing fireplaces and fire pits:

- i. Outdoor wood-burning fireplaces and wood-burning fire pits are prohibited.
- ii. Outdoor gas fireplaces and gas fire pits must be placed inside the Building Envelope.
- iii. Outdoor gas fireplaces and gas fire pits should have combustion chambers that are elevated above grade or surrounded by an elevated noncombustible fire ring.
- iv. Combustion chambers must be surrounded by a noncombustible surface at least 4 feet in all directions.
- v. Gas fire pit plumbing needs to be installed in a manner that limits the maximum flame height to 18 inches. Flame height is measured from the point at which gas exits a burner.

The following are guidelines governing barbeques:

- vi. Only lidded gas-fired or fully enclosed pellet barbeques are permitted.
- vii. Barbeques should have minimal visual impact on adjacent properties and common areas.
- viii. Barbeque units shall either have a non-reflective finish, be screened by approved architectural or landscape elements or be covered by an approved covering when not in use.

The following are guidelines governing outdoor heaters:

- ix. Outdoor, attached heaters must be non-reflective and factory finished dark to blend with their backgrounds.
- x. They should be placed in inconspicuous locations.
- xi. Heaters that are plumbed to the domestic gas system or are physically attached to the house must be submitted to the DRC for review and must be approved prior to installation.

#### **4.15 OUTDOOR FURNITURE, INSTALLATIONS AND DECORATIONS**

The following guidelines govern outdoor furniture, installations and decorations:

- i. Permanently placed outdoor furniture, arbors, ornaments, statuary, artistic installations or flagpoles must be reviewed and approved by the DRC prior to installation. If desired, these items must be included in a landscape plan, submitted to and approved by the DRC.
- ii. Movable patio furniture is not subject to DRC review, but furniture that is a color or style that is not in keeping the Caldera Springs aesthetic or is poorly maintained will be required to be removed.
- iii. The installation of a television outside the house will be reviewed on a case-by-case basis. During the review process and at the time of the Project Completion Review the DRC will evaluate potential impacts of the television on neighboring lots, common areas, and roadways and may require screening, relocation of the television, removal of television, or other modifications as it may deem necessary. In general, the television should not be visible from off the lot. The DRC reserves the right to require these same modifications at any time in the future if impacts from the television warrant the changes.
- iv. Wall and yard art of any kind, if visible from beyond the lot on which it is installed, is subject to DRC review.
- v. With the exception of the American flag, banners and flags may not be displayed in a manner such that they are visible from beyond the lot on which they are installed.
- vi. Display of the American flag shall be in accordance with federal law.
- vii. A reasonable number of birdhouses and bird feeders may be installed without prior approval but must be placed in inconspicuous locations and finished to blend with their backgrounds.
- viii. Feeders for deer and other wildlife are prohibited.

#### **4.16 WATER FEATURES**

All water features require DRC review and approval prior to commencing construction or installation. The DRC will review each water feature on a case-by-case basis, and, on their sole discretion, may reject any water feature that is deemed to be inappropriate. The following guidelines govern water features:

- i. Water features constructed with geometric forms and man-made materials must be contained completely within the Building Envelope.
- ii. Water features constructed with natural materials and organic shapes should be integrated into the site's topography, natural features and landscape. Proposals to extend this type of water feature into the rear yard setback will be reviewed on a case-by-case basis.

- iii. Mechanical equipment serving the water feature must be placed in an enclosure that appears as an extension of the home or placed in an underground vault contained within the Building Envelope. Noise absorbing covers for the equipment should be considered and may be required after installation if the equipment is audible from adjacent lots, common areas or roadways.

#### **4.17 SITE LIGHTING**

The intent of these guidelines is to eliminate light trespass on neighboring lots and minimize light pollution, which in turn maintains views of the night sky. The selection and placement of site lighting must ensure the impacts of the lighting are contained within the lot.

All site lighting, including lighting for the driveway, walkways, terraces, patios, decks, hot tubs, pools, water features, and landscape, are subject to Deschutes County Dark Sky Ordinance and must be submitted to the DRC for review and approval. In keeping with this requirement, the location of all site lighting must be shown on the Landscape Plan that is part of the Final Design Review submittal. The Final Design Review submittal must also include manufactures' catalog cut-sheets indicating all features of the proposed fixtures including size, finish, material, wattage, lamp type and shielding.

If, at any time, renovations or additions are proposed for the site lighting, a plan and cut sheets must be submitted to the DRC for review and approval prior to installation. This submittal must contain all of the information detailed above.

All site lighting fixtures installed without DRC review and written approval may be subject to removal or replacement and possible fines.

The following are additional guidelines governing site lighting:

- i. Site lighting of any kind must be contained within the Building Envelope, with the exception of approved lighting along the driveway.
- ii. Site lighting, including path and driveway lighting, must have downward directed lighting and light sources that are shielded in order to prevent light trespass on adjacent lots, common spaces and roadways.
- iii. Landscape accent lighting should be limited to courtyards, the front entry water features and sculptures.
- iv. All site and landscape accent lighting must incorporate light sources that are shielded by a fully opaque material or a translucent diffuser that is nearly opaque such that the light emitted is nothing more than a warm glow.
- v. With the exception of holiday lighting, colored lamps are prohibited for use within all site lighting fixtures.
- vi. At the time of the Project Completion Review the DRC will evaluate potential impacts of the site lighting on neighboring lots, common areas, and roadways and may require wattage reductions, a retrofit or replacement of the shielding, removal of fixtures, or other modifications as it may deem necessary. The DRC reserves the right to require these same modifications at any time in the future if site lighting impacts warrant the changes.

#### **4.18 FENCING**

One of the intents of the Site Design Guidelines is to create a seamless transition between the landscapes on adjacent lots and adjacent common areas in order to enhance the sense of openness and integration into the site. To that end, while fencing is not required, limited fencing can be strategically used on each lot. The following are additional guidelines governing fencing:

- i. All fencing must be contained within the Building Envelope. No fences will be permitted along property lines.
- ii. All fencing shall be connected to the house and should be faced with materials and finished with materials that are compatible with the house.
- iii. Fences will be limited to 5 feet in height, measured from ground level in the immediate area, and should be designed and built to follow the final grade of the terrain, either in a sloped or stepped manner.
- iv. When making its determination, the DRC will consider the appropriateness, appearance, location, height, length, detailing, materials and construction of proposed fencing in relation to the character of the proposed residence, site conditions and impacts on adjacent lots, common areas and roadways.
- v. Chain link, concrete block, glass block, or wire fencing are prohibited.

#### **4.19 PRIVACY SCREENS**

Privacy screens are permanent structures built to obscure or shield portions of the house or the site from adjacent lots, common areas or roadways. All proposed privacy screens will be evaluated on a case-by-case basis and require review and written approval from the DRC prior to construction. When making its determination, the DRC will consider the appropriateness, appearance, location, height, length, detailing, materials and construction of proposed privacy screens in relation to the character of the proposed residence, site conditions and impacts on adjacent lots, common areas and roadways.

#### **4.20 SERVICE YARDS**

Each home must have a screened service yard enclosing such items as garbage, recycling, compost, and trash containers, bicycles, landscape debris containers, and outdoor maintenance equipment unless all such items are contained within other structures. Service yards are considered to be part of the Building Envelope coverage and must be included within the Building Envelope coverage calculation. The following are additional guidelines governing service yards:

- i. Service yards should be no larger than 200 square feet in size.
- ii. Service yard fencing should conform to the requirements for fencing found in Section 4.18.
- iii. The service yards must be completely fenced and gated in order to screen the view of all items stored in the service yard from adjacent lots, common areas and roadways.
- iv. Solid waste containers must be kept in a location accessible to collection personnel, either in the service yard or in a separate structure such as the garage, assuming proper access is provided.
- v. All solid waste containers stored in the service yard must be animal-proof.

- vi. Firewood must be stored in a fully enclosed structure that may be incorporated into the service yard. No firewood or combustible materials may be stored outside of a fully enclosed six-sided structure.

#### **4.21 PET CONTROL**

All animal runs, doghouses, and invisible electric fences must be reviewed and approved by the DRC prior to installation. The following are guidelines governing pet control areas:

- i. If pets are kept outside, they must be contained within DRC-approved kennels or dog runs. In order to limit impacts on wildlife, pets are not allowed to roam freely.
- ii. Owners must ensure their cats are confined to the interior of the home or other enclosed structures.
- iii. Animal run fencing should conform to the requirements for fencing found in Section 4.18.
- iv. Animal runs should be situated on a lot so as to be completely concealed or screened from view from adjacent lots, common areas and roadways.
- v. If invisible fencing is utilized, pets must be supervised at all times when they are outdoors.
- vi. Invisible fence areas will be evaluated on a case-by-case basis, but in all cases the fencing must be contained within the rear yard of the Building Envelope.
- vii. The approval of any invisible fence is conditional, subject to ongoing satisfactory use of the system without complaints and/or incidents. The conditional approval is subject to revocation or modification at a later date if deemed necessary by the DRC.

## 4.22 SIGNS

Caldera Springs provides a lot number sign for each lot which is to remain in place until all initial improvements are completed. As noted in Appendix I, prior to the Project Completion Review Owners must purchase an address sign from the Association, remove the lot number sign from the exterior of the home, and install the address sign. Caldera Springs' policy limits the use of street address signs to completed homes. The lot number sign is permitted to be visible from the interior of the home after construction.

Security signage is permitted but all signage must be contained within the Building Envelope, must be a subdued color, cannot exceed 72 square inches in size, and the top of the sign cannot be more than 24" off the ground. Security signage placed on the inside of windows are exempt from the height requirement.

No additional signage of any kind is allowed to be visible from beyond the lot on which it is installed. No "For Sale," "For Rent" or "Yard/Garage Sale" signs are permitted. No unique identification devices are allowed.

## 4.23 WILDFIRE MANAGEMENT

The potential for wildfire is a concern of every Owner and to address this concern Caldera Springs is committed to retaining its status as a Firewise Community (see [www.firewise.org](http://www.firewise.org)). As part of this commitment, all Owners are required to adhere to the following guidelines, as well as other design guidelines found elsewhere in this document that reference Firewise criteria. In addition, Owners must adhere to all applicable laws and regulations related to wildfire management.

Each Owner must establish a fire break on their lot. At a minimum, the perimeter of the fire break shall be at least 30 feet from any structure. If a structure is located within 30 feet of a property line, then that edge of the fire break will end at the property line. The following are guidelines governing fire breaks:

- i. Trees overhanging structures shall be maintained so they are essentially free of dead material.
- ii. Branches that are located below 6 feet and up to 8 feet above the ground on large existing pines and other highly flammable trees shall be removed.
- iii. Only the branches from the lower one-third of the tree are required to be removed on smaller pines and other highly flammable trees that are less than 20 feet in height.
- iv. All trees shall be maintained so they are substantially free of deadwood. Dead branches shall be removed to a minimum height of 10 feet.
- v. No trees or vegetation are allowed within 10 feet of chimney or stove outlets.
- vi. Flammable vegetation (dry grasses and brush) should be completely removed within 3 feet of tree drip lines.
- vii. Roofs, gutters and decks must be maintained so they are essentially free of accumulations of pine needles and other debris from June 1st to October 1st.



- viii. Flammable mulches (bark mulch, wood chips, pine needles, etc.), dry grasses or ground cover are not permitted near structures, unless they are placed adjacent to areas of the structure with non-flammable siding.
- ix. Bitterbrush and Manzanita must be removed completely from within the firebreak and from within the drip lines of all evergreen trees on the lot that are outside the firebreak.

The following are guidelines governing wildfire management throughout the lot:

- x. Native grasses should be mowed in the late spring and again in the fall. Scattered bunchgrasses are exempt from this requirement.
- xi. Chimneys must be equipped with UL or ICBO-approved spark arresters.
- xii. No outdoor wood-burning fire pits will be allowed.
- xiii. All exterior vent openings in structures and open spaces under combustible decks (if less than 12 inches clear above the ground) must be shielded with non-combustible, corrosion resistant screening with ¼ inch maximum clear openings. The underside of decks constructed of wood and greater than 12 inches above the ground must be kept clear of dead vegetative materials and other highly combustible materials.
- xiv. Vegetation on the lot shall be developed and maintained by the Owner in accordance with the requirements of other rules established by the Association for compliance with Firewise standards.
- xv. Firewood must be stored in a fully enclosed structure that may be incorporated into a service yard. No firewood or combustible materials may be stored outside of a fully enclosed six-sided structure.

As wildfires can occur at any time, the Developer, the Caldera Springs Owners' Association and its hired consultants shall accept no liability incurred by the incorporation of these elements and requirements into the Owner's design.

#### **4.24 WILDLIFE MANAGEMENT**

Caldera Springs is located in a deer migratory zone. In order for the deer population to prosper they require adequate food, water, cover (trees and shrubs), minimal disturbance, and safe passage to established winter and summer ranges. For this reason, as well as the desire to enhance the existing landscape of Caldera Springs, transitional areas between the setbacks and lot lines must be landscaped with a preponderance of native materials.

#### **4.25 SNOW MANAGEMENT**

There are typical accumulations of snow each year that range from three to five feet, necessitating design considerations related to snow management in order to avoid injury or damage to persons and property and to assure a minimal disruption to vehicular movement. The following are guidelines governing snow management.

- i. Building designs that accommodate rooftop accumulations are a good approach to snow management. If this approach is taken, the roofs should be designed to carry the maximum

- seasonal snow load and the eaves should be designed to insulate the snowpack to reduce melting and the formation of ice dams.
- ii. Another approach is to utilize a roof design that intentionally sheds snow. If this approach is used, care must be taken to ensure the total snow load can be deposited within the property line and will not endanger people or property on adjacent properties.
  - iii. Thoughtful site design can also provide specific strategies for dealing with short-term and long-term snow accumulations.
  - iv. Parking areas afford an opportunity for short and long-term snow storage and Owners may want to consider utilizing a portion of the parking area for snow storage.
  - v. Care should be taken to design parking areas so that snow can be easily cleared and eventually removed.
  - vi. Landscape areas can also be used for snow storage sites but planting materials in these locations must be hardy to withstand the abuse associated with moving and storing snow.
  - vii. Under no circumstances will snow be allowed to be removed from private property and placed on roads or rights-of-way, common areas or other private property within Caldera Springs.

## 5 ARCHITECTURAL DESIGN GUIDELINES

The Architectural Design Guidelines embrace a diversity of architectural styles and design expressions while assuring the character of individual homes supports compatibility and visual harmony for the community as a whole. To that end, home designs should reflect characteristics and elements of western mountain architecture, whether in a traditional or more contemporary approach. These characteristics include, but are not limited to, gable or shed roofs with significant overhangs, wood siding, timber structural elements and detailing, and the use of native stone.

Each design should reflect the integration of the home within the site, with an emphasis on the relationship to the existing topography, natural vegetation, views, and sun orientation. The design should also respond to the High Desert climate and seasonal climatic patterns. This response to site conditions facilitates unique home designs that enhance the natural setting and the visual harmony of the built environment within Caldera Springs.

These Design Guidelines address a number of individual issues related to the design of the home and associated structures and facilities. Home designs will be evaluated with regards to compliance with individual guidelines and will also be evaluated in holistic terms with regards to meeting Caldera Springs's overarching design philosophy and principles. The final design must represent an aesthetically pleasing amalgamation of the various solutions addressing individual guidelines, creating a design that is greater than the sum of its parts.

### 5.1 HABITABLE SPACE

The following are guidelines governing habitable space for two and three-story homes and associated accessory uses:

- i. The total first floor habitable space shall not exceed 35% of the Building Envelope square footage.
- ii. Second floor habitable space shall not exceed 40% of the first-floor habitable space.
- iii. For a home with a basement the habitable space for the basement shall not exceed 40% of the first-floor habitable space.
- iv. For a home with a second floor and basement the combined habitable space for the second floor and basement shall not exceed 40% of the first-floor habitable space.
- v. For lots 97 thru 106 the total habitable space shall not exceed 50% of the Building Envelope square footage.

The following are guidelines governing habitable space for one-story homes and associated accessory uses:

- vi. The total first floor habitable space shall not exceed 40% of the Building Envelope square footage.

Three-story homes can appear massive and create significant visual impacts. When designing a three-story home care must be taken to integrate the house into the site and reduce the perceived mass of the house. The following are guidelines governing habitable space for three-story homes:

- vii. When basements are proposed on relatively flat lots the finished first floor should not be elevated more than two feet above the lowest point at which the foundation contacts the existing grade of the lot.
- viii. On steeper lots, where portions of the basement walls are exposed, the exposed façade cannot combine basement, first floor and second floor habitable spaces.
- ix. Basement window wells must be contained within the Building Envelope.

In addition to the above guidelines addressing habitable space, there are also caps on the total number of sleeping areas that are permitted for lots of a certain size. The following are guidelines governing the maximum number of sleeping areas allowed by lot size:

- x. No more than 5 sleeping areas will be allowed in homes built on lots under 20,000 square feet in size.
- xi. No more than 6 sleeping areas will be allowed in homes built on lots 20,000 square feet in size or larger.

The following are guidelines governing habitable space for all homes:

- xii. Even though a house design may meet the habitable square footage requirements defined above, the total habitable space permitted for a home and associated accessory uses shall not exceed 6,000 square feet.
- xiii. Even though a house design may meet the habitable square footage requirements defined above, a house that appears to be excessively large for its lot will not be approved.
- xiv. Residences, with the exception of the Caldera Cabins or Cottages, shall have a minimum of 1,600 square feet of habitable space.

## **5.2 BUILDING HEIGHT**

Architectural height limits have been established to promote compatibility between buildings, limit visual impacts, and to protect views. The following are additional guidelines governing height:

- i. The maximum height of houses and accessory structures shall not exceed a vertical distance of 30 feet when measured from the average contact point of the house foundation with the existing grade to the highest point of the building, excluding vents and chimneys.
- ii. Site modifications utilizing fill or excavation will not modify the reference point used when making the determination of the lowest existing grade elevation.
- iii. Roofs make up a significant portion of the building massing and define the upper limit of the overall building height. As a consequence, all roofs will be reviewed on a case-by-case basis to ensure the roof configuration limits visual impacts and the perceived massing of the building. In most cases a roof should be broken down into smaller components with

some of those components placed at lower elevations. At least half the total length of the top edges of all roofs should be below 22.5 feet from the ground.

### **5.3 BUILDING FORM, MASSING AND SCALE**

Building form, massing and scale are important considerations when creating a house design that fits comfortably within its site and is compatible with neighboring homes. The following are additional guidelines governing building form, massing and scale:

- i. The overall form, massing and scale of the home should be based upon the use of simple geometric forms to create the central structure of the home with secondary architectural elements added to the central structure for visual interest and to reduce the perceived massing and scale.
- ii. The resulting design should have a relatively simple composition with an honest expression of the structure and materials.
- iii. The design should create visual interest without being unnecessarily complex or extravagant.
- iv. The strategic placement of architectural elements, detailing, and materials should be utilized to reduce the perceived height of two and three-story structures and the perceived length of longer rectangular forms. Possible approaches include the use of bays, covered porches, balconies, decks, dormers, stone wainscoting, base trim boards, and frieze boards.
- v. Every home must include single story elements.
- vi. Building walls, roofs and roof ridges should not have unbroken horizontal lengths greater than 40 feet, excluding roof overhangs. Architectural elements that exceed this length will be evaluated on a case-by-case basis to determine appropriateness.

### **5.4 HILLSIDE HOMESITES**

To the extent practicable, dwellings and other improvements should conform to the natural topography of the lot, which is especially true on hillside homesites. The DRC will address hillside development on a case-by-case basis with the goals of minimizing foundation height, exposed foundations, and excessive excavation. The following are additional guidelines governing hillside homesites:

- i. Foundation height should be kept to a minimum and stepped to conform to the natural topography.
- ii. Foundations should be stepped into the slope, so the dwelling and other improvements do not appear to be floating above the natural grade.
- iii. Exposed foundations and understructures must be minimized. Siding material must extend to within 8 inches of the finished grade unless otherwise approved by the DRC.
- iv. Fill may not be used to hide tall downhill foundations.
- v. Landscaping should be utilized to soften the visual impacts associated with stepped foundations.

- vi. Expansive downhill cantilevers and/or overhanging areas supported by columns are discouraged but will be reviewed on a case-by-case basis.

## **5.5 EXTERNAL WALL TREATMENTS, MATERIALS AND FINISHES**

The following are guidelines governing exterior wall treatments, materials and finishes:

- i. The primary wall materials for all residences and ancillary structures shall be either wood, stone masonry or James Hardie "Artisan" fiber cement siding.
- ii. Preferred wood siding materials are tongue and groove, board and batten, plank, lap, and shingles. Care should be taken to avoid conditions that will produce water staining on the siding.
- iii. The James Hardie "Artisan" fiber cement siding types are limited to lap, shiplap, and board and batten.
- iv. Preferred stone materials are native field stone and native river rock.
- v. Cast stone products may be approved on a case-by-case basis based on the quality and aesthetic appeal of the product. The cast stone should reflect characteristics of native stone and complement the stone or rock being used within the proposed landscape.
- vi. Board-formed concrete will be reviewed and may be approved by the DRC on a case-by-case basis. If utilized the entire exposed surface of the concrete must have a board-formed texture and colored with a medium to dark tone to complement the exterior of the home. The patterned architectural concrete should be colored with a medium to dark tone to complement the exterior of the home. Concrete walls with form ties, expansion joints, or control joints are not acceptable.
- vii. If Plywood is utilized as part of a siding or soffit assembly, it should have a re-sawn texture.
- viii. Stucco may not be utilized as the primary wall material but may be approved as an accent wall material on a case-by-case basis. The use of stucco must complement the other exterior materials and enhance the overall composition.
- ix. Cement board is not permitted as a primary siding product but may be considered as a substrate for wood battens or other materials.
- x. Exposed brick, concrete and unit masonry are not allowed on houses.

## **5.6 EXTERIOR COLORS**

The following are guidelines governing the use of exterior colors.

- i. Exterior colors should complement the natural colors of the site's soils, rocks, and native vegetation.
- ii. The body colors of a home should be subtle and fairly neutral tones, avoiding stark contrast with the surrounding landscape and neighboring homes. Richer tones of the natural colors found within the local environment may be approved as accents on such elements as trim, windows, and doors, but these color selections will be reviewed on a case-by-case basis by the DRC.
- iii. The application of exterior color should be consistent on all elevations.
- iv. Care must be taken to avoid duplicating colors of nearby homes.

- v. Natural wood siding, exposed beams, peeled logs, and natural shakes must be stained or treated with an accent or complementary color.
- vi. Bright colors will not be approved. Light colors will be considered on a case by case basis.
- vii. All exterior painting and staining, no matter when it is done, requires DRC review and written approval prior to commencing with the work. This includes any repainting, even if the same colors of paint or stain are being used.

## 5.7 ROOFS

The following are guidelines governing the design of roofs:

- i. A relatively low-profile building with a varied massing and rooflines is encouraged.
- ii. All roof designs must be in keeping with the architectural style of the house.
- iii. Large, expansive areas of unbroken roof planes and ridgelines are undesirable but may be approved on a case-by-case basis. This review will be based, in part, on the overall massing and profile of the home and whether the roof is indicative of the architectural style of the home.
- iv. Roofs featuring complex forms, a variety of roof types, or steep slopes will not be approved.
- v. The roof pitch on gable and hip roofs must be a minimum of 5/12 and a maximum of 12/12. The roof pitch on shed roofs must be a minimum of 3/12 and a maximum of 7/12. Flat roofs covering significant portions of the house will not be permitted but smaller elements of flat roofing may be utilized over bays, patios and entries based on its appropriateness with the architectural style of the house. Any proposed variations to these roof pitch standards will be reviewed by the DRC on a case-by-case basis.
- vi. Significant overhangs should be incorporated into the roof design to reflect the Northwest Mountain style and address seasonal climatic conditions.
- vii. Overhangs that incorporate board soffits and exposed, oversized framing members are encouraged. Large areas of exposed overhanging roof, such as at main entries and covered patios, shall be finished with tongue and groove boards or in another appropriate manner, as approved by the DRC. Untextured plywood and hardboard soffits are prohibited.
- viii. Fasciae should be stacked to avoid cupping and rapid deterioration brought about by seasonal freeze and thaw cycles.
- ix. The only approved roof materials are concrete tile, slate, clay tile, high-relief “presidential” style asphalt composition shingles and metal roofing. The shape, style, material and color of the roofing materials must be approved by the DRC.
- x. Wood shakes, shingles and any other flammable roofing materials are prohibited.
- xi. Only continuous ridge vent, wood trimmed gable vents, or dormer vents are permitted. Mushroom vents are prohibited.
- xii. All flashing, gutters and approved, unconcealed plumbing vents shall be factory finished dark so they blend in with the roof color or background material, or be constructed of a weathering metal such as copper, bronze or zinc. Proposed colors for flashing, gutters and plumbing vents that are lighter than the roof or background material color will not be approved. Reflective materials of any kind will not be approved.

- xiii. Roof skylights are permitted, subject to approval by the DRC. Skylights should be hidden from view from the front of the property and the adjacent street as much as possible. Skylights must have a low profile (4" maximum above roof plane) and their frames must be finished to blend with the adjacent roof. Proposed finishes that are lighter than the adjacent roof color will not be approved. Domes and other convex shapes will not be approved. Plastic or other low melting point skylights are prohibited.
- xiv. All mechanical and plumbing vents should be placed in locations that are reasonably inconspicuous and should be hidden from view from the front of the property and the adjacent roadway.
- xv. Elbow terminations are prohibited.
- xvi. Concentric vents should be used in place of paired pipes wherever possible and exposed vents need to be finished to blend with their backgrounds.
- xvii. All mechanical and plumbing vents must be shown on the Roof Plan for the Preliminary and Final Reviews.
- xviii. Based on the Project Completion Review, noncompliant vents and flues may be subject to relocation, remediation or removal.

## 5.8 CHIMNEYS

The following are guidelines governing chimneys for wood or gas burning fireplaces:

- i. All exterior chimney chases surrounding flues must be of wood, stone, or stucco.
- ii. Chimney chases for fireplaces located on exterior and interior walls should be expressed on the exterior of the dwelling.
- iii. Chimneys must have downdraft preventers and spark arresters.
- iv. A wooden chimney chase and the flue and shroud of all chases shall be painted to match surrounding materials. Colors proposed for the flue and shroud that are lighter than the surrounding material colors will not be approved.
- v. Exposed, unfinished metal or reflective metal are not permitted.

## 5.9 WINDOWS

The following are guidelines governing the use of windows:

- i. Wood, steel and high-quality anodized aluminum windows are preferred but high-quality fiberglass and vinyl windows will be considered on a case-by-case basis.
- ii. Wood, fiberglass and vinyl windows should have a substantial appearance typically associated with Northwest Mountain architecture. The sightline frame width dimension should be at least two inches. Consideration may be given to approval of windows with narrower frames if proposed window frame color is dark and closely matches the window trim.
- iii. Sightline frame widths for steel and aluminum windows will be reviewed on a case-by-case basis to ensure the windows complement the overall architectural style.
- iv. Window types, sizes and configurations will be evaluated with respect to the architectural style of the home and the composition of the fenestration within the overall building composition and massing.



- v. The use of divided lite windows is encouraged and, in some cases, may be required as a means to break up large panels of glass and accentuate the Northwest Mountain style of the architecture. Divided lite windows should be true divided or simulated divided with grids on the exterior surface of glass. Windows that only have internal grids are prohibited.
- vi. Exterior solar shades and awnings will be reviewed by the DRC on a case-by-case basis. No solar shades or awnings may be installed without prior approval. Exterior window screens need to be approved as part of the window package or as part of a Change Request.
- vii. All wood window frame and sash surfaces on the exterior side of the glass should be finished with a stain or paint that is an approved color.
- viii. Clad window frames are acceptable as long as the cladding color complements the other exterior colors and has been approved by the DRC.
- ix. If utilized, the frame color of steel, anodized aluminum, fiberglass, and vinyl windows must complement the other exterior colors and must be approved by the DRC.
- x. Darker tones are encouraged for window frames and trim. White and other light colors are unacceptable for the window frames and trim and will not be approved. In general, the window frames should be as dark or darker than the trim.
- xi. Glass block windows are not permitted.
- xii. Windows on more traditional homes should be finished with substantial trims and sills and in all cases the trim should be thicker than the adjacent siding.
- xiii. For fire protection reasons, all window glass shall be double paned and all windows having an area greater than 35 square feet shall be tempered glass.

## 5.10 DOORS

The following are guidelines governing the use of doors:

- i. To support Caldera's western mountain architectural style, deeply recessed and richly detailed solid wood doors and wood door frames are strongly encouraged but steel, anodized aluminum, and vinyl doors are also permitted.
- ii. Wooden and vinyl swinging and sliding doors should utilize stile and rail construction with stiles and top rails at least 4 inches wide and bottom rails at least 8 inches wide.
- iii. The sightline frame widths for steel and anodized aluminum swinging and sliding doors will be reviewed on a case-by-case basis to ensure the doors complement the overall architectural style.
- iv. In some cases, divided lites may be required to break up large panels of glass within the doors and to be more in keeping with the overarching Northwest Mountain style. Divided lite swinging and sliding doors should be true divided or simulated divided with grids on the exterior surface of glass. Doors that only have internal grids are prohibited.
- v. Six-panel doors and designs deriving from other localities are not permitted.
- vi. Exterior screen doors must be approved by the DRC and should not be visible from the front of the house or adjacent roadways.

- vii. Darker tones are encouraged for the door frames and trim. White and other light colors are unacceptable for the doors frame and trim and will not be approved. In general, the door frames should be as dark or darker than the trim.

## **5.11 ARCHITECTURAL DESIGN ELEMENTS AND DETAILS**

The following are guidelines governing architectural design elements and details:

- i. Protruding horizontal timber beam ends (outlookers and corbels) at ridges and eaves are strongly encouraged.
- ii. For deep cantilevered overhangs, the addition of knee braces is desirable, especially on more traditional architecturally styled homes.
- iii. Horizontal expression of beams, rafter ties, or timber trusses at the gable ends is encouraged.
- iv. The over-sizing of timber columns and beams for aesthetic purposes is encouraged.
- v. Whether fully exposed, partially exposed or concealed, hardware at mechanical connections of timber elements should be appropriately detailed to enhance the architecture. If exposed, connectors should not be painted to attempt concealment. All non-architectural framing connectors shall be fully concealed.
- vi. Exposed steel beams, columns and trusses will be reviewed on a case-by-case basis, with the review focusing on the compatibility of the exposed steel structural members with the home and with the community as a whole. The use of steel structural members to achieve a modern architectural style inconsistent with the overarching Caldera Springs architectural theme will not be permitted.
- vii. Concrete beams, columns and trusses are prohibited.

## **5.12 GARAGES AND PARKING SPACES**

The following are guidelines governing garages:

- i. Each home must have an enclosed garage for at least 2 cars and must have a minimum of 2 additional guest parking spaces.
- ii. Garages may be attached or detached, but their design must be integrated into the overall design of the house.
- iii. Consideration should be given to the massing of the garage and its location and orientation in order to ensure garage doors do not dominate the front elevation of the house. Consideration should also be given to the location and size of the garage apron to ensure paving does not dominate the front entry.
- iv. Options that may reduce the visual impact of garages include side or angled entries, use of a single door for each bay, and offsetting of the bay faces. Three-car garages should generally have the front wall of one bay offset at least four feet from the other two bays. The committee may consider approving shorter offsets, depending on massing and architectural detail of the garage. This will be evaluated on a case-by-case basis. Garage doors shall be designed and/or selected to complement the building design using similar materials, detailing, and colors. The use of doors clad with siding material to match the home or custom wood doors is encouraged.

- v. Garages are not intended for the storage of large motor homes or other large vehicles or equipment and, as a consequence, garage doors are limited to 10 feet in height and 18 feet in length.
- vi. Doors with a flat surface or simulated wood panels will not be permitted. Garage doors comprised primarily of glass are not permitted.
- vii. Special care must be taken if windows or skylights are incorporated in garage or storage areas in order to limit interior lighting impacting neighboring properties, common areas and adjacent roadways. The DRC may limit the general level of lighting or require screening if this lighting proves to be excessive.

The purpose of these Guidelines governing parking is to provide a reasonable and necessary amount of parking at each home without allowing excessive paved areas. The following are guidelines governing parking:

- viii. Each home must have a minimum of one designated parking space for every sleeping area.
- ix. Designated parking spaces may be placed inside or outside the garage, but all designated parking spaces must be placed within the Building Envelope.
- x. For purposes of design review only, all required designated parking spaces must at least 8 feet wide and 18 feet deep and no space can impede reasonable ingress and egress when all other designated spaces are occupied.
- xi. All homes must have at least two designated parking spaces outside the garage.
- xii. No more than one designated parking space per sleeping area (up to a maximum of four spaces) may be provided outside the garage.
- xiii. Automobiles, SUVs pickups and small vans are the only vehicles approved for parking on a single-family lot. RVs, mobile homes, trucks, tractors and similar vehicles are not permitted to park on a single-family lot. Trailers, boats, snowmobiles and similar types of equipment are not permitted to be parked or stored on the lot for any amount of time. Snow removal equipment and garden or maintenance equipment are required to be stored within an approved enclosed structure or service yard that screens the equipment from view from adjacent lots, common areas and adjacent roadways, except when in use.
- xiv. No on-street parking is permitted.
- xv. In addition to the stipulations above, all other Guidelines must be met, including the overall impervious Building Envelope coverage requirement.

### **5.13 PORCHES, DECKS AND PATIOS**

The following are guidelines governing porches, decks and patios.

- i. All porches, decks and patios must be contained within the Building Envelope.
- ii. The placement of small at-grade paver or stained concrete patios or walkways will be considered outside the Building Envelope on a case-by-case basis. In no case will the total area of these exceptions be allowed to exceed 150 square feet.
- iii. Decks higher than 3 feet above natural grade shall be limited to a total combined area of 150 square feet.

- iv. Decks or porches with long, uninterrupted runs will not be permitted. Projections, steps, or other architectural features must be incorporated into the deck design in order to soften their appearance and reduce their perceived size.
- v. Visible undersides of framed decks must be constructed and finished to compliment other features of the building's exterior. Member sizes, spans and framing layouts must appear to carry the perceived load and be arranged to enhance the architectural composition and style of the house. All visible deck construction is subject to DRC review and approval.
- vi. Columns clad with siding material that matches the house is encouraged. Peeled logs and heavy timber can also be used as columns if their use complements the style of the house.
- vii. Decks constructed of wood and greater than 12 inches above the ground must be kept clear of dead vegetative materials and other highly combustible items underneath the deck.
- viii. All exterior vent openings in structures and open spaces under combustible decks that have less than 12 inches clear above the ground must be shielded with non-combustible, corrosion resistive screening with ¼-inch maximum clear openings.
- ix. The use of noncombustible materials is encouraged for all decks, porches, and skirting.

#### **5.14 EXTERIOR AND INTERIOR LIGHTING**

The intent of these guidelines is to ensure the impacts of the lighting are contained within the lot and eliminate any light trespass on neighboring lots, common areas and adjacent roadways.

All exterior lighting associated with the house, including exterior wall fixtures, wall sconces pendants and similar types of lighting, must be submitted to the DRC for review and approval. As part of the Final Design Review submittal, exterior fixtures must be shown on the elevations of the home. Submittals must also include manufactures' catalog cut-sheets indicating all features of the proposed fixtures including size, finish, material, wattage, lamp type and shielding.

If, at any time, renovations or additions are proposed for the exterior lighting, elevations and cut sheets must be submitted to the DRC for review and approval prior to installation. This submittal must contain all of the information detailed above.

All exterior lighting fixtures installed without DRC review and written approval may be subject to removal or replacement.

The following are additional guidelines governing exterior and interior lighting:

- i. No exterior or interior light whose direct illumination source is visible from, or produces excessive glare to neighboring properties, common areas or adjacent roadways shall be installed.
- ii. Exterior lighting, including wall fixtures, wall sconces and pendants, must have downward directed lighting and light sources that are shielded in order to prevent light trespass on adjacent lots, common spaces and roadways.

- iii. All exterior lighting must incorporate light sources that are shielded by a fully opaque material or a translucent diffuser that is nearly opaque such that the light emitted is nothing more than a warm glow.
- iv. With the exception of holiday lighting, colored lamps are prohibited for use within all exterior lighting fixtures.
- v. Additional guidelines governing site lighting, such as driveway, patio, path and landscape lighting, can be found in Section 4.17 Site Lighting.
- vi. At the time of the Project Completion Review the DRC will evaluate potential impacts of the exterior and interior lighting on neighboring lots, common areas or roadways. Exterior and interior lighting that produces excessive glare on neighboring lots, common areas or roadways may be subject to modifications. The DRC reserves the right to require wattage reductions, a retrofit or replacement of the shielding, removal of fixtures, or other modifications as it may deem necessary. The DRC reserves the right to require these same modifications at any time in the future if the exterior or interior lighting impacts warrant the changes.

## **5.15 UTILITY METERS**

The following are guidelines governing utility meters:

- i. Utility meters must be screened or camouflaged to reduce the visual impacts of the meters on neighboring lots, common areas, and adjacent roadways.
- ii. Wall-mount meters must be placed in approved enclosures or painted to blend with their backgrounds in an approved manner. Colors proposed for the meters that are lighter than the surrounding material colors will not be approved.
- iii. Gas and other off-wall meters must be painted to blend with their backgrounds. Colors proposed for the meters that are lighter than the surrounding material colors will not be approved.
- iv. All meters not located in approved enclosures should be placed in inconspicuous locations that are well back from the street side façade of the house. Landscaping should be utilized to screen the meters from neighboring lots, common areas and adjacent roadways.
- v. All meter locations must be clearly shown on the Site Plan and First Floor Plan submitted for Preliminary and Final Design Review.

## **5.16 ANTENNAE, SATELLITE DISHES, AND ANY EXTERIOR ATTACHMENTS**

The following are guidelines governing antennae and satellite dishes:

- i. Any other exterior attachments (sensors, door bells, electrical outlets etc.) must be factory finished dark to blend with their backgrounds. Colors proposed that are lighter than the surrounding material colors will not be approved.
- ii. All antennae and satellite dishes must comply with federal standards.
- iii. Satellite dishes larger than 24 inches in diameter are not permitted.
- iv. Satellite dishes and their hardware must be painted to match their backgrounds and must be adequately screened and/or obscured from view from neighboring lots,

common areas and adjacent roadways to the greatest extent practicable. Colors proposed for antennae and satellite dishes that are lighter than the surrounding material colors will not be approved.

- v. Antennae and satellite locations must be shown on the Roof and/or Site Plans submitted for the Final Design Review and locations will be considered on a case-by-case basis.

## **5.17 HVAC EQUIPMENT, SOLAR PANELS AND ELECTRICAL GENERATORS**

The following are guidelines governing HVAC equipment:

- i. No roof-mounted or wall-mounted heating or cooling equipment is permitted.
- ii. All HVAC equipment must be screened from view from neighboring lots, common areas and adjacent roadways. Noise buffering is also required to limit the impacts on neighboring lots.
- iii. It is the Owner's responsibility to ensure that proposed screening and buffering are adequate to fully conceal and buffer the equipment.
- iv. Any required corrective measures due to inadequate screening and buffering will be subject to DRC review and approval.
- v. Exterior HVAC equipment must be shown on the Site Plan and First Floor Plan for the Preliminary and Final Design Review.

The following are guidelines governing Solar Panels:

- vi. Solar panels, if proposed, must be mounted parallel to the roof and must have a low profile that does not extend more than 4" above the roof plane.
- vii. Panel frames and associated hardware must be finished to blend with the adjacent roof. Colors proposed for the frames and hardware that are lighter than the surrounding material colors will not be approved.

The following are guidelines governing emergency electrical generators:

- viii. Emergency electrical generators will be reviewed on a case-by-case basis. The DRC will consider noise levels, fuel storage and safety, adequacy of visual screening and noise buffering, automatic controls to protect power distribution systems and workers, and any other factors that the DRC deems relevant.

## **5.18 FOUNDATION VENTING**

The following are guidelines governing foundation venting:

- i. To the extent possible, foundation vents should be located on the sides of the house and placed in inconspicuous locations.
- ii. Vents should either be designed to be recessed below grade or to blend in with the surrounding materials, such as using stone fins within a stone field.
- iii. Vent colors and materials must be approved by the DRC.

- iv. When foundation vents are not placed in subterranean wells or detailed to blend with the surrounding materials, pre-cast concrete wells must be placed and securely fixed to the foundation to cap the vents and facilitate the blending with the foundation and surrounding materials. Subterranean wells must be constructed of pre-cast concrete. Subterranean wells are preferred to caps, but if caps are used landscape screening will be required to fully conceal vent locations.

## 6 LANDSCAPE DESIGN GUIDELINES

Each lot in Caldera Springs is unique and it is the intent for the landscaping to preserve the special attributes of the existing environment rather than create pronounced modifications to the landscape. Landscaping should be organized in an organic manner utilizing native or adaptive species to create a subtle transition between the site improvements and the undisturbed areas of the homesite. The Owner and their designer should create a landscape design that is responsive to the seasonal climatic conditions and existing environment while melding on-site improvements with the site.

### 6.1 PLANTING MATERIALS

In order to facilitate the preservation of the special attributes of the Caldera Springs environment, plant materials have been chosen for use within designated zones on the homesite. These zones are defined in the Site Planting Diagram located in Appendix B. In Appendix C are two planting lists tailored for use within the planting zones defined in the Site Planting Diagram. All the planting materials are native or adaptive species and were selected to be responsive to the climate and to complement the natural environment. Only plant materials listed in Appendix C will be approved for use on homesites.

### 6.2 PLANTING ZONES

The following are guidelines governing planting zones:

- i. The planting zones are defined in the Site Planting Diagram located in Appendix B. In general, the planting zones include the area within the Building Envelope, the area outside the Building Envelope (referred to as the Transition Zone), the area bordering the driveway (referred to as the Driveway Planting Zone), and Roadside Restoration Zone. There are two plant list; Plant List One can be used in all four planting zones and Plant List Two can only be used within the Building Envelope or in the Driveway Planting Zone.
- ii. **Building Envelope** – within the Building Envelope the plant materials should complement the structures, define outdoor spaces, frame views, screen on-site impacts and facilitate the integration of the proposed improvements into the site. This zone may contain the greatest diversity of plant materials including a variety of shrubs, perennials, grasses, ground covers and small areas for lawns. Plant material in this zone can come from both Plant List One and Two.
- iii. **Transition Zone** – the area between the Building Envelope and the property line is a transition zone accommodating undisturbed native plant materials and native plant materials planted at greater densities in an organic layout. These new plantings of native plants can be used to create accents, provide on-site screening, establish visual separation or revegetate areas that were disturbed during construction. Plant material in this zone must come from Plant List One.
- iv. **Driveway Planting Zone** – this zone is an area that is immediately adjacent to the driveway spanning between the Building Envelope and the front property line. If desired, Owners may utilize plant material from Plant List Two to enhance the edge of



the driveway in this zone, but the total area planted in this manner cannot exceed 300 square feet.

- v. **Roadside Restoration Zone** – this zone lies between the adjacent roadways and any lot lines that abut roadways. Plant material in this zone must come from Planting List One of Appendix C.

### 6.3 LANDSCAPE DESIGN

The following are additional guidelines governing landscape design:

- i. The architectural style, character, features, and materials used on the home should inform design decisions and selections for the landscape and hardscapes surrounding the home, creating a harmonious and comprehensive design solution for the homesite.
- ii. Landscaping should be organized in an organic manner and not align with the property boundary or the boundaries defining the planting zones. The landscaping should provide a smooth transition between natural areas and the built environment.
- iii. Formal landscaping should be limited to areas immediately adjacent to the home or within courtyards.
- iv. The selection and layout of plant materials should take into consider the initial and mature size of the plant materials, potential view infringement, the balance between background and foreground areas, the relationship to adjacent architectural textures and colors, and the seasonal changes in plant colors and leafing.
- v. The plant palette should be comprised of a variety of shrubs, perennials, grasses and groundcovers with an emphasis on use of native plants, even within the Building Envelope.
- vi. When planting native trees, shrubs, and grasses they must be planted in sufficient quantities and sizes to replicate the characteristics of the native vegetation found on the site. Plant quantities and sizes may be increased to create focal points, provide screening or establish a sense of separation.
- vii. Narrow bands of non-native landscaping will not be approved.
- viii. Sod areas must be contained the rear yard, within the setback and should not dominate the site. Landscape elements should be arranged so the sod and artificial sod has minimal visibility from beyond the property. All sod needs to be maintained in good condition, and may not exceed a maximum of 250 square feet.
- ix. Plant material should be organized and grouped on the homesite according to their water consumption needs.
- x. Water features, whether built with natural materials or in a contemporary approach, shall be integrated into the site's topography and existing and proposed rock outcrops and landscaping. The water feature should not dominate the site or the house.
- xi. Berms, rock outcrops and dry creeks should be integrated into the site's landscaping and topography in order to enhance the natural characteristics of the site. Rocks should have the characteristics of native stone and clustered to create natural looking outcrops. Rocks should be partially buried in the ground to give the impression the outcrop is emerging from the site, not just setting on the ground.

- xii. Foundation plantings, including shrubs, ornamental grasses, and ground covers should be used to soften the transition between the building and the site. Where appropriate, plantings should also be used to reduce the perceived height of the exterior walls.
- xiii. Sloping sites will require plant materials that can provide proper drainage and plant growth while limiting erosion. In some cases, terracing or retaining walls may be required to reduce the possibility of erosion and/or maintain slope stability.
- xiv. Due to the relatively short growing season at Caldera Springs, 2-inch caliper deciduous trees and 6-foot tall conifers are the minimum sizes that should be utilized. Smaller trees may be approved in some cases if the overall size and diversity of the trees selected provide appropriate coverage. In order to blend with the existing landscape, proposed trees must provide a range of heights.
- xv. The minimum size for shrubs should be a 3-gallon plant. The minimum size for other plant materials should be a 1-gallon plant.
- xvi. To the extent practical, it is suggested that consideration be given to the use of plants which tend to be fire resistant (see Section 4.23 Wildfire Management).
- xvii. With the exception of the Owner's property, no rocks, trees, or other plant materials shall be removed from any lot, parcel, common area or roadway within Caldera Springs without written permission from the DRC.
- xviii. All areas within and surrounding the homesite that were disturbed during construction must be remediated with plant materials that are appropriate for the specific location. All remediation must be included on the Landscape Plan that is part of the Final Design Review submittal.
- xix. Native seed may be approved as a supplement to new plants, but revegetation throughout the lot and Roadside Restoration Zone must be in place and established at the time of the Project Completion Review. Approved seed species are listed in Appendix C. If used, seed must be properly irrigated until it germinates. Seed is not appropriate for use on steep slopes and will not be approved as a substitute for plants in these locations.
- xx. The DRC will exercise its judgment and discretion in determining the appropriateness of transitions between native and non-native landscaping areas on each lot, as well as the appropriateness of transitions from lot to lot and between lots and adjacent common areas.
- xxi. The Association and its contractors shall have no liability for damage to lights, sprinklers, hydronic lines, landscaping, or other features located in the road right-of-way.

#### **6.4 WALKWAYS AND PATIOS**

Walkways and patios must be constructed of earth tone stone, stone pavers, or tinted or stained concrete. Asphalt and gravel walkways and patios are not permitted. A hard-surface walkway must be installed between the trash enclosure and driveway.

## 6.5 COMPOST MULCH

The following are guidelines governing the use of compost mulch:

- i. Compost mulch should not create a hard line between the Building Envelope and the Transition Zone. The compost mulch should be blended into the native landscape prior to reaching the boundary of the Building Envelope.
- ii. Organic bark compost mulch and inorganic material, such as gravel, may be used within the Building Envelope. Organic bark compost mulch may be used in a judicious manner outside the Building Envelope if the compost mulch is intended as a temporary ground cover that will eventually degrade and be replaced by maturing plants.
- iii. In selective areas pine needles may be utilized as a replacement for organic bark compost mulch.
- iv. It is recommended that organic compost mulch and pine needles should be separated from combustible building materials with a swath, at least 12 inches wide, of noncombustible materials such as approved gravel.
- v. Large areas of compost mulch with sparse planting will not be permitted.
- vi. Regular maintenance will be required for the compost mulch in order to maintain an acceptable appearance, which includes weeding and periodically adding bark to the bed.
- vii. Large bark chips, red compost mulch, dyed compost mulch and synthetic rubber mulches are not permitted.

## 6.6 IRRIGATION DESIGN AND USE

An extensive knowledge of plant materials, soils, site exposures, and climatic conditions is required to design and install an effective and efficient irrigation system. It is highly recommended that a landscape professional be consulted to design the irrigation system. The following are guidelines governing the design and use of irrigation systems:

- i. All newly planted landscape areas within the Building Envelope of each lot must be irrigated.
- ii. Areas outside the Building Envelope may be irrigated, although care should be taken to reduce impacts on existing native species.
- iii. Plants should be grouped according to water use and irrigation should be zoned accordingly.
- iv. The use of automated water-conserving irrigation products and equipment (e.g. drip systems and smart controllers) is highly recommended.
- v. To reduce overall water consumption, xeriscape design concepts should be utilized in conjunction with drought-tolerant plants.
- vi. If desired, a drip irrigation system may be utilized to irrigate trees anywhere on the homesite.
- vii. If an Owner chooses not to install a permanent irrigation system, a written narrative explaining the proposed irrigation approach must be submitted for approval.

## 6.7 REVEGETATION

Restoring native vegetation and ecosystems has proven to be both cost-effective and ecologically sound. The Caldera Springs area contains well-drained volcanic soils and experiences harsh winters, short growing seasons, and hot, dry summers. These conditions must be taken into consideration when designing and installing plant materials designated for areas of revegetation. The following are guidelines governing revegetation:

- i. First and foremost, the best revegetation strategy is to minimize the total disturbance on the homesite. To that end, the site, architectural and landscape designs should embrace the selective removal of existing trees, shrubs and grasses while integrating all improvements into the existing landscape and topography.
- ii. Once construction begins the existing plant materials that are to remain should be protected from damage, toxic spills and soil compaction.
- iii. All areas within and surrounding the homesite that were disturbed during construction must be remediated with plant materials that are appropriate for the specific location. All remediation must be included on the Landscape Plan that is part of the Final Design Review submittal.
- iv. The Roadside Restoration Zone adjacent to the homesite and any other roadside areas disturbed by associated construction activities or parking must be restored prior to the Project Completion Review. This restoration must provide appropriate quantities of approved plant materials from Plant List One in Appendix C. The plant spacing can be no greater than 3' and the spacing must vary between 1' to 3' so that upon installation the restoration mimics fully vegetated natural conditions. No trees, rocks or berms may be placed within 5 feet of the road edge.

## 6.8 LANDSCAPE MAINTENANCE

The following are guidelines governing landscape maintenance:

- i. Homesites must be maintained on a regular basis in order to present a neat and aesthetically pleasing appearance when viewed from adjacent homesites, common areas, and roadways.
- ii. All dead or dying trees, shrubs or grasses shall be replaced promptly. All landscaped beds and areas with native grasses and shrubs must be kept free of weeds.
- iii. Where native grass seed is approved for installation outside the Building Envelope it should be irrigated regularly until the seed has taken root (usually within one year). After the seed has taken root, the irrigation must be adjusted to a level appropriate for native grasses.
- iv. Native grasses should be maintained during the growing season.

## **7 ONGOING COMPLIANCE**

The following guidelines, regulations and requirements become effective once an Owner's initial home construction and associated site and landscape improvements have been completed and the PCR has been completed and approved by the DRC. Owners are expected to comply with these guidelines, regulations and requirements, as well as the standards set forth in the CC&R's, at all times.

### **7.1 REMODELS, ADDITIONS AND ALTERATIONS**

Once the residence is complete, no work shall be undertaken that would effectively change the appearance of the site, the home's exterior, or the landscape without prior review and approval by the DRC. Routine maintenance and repairs are exempt from this requirement. Unapproved improvements may require removal or remediation of the improvement and/or result in a fine per Appendix H.

Remodels, additions, or alterations to an existing site, home, or landscaping must meet the same criteria as new home construction. All relevant guidelines must be addressed by the Owner and their designers when preparing a submittal. A Pre-Design meeting with the DRC is strongly recommended prior to beginning the design process in order for the Owner and their designers to understand the submittal requirements for this project and the guidelines that must be addressed. A Pre-Design meeting can be scheduled by calling the DRC Administrator at 541-593-4852.

A submittal for a remodel, addition or alteration must include the application form in Appendix D and the appropriate fees and deposits which can be found in Appendix H. Owners must submit the appropriate documentation, as outlined in the Pre-Design meeting, addressing the proposed changes. A submittal for a remodel, addition or alteration will be reviewed by the DRC and a written approval or disapproval provided within 15 days of the submittal. The DRC may extend its response time if it deems the submittal incomplete. If the approval is granted, it will be valid for one year from the date of the written approval.

Any landscaping disturbed during remodels, additions, or alterations to the house must be restored per the approved landscape plan for that residence. All construction regulations in Section 8 will be enforced during the construction of these projects.

A Project Completion Review is required for remodels, additions or alterations. After the Project Completion Review has been completed and the DRC determines all Design Guideline requirements have been met, the required construction deposit will be refunded.

## 7.2 SITE VISITS

From time to time the DRC or its agents may conduct site visits within the community to evaluate continued compliance with current requirements. In the event that substantial discrepancies with the DRC-approved drawings are found or unauthorized changes have been made, a citation letter will be issued outlining the mitigation that must occur to bring the improvements into compliance and possible fines will be assessed. The committee will determine a compliance deadline based on the circumstances of the individual situation. If the deadline is not met, additional fines will be assessed until compliance is achieved, as specified in Appendix H.

## 7.3 SITE, BUILDING AND LANDSCAPE MAINTENANCE

The following requirements shall apply at all times:

- i. Landscaping and other site features, including Roadside Restoration Zones, must be maintained in the same high-quality condition as approved at the Project Completion Review.
- ii. As stated in Section 4.23 Wildfire Management, native grasses should not be mowed during the growing season. In order to ensure native grasses do not exceed 4 inches in height between June 1st and October 1st (see Section 4.23 Wildfire Management), the native grasses should be mowed in the late spring and they may be mowed again in the fall. Scattered bunchgrasses are exempt from this requirement.
- iii. All dead or dying trees, shrubs or grasses shall be replaced promptly. All landscaped beds and areas with native grasses and shrubs must be kept free of weeds.
- iv. With the exception of the Owner's property, no rocks, trees, or other plant materials shall be removed from any lot, parcel, common area or roadway within Caldera Springs without written permission from the DRC.
- v. Grading changes of any kind, including changes affecting surface drainage, must be reviewed and approved by the DRC prior to commencing the grading. Grading changes must be contained within the lot and must not create impacts on adjacent lots, common areas or roadways.
- vi. Any damage to the site, structures or landscaping must be repaired immediately, restoring the damaged elements to their approved condition.
- vii. Roofs, gutters and decks shall be maintained essentially free of accumulations of pine needles and other debris from June 1st to October 1st.
- viii. All snow that falls on private property must remain on that same property. Under no circumstances will snow be allowed to be removed from private property and placed on roads or rights-of-way, common areas or other private property within Caldera Springs.
- ix. Temporary structures, tents, awnings, trailers, shacks, etc. are not permitted without prior written approval from the DRC.
- x. Owners must remove trash, debris and woodpiles promptly from their lot.

## 7.4 PET CONTROL

As stated in Section 4.21, all animal runs, doghouses, and invisible electric fences must be reviewed and approved by the DRC prior to installation. The following are guidelines governing pet control:

- i. If pets are kept outside, they must be contained within DRC-approved kennels or dog runs. In order to limit impacts on wildlife, pets are not allowed to roam freely.
- ii. Owners must ensure their cats are confined to the interior of the home or other enclosed structures.
- iii. Animal run fencing should conform to the requirements for fencing found in Site Design Guidelines.
- iv. Animal runs should be situated on a lot so as to be completely concealed or screened from view from adjacent lots, common areas and roadways.
- v. Invisible fence areas will be evaluated on a case-by-case basis, but in all cases the fencing must be contained within the rear yard of the Building Envelope.
- vi. If invisible fencing is utilized, pets must be supervised at all times when they are outdoors.
- vii. The approval of any invisible fence is conditional, subject to ongoing satisfactory use of the system without complaints and/or incidents. The conditional approval is subject to revocation or modification at a later date if deemed necessary by the DRC.

## 7.5 GENERAL COMPLIANCE CONSIDERATIONS

The following are guidelines governing exterior and interior lighting, outdoor equipment, furnishings and accessories:

- i. Exterior and interior lighting that produces excessive glare on neighboring lots, common areas or roadways may be subject to modifications. The DRC reserves the right to require wattage reductions, a retrofit or replacement of the shielding, removal of fixtures, or other modifications as it may deem necessary. The DRC reserves the right to require these same modifications at any time in the future if the exterior or interior lighting impacts warrant the changes.
- ii. Foundation vent plugs and hose bib insulators may only be used from November 1st to April 30th and must be painted to match their backgrounds. The use of white Styrofoam vent plugs is prohibited.
- iii. BBQ equipment should be designed or screened to have minimal visual impact on adjacent lots, common areas and roadways. BBQ units shall either have a non-reflective finish, be screened by approved architectural or landscape elements, or be covered when not in use.
- iv. Proposed satellite dishes must be reviewed and approved by the DRC prior to installation. Satellite dishes larger than 24 inches in diameter will not be approved. The dishes and their hardware must be painted to match their backgrounds and must be adequately screened and/or obscured from view from adjacent lots, common areas and roadways to the greatest extent practicable.

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- v. The official Caldera Springs address sign is required to be installed on each lot. This address sign and security signage are the only signage allowed on a lot (see Section 4.22).
- vi. As stated in Section 5.18, solar panels, if proposed, must be mounted parallel to the roof and must have a low profile that does not extend more than 4" above the roof plane. All visible frame and hardware components must be finished to match or coordinate with their backgrounds.
- vii. As stated in Section 4.18, fences and screening structures must be approved by the DRC prior to installation.
- viii. As stated in Section 4.13, all permanently placed outdoor play equipment of any kind must be reviewed and approved by the DRC prior to installation.
- ix. As stated in Section 4.15, permanently placed outdoor furniture, arbors, ornaments, statuary, artistic installations or flagpoles must be reviewed and approved by the DRC prior to installation.
- x. Other than the American flag, banners and flags may not be displayed in a manner such that they are visible from beyond the lot on which they are installed. Display of the American flag shall be in accordance with federal law.
- xi. A reasonable number of birdhouses and bird feeders may be installed without prior approval but must be located inconspicuously and finished to blend with their surroundings. Feeders for deer and other wildlife are prohibited.
- xii. Outdoor clothes hanging devices are prohibited.
- xiii. Holiday decorations do not require prior approval but displays should be relatively subdued and removed in a timely manner following the holiday season.



## **8 CONSTRUCTION REGULATIONS**

In order to maintain certain levels of decorum, limit impacts on surrounding properties, and protect the existing landscape and natural features, the following Construction Regulations must be observed. Owners are responsible for ensuring all contractors, subcontractors, suppliers, and other personnel are aware of and comply with these Construction Regulations. To that end, these Construction Regulations must be a part of the construction contract document specifications prepared for each residence.

No clearing, grubbing, grading, excavation, plant or tree removal, or construction related activities are allowed until an approval has been granted by the DRC for the Final Design Review and the required Construction Deposit has been paid in full. In addition, all related building permits from Deschutes County must be in the Owner's possession and lot line ropes and construction fencing must be in place prior to starting any construction related activity.

A Construction Deposit is required for each site in accordance with the schedule contained in Appendix H. In addition, a pre-construction meeting must be scheduled by the general contractor and the meeting held prior to the start of construction. During this meeting the Construction Area Plan required in Section 8.1 will be reviewed.

Fines for rules violations, for the installation of any unapproved changes, or the unauthorized deletion of any approved construction will be charged against the Construction Deposit. When a fine is assessed against the deposit, the Owner must reimburse the Association within 10 days or a Stop Work Order will be placed on the lot until the deposit is replenished.

Each Owner shall substantially complete the construction of the house and associated site and landscape improvements within 18 months of the pre-construction meeting. Substantial Completion is defined as the stage at which the project is ready for its initial Project Completion Review (PCR). Final Completion is defined as the stage at which the final PCR has been completed and approved by the DRC and the review process has been closed out.

### **8.1 CONSTRUCTION AREA PLAN**

Prior to construction the Owner or contractor shall provide the DRC Administrator a detailed Construction Area Plan showing the locations on the site where construction activity will be permitted and the remaining portions of the site that will be protected throughout the construction process. The DRC may, at its own discretion, require a reduction in size of the Construction Area in order to lessen impacts to existing vegetation, trees, and site features. Following a review and approval of the Construction Area Plan by the DRC, a meeting will be scheduled between the contractor or construction site supervisor and the DRC Administrator to ensure that any conditions of approval are addressed and there is a clear understanding of all construction rules.

The Construction Area shall be limited to the immediate area around required excavation and related site improvements, with reasonable allowances made for construction activities, safety requirements, and material storage. The boundary of the Construction Area should be within 50 feet of proposed structures, with exceptions for a driveway and utility improvements. Every effort must

be made to limit impacts in lot setbacks and other areas of the site that are to be retained as natural areas. Best Construction Management Practices shall be observed at all times during the construction process.

The Construction Area Plan shall include the following:

- Fencing that will define the boundary of the Construction Area and areas of tree protection within the Construction Area.
- Limits of excavation.
- Erosion control measures for the site.
- The single access to the Construction Area that must coincide with the approved driveway location.
- The location and size of the construction material storage areas.
- The location and size of areas containing stockpiles of excavated materials, topsoil, and duff.
- Parking areas with the maximum number of spaces provided in each area.
- The locations of the chemical toilet, temporary construction trailer/structure, dumpster and debris storage area, and firefighting equipment.
- Fueling and staging areas.
- Concrete wash pit area.
- Corridors for utility trenching.
- Location of the construction sign.

## **8.2 DAILY OPERATION**

Daily working hours for all construction sites are Monday through Friday from 7:00 a.m.–7:00 p.m. and Saturday from 8:30 a.m.–5:00 p.m. unless otherwise restricted by the DRC. No construction will be allowed on New Year’s Day (January 1), Memorial Day (designated Monday in May), July 4th, Labor Day (designated Monday in September), Thanksgiving (designated Thursday in November) or Christmas (December 25). On all other legal holidays construction will be permitted from 8:30 a.m.–5:00 p.m.

## **8.3 CONSTRUCTION ACCESS**

Once the entry road connecting to Vandevent Road is constructed, all contractors, subcontractors, suppliers, and other construction related personnel must utilize this entry road to gain access into Caldera Springs and when leaving the project. The entry off of Century Drive and the Harper Road are not to be used for access or egress at any time.

The only approved construction access to a homesite is the corridor coinciding with the approved driveway location unless an alternative has been approved in writing by the DRC prior to starting construction.

## **8.4 EXCAVATION**

Excess excavation material must be removed from Caldera Springs. The material shall not be placed in common areas, road rights-of-way, or on other lots. Excavation, except for utility trenching, shall be confined to the Owner's lot.

## **8.5 BLASTING**

Prior to commencing any blasting the DRC Administrator must review and provide written approval of the blasting plans and evidence must be provided to the DRC Administrator that the contractor's or subcontractor's insurance coverage includes the Caldera Springs Owners' Association as a named additional insured party. Any plans to blast must be brought to the attention of and approved in writing by the DRC Administrator before commencing any blasting. Proper safety and protection protocols shall be in place and utilized for any blasting.

## **8.6 UTILITIES**

Utilities should be designed and constructed to accommodate the most intensive use anticipated for the proposed improvements. All utilities must be buried. Water and sewer piping must be located in separate trenches, with separation distances as required by Deschutes County. Power, gas, telephone and television cable may be in common trenches with other services, if allowed by governing building codes and regulations. Contractors should check with utility companies to determine current installation standards.

The following general considerations apply to buried utilities:

- i. In order to avoid damage from the rocky sub-soils in the area, all pipe and wiring (including wiring in conduit) should be bedded over and under with a minimum of 4 inches of sand or pea gravel, or as required by governing authorities.
- ii. No pipe or wire should be installed directly above another; at least 18 inches of horizontal offset should be provided.
- iii. Location tape should be provided above all buried utilities, at a depth of approximately 1 foot. Location tape above non-metallic piping should be magnetically detectable. A separate location tape should be provided for each pipe or wire even if installed in a common trench.
- iv. Accurate as-built drawings should be prepared to identify the tie-in locations of all utilities to permanent reference points. Copies should be submitted to the governing utility or regulatory agency upon completion of construction. (Midstate Electric, Cascade Natural Gas, Sunriver Utilities.)

## **8.7 SIGNAGE**

Temporary construction signs shall be limited to one sign per lot. All signage must comply with the DRC approved design for construction signage for. Please contact the DRC Administrator for the approved contractor signage information. No signage shall be placed prior to submittal of the Preliminary Design to the DRC and it must be promptly removed and any resulting damage repaired prior to requesting a Project Completion Review.

## **8.8 TEMPORARY STRUCTURES**

Temporary structures must be located within the lot's Building Envelope, must be shown on the Construction Area Plan, and must be approved by the DRC as to size, configuration and location. All temporary structures must be removed prior to requesting the Project Completion Review. Any damage caused by the placement, use, or removal of such structures must be promptly restored at the Owner's or contractor's expense within 48 hours. Any damage not restored within 48 hours will be restored by the Association and charged against the Construction Deposit. A lien will be placed on the Owner's lot for any repair costs in excess of the Construction Deposit, in accordance with the CC&R's.

## **8.9 STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT**

Prior to construction, storage areas shall be designated according to the approved Construction Area Plan. All storage areas must be placed within the Building Envelope, unless approved in advance by the DRC. The contractor is responsible for the security and continuous maintenance of these areas.

## **8.10 VEHICLES AND PARKING**

The speed limit in Caldera Springs is 25 miles per hour. If a contractor or sub-contractor has been observed speeding in the Community, they will be notified. If they are observed speeding a second time, they will lose their privilege to work in Caldera Springs.

All vehicle parking on the homesite must be located in the designated parking areas on the Construction Area Plan. Parallel parking will also be allowed along the adjacent roadway in close proximity to the Owner's lot. Rope lines should be setback 3' to 4' from the pavement edge on the lots on either side of the Owner's lot and the three lots directly across the road from the Owner's lot. Those parking along the road must take care to not impede traffic on the road, restrict access to neighboring driveways or damage the natural landscape within the road right-of-way. Any damage to neighboring lots and roadside areas must be repaired and/or replanted prior to the Project Completion Review.

The Owner and contractor are responsible for repairing any damage to roadways caused by construction vehicles or equipment within 48 hours. Damage not repaired within 48 hours will be repaired by the Association and charged against the Construction Deposit. A lien will be placed on the Owner's lot for any repair costs in excess of the Construction Deposit, in accordance with the CC&R's.

Changing oil in vehicles and equipment without proper receptacles and removal procedures is forbidden.

### **8.11 CHEMICAL TOILETS**

Chemical toilets must be provided by the contractor and placed in the approved location shown on the Construction Area Plan.

### **8.12 DUST, NUISANCE AND NOISE CONTROL**

It is the contractor's responsibility to control dust and noise on the site. All dirt piles must be completely covered with plastic sheeting or tarps, (brown or black only). Loose dirt may be sprayed with water to control dust. Whatever solution is utilized it must be effective 24 hours a day, 7 days a week.

Radios, stereos, or similar devices are not allowed to be played outside the building on the construction site. The volume of music played within the interior of the building must be controlled to prevent sound from being heard beyond the perimeter of the structure.

No swimming, sunbathing, or consumption of alcoholic beverages by construction related personnel is allowed within Caldera Springs.

### **8.13 DEBRIS AND TRASH REMOVAL**

Proper disposal of refuse and storage of material is the Owner's and the contractor's responsibility. Debris and trash shall be picked up daily and stored in covered trash containers. A dumpster or a trailer is required on each site and must be covered at all times by a net. All debris must be removed weekly and legally disposed of outside Caldera Springs. The Owner and contractor must take necessary precautions to prevent debris from blowing off the lot. The cost of cleaning up blown and scattered debris will be charged against the Construction Deposit.

### **8.14 FIRE EXTINGUISHER**

A minimum of one serviceable 1016 ABC-rated dry chemical fire extinguisher shall be located on each construction site in a conspicuous location.

### **8.15 OPEN FLAMES**

Warming fires, trash fires or the burning of any construction debris on construction sites is prohibited.

Outdoor use of cigarettes, cigars, pipes, fireworks, charcoal fires and any other open flames by a contractor, sub-contractor or their employees is prohibited in Caldera Springs.

### **8.16 PETS**

Contractors, sub-contractors and their employees are prohibited from bringing dogs and other pets to a Caldera Springs construction site. Any violators will be required to leave the site.

### **8.17 FIREARMS**

Possession of or discharging firearms, by a contractor, sub-contractors or their employees while at Caldera Springs is prohibited.

### **8.18 RESTORATION AND REPAIR**

Damage to any property, other than the Owner's, by a contractor, sub-contractors or their employees shall be promptly repaired at the expense of the Owner or contractor. This includes damage done by cleaning out concrete trucks on-site, damage to asphalt roads and shoulders edges, utilities, signs, and vegetation. It is the contractor's responsibility to keep the roads free of dirt and mud. The contractor must sweep or wash the roadways regularly (at least every two weeks) throughout the construction process. If the roadway is not kept clean, the Association will pay to have the road cleaned and the Owner and contractor will be responsible for the cost, which may be deducted from the Construction Deposit. A lien will be placed on the Owner's lot for any repair costs in excess of the Construction Deposit, in accordance with the CC&R's.

Where driveways cross paved pathways, the pathway shall be saw-cut and completely removed within the driveway area. Any other damaged parts of the pathway shall be similarly saw-cut and removed and replaced with new pavement constructed to exactly match the existing pathway. Alternate materials for pathway replacement will be considered by the DRC only when they will not create a transitional hazard to path users.

Where driveways connect to existing paved roadways, the roadway pavement shall be saw-cut to create a neat, sound, vertical surface to adhere to the driveway construction.

The Roadside Restoration Zone between the road edge and the property lot line shall be restored as is noted in Sections 6.2 and 6.7.

## APPENDIX A

# DEFINITIONS

For purposes of use in these Design Guidelines the following words and phrases shall be defined as follows, unless the context dictates otherwise:

**Architect** - A person licensed to practice architecture within the state they are practicing.

**Design Review Committee (DRC)** -The Design Review Committee is appointed by the Declarant or Caldera Springs Association as described in the Convents, Conditions and Restrictions (CC&R's). The DRC shall review and approve, approve with conditions, or disapprove submittals related to the design and construction of the any improvements on a homesite including site, buildings and landscape improvements associated with the initial construction and any remodels, additions, and alterations to the site, building exteriors, or landscape that are proposed once the initial construction has been completed.

**Association** - The term Association shall mean and refer to the Caldera Springs Owners' Association, an Oregon non-profit Mutual Benefit Corporation, and its successors and assigns.

**Board** - The term Board shall mean the Board of Directors of the Association.

**Contractor** - A person or entity engaged by an Owner for the purpose of constructing any improvement. The contractor and Owner may be the same person or entity.

**Building Envelope** - The portion of a lot generally defined by setbacks described in Section 4.2. The Building Envelope delineates the area within which all improvements must be confined with the exception of improvements allowed by the Design Guidelines to be built outside the Building Envelope. These exceptions include, but are not limited to, the driveway extension extending from the roadway to the Building Envelope and restoration in the Roadside Restoration Zone that lies between the Building Envelope and property lines.

**Declarant** - The term Declarant shall mean and refer to Caldera Springs Real Estate LLC, a Delaware limited partnership, its successors and assigns other than Owners. The Declarant is also referred to as the Developer.

**Design Guidelines** - The restrictions, review procedures and construction regulations adopted and enforced by the DRC, as set forth in this document and as amended from time to time by the DRC. Design Guidelines are also referred to as Guidelines.

**Excavation** - Any disturbance of the surface of the land (except to the extent reasonably necessary for the planting of approved vegetation), including any trenching which results in the removal of earth, rock or other substance from a depth of more than 12 inches below the natural surface of the land or any grading of the surface.

**Fill** - Any addition of earth, rock, or other materials to the surface of the land that increases the natural elevation of such surface.

**Final Completion** - The stage at which all conditions, modifications, and mitigations required by the DRC through the Project Completion Review process have been addressed, all outstanding fees and fines have been paid and the review process is closed out.

**Habitable Space** - The habitable square footage within a house measured to the outside wall of that space. Unheated storage space and attics, as well as garages are not considered habitable square footage.

**Improvement** - Any structure or installation of any kind, including, but not limited to, excavation, grading, buildings, patios, decks, walkways, retaining walls, fences, site walls, driveways, parking areas, recreational facilities, signage, removal of trees and other landscape materials, planting of trees and other landscape materials, and utility constructions. Any remodels, additions or alterations to the site, buildings exteriors or landscape once the initial construction has been completed are also considered improvements. Replacement or maintenance of sod, shrubs or trees are not considered improvements.

**Landscape Architect** - A person licensed to practice landscape architecture within the state they are practicing.

**Lot** - The term lot shall be those parcels of land, together with any appurtenances, described as lots on the subdivision plats of Caldera Springs. Also referred to as the homesite.

**Member** - The term Member shall mean and refer to every person or entity who is an Owner, as defined below. Membership shall be appurtenant to any and may not be separated from, Ownership of any lot.

**Owner** - The term Owner shall mean the record Owner of any lot or lots as shown on the official records of the Deschutes County, Oregon Recorder. The Owner may act through an agent, provided that such agent is authorized in writing to act in such capacity.

**Residence** - The building or buildings, including any garage, or other accessory buildings, used for residential purposes constructed on a lot and any improvements constructed in connection therewith. Also referred to as a home or house.

**Roadside Restoration Zone** - The area between the road edge and the property line.

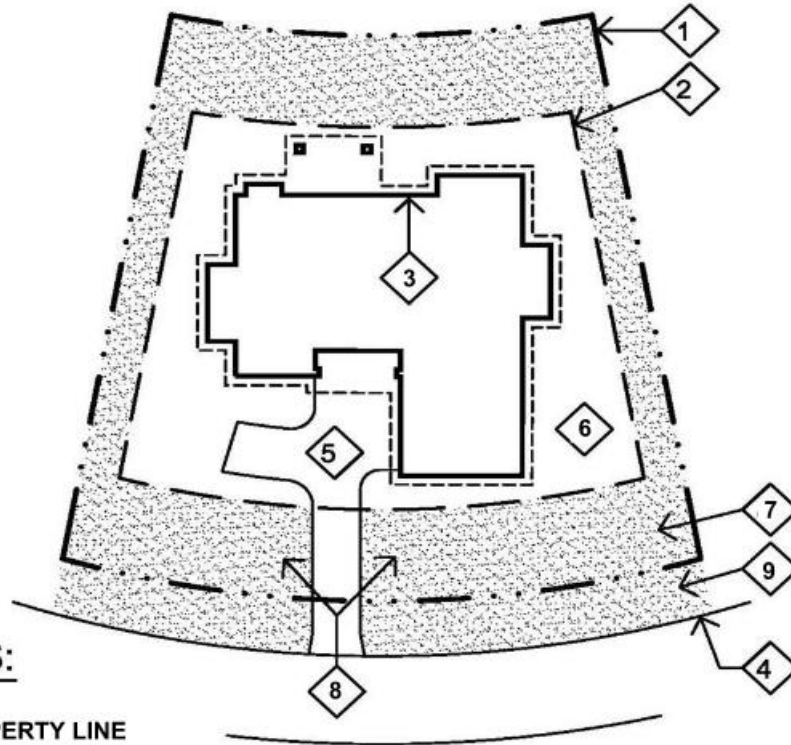
**Sleeping Area** - A bedroom, loft and/or any other room or space that the DRC reasonably believes may be used for or converted to a space for sleeping.

**Substantial Completion** - The stage at which a home is ready for its initial Project Completion Review.

**Xeriscape** - Pertaining to dry, desert-like climatic conditions and landscape design approaches that combine innovative water conservation methods with sound horticultural practices.



**APPENDIX B:**  
**SITE PLANTING DIAGRAM**



**NOTES:**

- 1 PROPERTY LINE
- 2 BUILDING ENVELOPE BOUNDARY / SETBACKS
- 3 HOUSE FOOTPRINT & ROOF OVERHANG
- 4 EDGE OF ASPHALT ROAD
- 5 DRIVEWAY
- 6 BUILDING ENVELOPE - PLANTING LIST ONE & TWO
- 7 TRANSITION ZONE - PLANTING LIST ONE
- 8 DRIVEWAY PLANTING ZONE - PLANTING LIST ONE & TWO
- 9 ROADSIDE RESTORATION ZONE - PLANTING LIST ONE

**APPENDIX C:**

**PLANTING LIST 1**

**PLANTINGS ALLOWED IN ALL PLANTING ZONES**

| <b>TREES</b>                       |                                                            |
|------------------------------------|------------------------------------------------------------|
| Grand Fir                          | <i>Abies grandis</i>                                       |
| Subalpine Fir                      | <i>Abies lasiocarpa</i>                                    |
| Douglas or Rocky Mountain Maple    | <i>Acer glabrum</i>                                        |
| White Alder                        | <i>Alnus rhombifolia</i>                                   |
| Mountain Alder                     | <i>Alnus viridis</i>                                       |
| Serviceberry (tree form only)      | <i>Amelanchier species</i>                                 |
| Heritage River Birch               | <i>Betula nigra</i> ®Heritage                              |
| Water Birch                        | <i>Betula occidentalis</i>                                 |
| Black Hawthorn or Douglas Hawthorn | <i>Crataegus douglasii</i>                                 |
| Mountain or Western Larch          | <i>Larix occidentalis</i>                                  |
| Engelmann Spruce                   | <i>Picea engelmannii</i>                                   |
| Black Hills Spruce                 | <i>Picea glauca densata</i>                                |
| Green Needled Colorado Spruce      | <i>Picea pungens</i>                                       |
| Murrayana Pine                     | <i>Pinus contorta murrayana</i>                            |
| Lodgepole Pine                     | <i>Pinus contorta</i>                                      |
| Ponderosa Pine                     | <i>Pinus ponderosa</i>                                     |
| Common or Native Chokecherry       | <i>Prunus virginiana</i> (no other varieties or cultivars) |
| Mountain Hemlock                   | <i>Tsuga mertensiana</i>                                   |

\*No new trees may be added in the Roadside Restoration Zone within 5 feet of the asphalt roadway.

| <b>SHRUBS</b>              |                                   |
|----------------------------|-----------------------------------|
| Thin Leaf or Gray Alder    | <i>Alnus incana</i>               |
| Fringed Sage               | <i>Artemisia frigida</i>          |
| Snowbrush Ceanothus        | <i>Ceanothus velutinus</i>        |
| Mountain Mahogany          | <i>Cercocarpus ledifolius</i>     |
| Desert Sweet or Fernbush   | <i>Chamaebatiaria millefolium</i> |
| Rabbitbrush                | <i>Chrysothamnus species</i>      |
| Red-Twig Dogwood           | <i>Cornus sericea</i>             |
| Oceanspray                 | <i>Holodiscus discolor</i>        |
| Desertspray or Rock Spirea | <i>Holodiscus dumosus</i>         |
| Oregon Grape               | <i>Mahonia aquifolium</i>         |
| Creeping Oregon Grape      | <i>Mahonia repens</i>             |
| Mockorange                 | <i>Philadelphus lewisii</i>       |
| Ninebark, Mallow           | <i>Physocarpus malvaceus</i>      |

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|                      |                                                                                                    |
|----------------------|----------------------------------------------------------------------------------------------------|
| Sand Cherry          | <i>Prunus besseyi</i>                                                                              |
| Bitter Cherry        | <i>Prunus emarginata</i>                                                                           |
| Smooth Sumac         | <i>Rhus glabra</i>                                                                                 |
| Skunkbrush           | <i>Rhus trilobata</i>                                                                              |
| Alpine Currant       | <i>Ribes alpinum</i>                                                                               |
| Golden Currant       | <i>Ribes aureum</i>                                                                                |
| Wax Currant          | <i>Ribes cereum</i>                                                                                |
| Sticky Currant       | <i>Ribes viscosissimum</i>                                                                         |
| Nootka Rose          | <i>Rosa nutkana</i>                                                                                |
| Woods' Rose          | <i>Rosa woodsii</i>                                                                                |
| Willow – Natives     | <i>Salix exigua, boothii, gekyeriana, lemmonii, lucida, prolix, fluviatilis and local cuttings</i> |
| Buffaloberry         | <i>Shepherdia canadensis</i>                                                                       |
| Dwarf Mountain Ash   | <i>Sorbus scopulina</i>                                                                            |
| Western Mountain Ash | <i>Sorbus sitchensis</i>                                                                           |
| Douglas Spirea       | <i>Spiraea douglasii</i>                                                                           |
| Snowberry            | <i>Symphoricarpos albus</i>                                                                        |

**GROUNDCOVER & VINES**

|                               |                                  |
|-------------------------------|----------------------------------|
| Pussytoes                     | <i>Antennaria species</i>        |
| Pinemat Manzanita             | <i>Arctostaphylos nevadensis</i> |
| Kinnikinnick                  | <i>Arctostaphylos uva-ursi</i>   |
| Creeping Ceanothus            | <i>Ceanothus prostrates</i>      |
| Prince's Pine or Pipsissewa   | <i>Chimaphila umbellata</i>      |
| Broadpetal or Wild Strawberry | <i>Fragaria virginiana</i>       |
| Twinflower                    | <i>Linnaea borealis</i>          |
| Orange Honeysuckle            | <i>Lonicera ciliosa</i>          |
| Creeping Phlox                | <i>Phlox diffusa</i>             |
| Creeping Phlox                | <i>Phlox hoodii</i>              |
| Pacific Silverweed            | <i>Potentilla pacifica</i>       |

**GRASSES, RUSHES & SEDGES**

|                                |                                 |
|--------------------------------|---------------------------------|
| Indian Ricegrass               | <i>Achnatherum hymenoides</i>   |
| Thurber's Needlegrass          | <i>Achnatherum thurberianum</i> |
| Slenderbeak Sedge              | <i>Carex athrostachya</i>       |
| Soft Sedge                     | <i>Carex disperma</i>           |
| Analogue Sedge                 | <i>Carex simulata</i>           |
| NW Territory Sedge             | <i>Carex utriculata</i>         |
| Needle Spikerush               | <i>Eleocharis acicularis</i>    |
| Common Rush                    | <i>Juncus effuses</i>           |
| Bottlebrush Squirreltail Grass | <i>Elymus elymoides</i>         |
| Idaho Fescue                   | <i>Festuca idahoensis</i>       |

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|                         |                                |
|-------------------------|--------------------------------|
| Sheep Fescue            | <i>Festuce ovina</i>           |
| Needle and Thread Grass | <i>Hesperostipa comata</i>     |
| Prairie Junegrass       | <i>Koeleria macrantha</i>      |
| Sandberg's Bluegrass    | <i>Poa secunda</i>             |
| Bluebunch Wheatgrass    | <i>Pseudoroegneria spicata</i> |

| <b>PERENNIALS</b>        |                                |
|--------------------------|--------------------------------|
| Common Yarrow            | <i>Achillia millifolium</i>    |
| Rockcress                | <i>Arabis rectissima</i>       |
| Indian Paintbrush        | <i>Castilleja species</i>      |
| Shooting Star            | <i>Dodecatheon species</i>     |
| Fireweed                 | <i>Epilobium angustifolium</i> |
| White Fleabane           | <i>Erigeron "Rocky"</i>        |
| Threadleaf Fleabane      | <i>Erigeron filifolius</i>     |
| Yellow Desert Daisy      | <i>Erigeron linearis</i>       |
| Cushion Fleabane         | <i>Erigeron poloispermus</i>   |
| Showy Fleabane           | <i>Erigeron speciosus</i>      |
| Buckwheat                | <i>Erigonum native species</i> |
| Oregon Sunshine          | <i>Eriophyllum lanatum</i>     |
| Scarlet Gilia            | <i>Ipomopsis aggregata</i>     |
| Blue Flag Iris           | <i>Iris missouriensis</i>      |
| Sand Lily                | <i>Leucocrium montanum</i>     |
| Lewis or Blue Flax       | <i>Linum lewisii</i>           |
| Sickekeel Lupine         | <i>Lupinus albicaulis</i>      |
| Prairie Lupine           | <i>Lupinus lepidus</i>         |
| Dwarf Evening Primrose   | <i>Oenothera caespitosa</i>    |
| Shrubby Penstemon        | <i>Penstemon fruticosus</i>    |
| Lowly Penstemon          | <i>Penstemon humilis</i>       |
| Pineleaf Penstemon       | <i>Penstemon pinifolius</i>    |
| Showy Penstemon          | <i>Penstemon speciosus</i>     |
| Rocky Mountain Penstemon | <i>Penstemon strictus</i>      |
| Oregon Checkermallow     | <i>Sidalcea oregana</i>        |
| Blue-Eyed Grass          | <i>Sisyrichium</i>             |
| Goosefoot Violet         | <i>Viola purpurea</i>          |
| Yellow Wood Violet       | <i>Voila glabella</i>          |
| Marsh Violet             | <i>Viola palustris</i>         |

## PLANTING LIST 2

### PLANTINGS ONLY ALLOWED IN BUILDING ENVELOPE & DRIVEWAY PLANTING ZONE

| <b>TREES</b>                 |                                                    |
|------------------------------|----------------------------------------------------|
| Balsam Fir                   | <i>Abies balsamea</i>                              |
| Fraser Fir                   | <i>Abies fraseri</i>                               |
| Vine Maple                   | <i>Acer circinatum</i>                             |
| Amur Maple                   | <i>Acer ginnala</i>                                |
| Hawthorne                    | <i>Crataegus species</i>                           |
| Crabapple                    | <i>Malus species</i>                               |
| Norway Spruce                | <i>Picea abies</i>                                 |
| White Spruce (green needled) | <i>Picea glauca</i>                                |
| Bristlecone Pine             | <i>Pinus aristata</i>                              |
| Western White Pine           | <i>Pinus monticola</i>                             |
| Swedish Aspen                | <i>Populus tremula</i>                             |
| Quaking Aspen                | <i>Populus tremuloides</i>                         |
| American Plum                | <i>Prunus Americana</i>                            |
| Amur Chokecherry             | <i>Prunus maackii</i>                              |
| Canada Red Chokecherry       | <i>Prunus virginiana 'Canada Red' ('Schubert')</i> |
| Blue Elderberry              | <i>Sambucus cerulea</i>                            |

| <b>SHRUBS</b>                |                                       |
|------------------------------|---------------------------------------|
| Chokeberry                   | <i>Aronia species</i>                 |
| Big Sagebrush                | <i>Artemisia tridentate</i>           |
| Barberry                     | <i>Berberis species</i>               |
| Siberian Peashrub            | <i>Caragana arborescens</i>           |
| Dogwood                      | <i>Cornus species</i>                 |
| Rock Daphne                  | <i>Daphne cneorum</i>                 |
| Burning Bush                 | <i>Euonymus species/cultivars</i>     |
| Apache Plume                 | <i>Fallugia paradoxa</i>              |
| Arnold Red Honeysuckle       | <i>Lonicera tatarica 'Arnold Red'</i> |
| Ninebark (other varieties)   | <i>Physocarpus species</i>            |
| "Little Gem" Dwarf Spruce    | <i>Picea abies 'Little Gem'</i>       |
| Weeping Norway Spruce        | <i>Picea abies 'pendula'</i>          |
| Pumila Norway Spruce         | <i>Picea abies pumila</i>             |
| Mugo Pine                    | <i>Pinus mugo</i>                     |
| Potentilla or Cinquefoil     | <i>Potentilla species</i>             |
| Sumac                        | <i>Rhus species</i>                   |
| Purple Sage                  | <i>Salvia dorrii</i>                  |
| Spirea                       | <i>Spiraea species</i>                |
| Indian Currant or Coralberry | <i>Symphoricarpos orbiculatus</i>     |

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|                              |                         |
|------------------------------|-------------------------|
| Lilac (hardy varieties only) | <i>Syringa species</i>  |
| Viburnum                     | <i>Viburnum species</i> |

| <b>GROUNDCOVER &amp; VINES</b> |                            |
|--------------------------------|----------------------------|
| Ajuga                          | <i>Ajuga species</i>       |
| Clematis                       | <i>Clematis species</i>    |
| Strawberry                     | <i>Fragaria species</i>    |
| Sweet Woodruff                 | <i>Gallium odoratum</i>    |
| Lamium                         | <i>Lamium species</i>      |
| Creeping Phlox                 | <i>Phlox species</i>       |
| Sedum                          | <i>Sedum species</i>       |
| Hen & Chicks                   | <i>Sempervivum species</i> |
| Thyme                          | <i>Thymus species</i>      |
| Dwarf Periwinkle               | <i>Vinca minor species</i> |

| <b>GRASSES, RUSHES &amp; SEDGES</b> |                                         |
|-------------------------------------|-----------------------------------------|
| Lawn Seed or Sod                    |                                         |
| Avalanche Feather Grass             | <i>Calamagrostis x a. 'Avalanche'</i>   |
| Overdam Feather Grass               | <i>Calamagrostis x a. 'Overdam'</i>     |
| Hair Grass                          | <i>Deschampsia species</i>              |
| Blue Fescue and varieties           | <i>Festuca glauca and varieties</i>     |
| Karl Foerster Grass                 | <i>Calamagrostis x a. karl forester</i> |

| <b>PERENNIALS</b> |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Yarrow            | <i>Achillia species</i>                                                                           |
| Columbine species | <i>Aquilegia species</i>                                                                          |
| Artemisia         | <i>Artemisia varieties: Powis Castle, Limelight, Silver Queen, Stelleriana, &amp; Silvermound</i> |
| Hardy Marguerite  | <i>Anthemis species</i>                                                                           |
| Aster             | <i>Aster species</i>                                                                              |
| Basket-of-Gold    | <i>Aurinia species</i>                                                                            |
| Bellflowers       | <i>Campanula species</i>                                                                          |
| Cerastium         | <i>Cerastium species</i>                                                                          |
| Painted Daisy     | <i>Chrysanthemum coccineum varieties</i>                                                          |
| Shasta Daisy      | <i>Chrysanthemum maximum varieties</i>                                                            |
| Feverfew          | <i>Chrysanthemum parthenium</i>                                                                   |
| Fall Crocus       | <i>Colchicum autumnale</i>                                                                        |
| Coreopsis         | <i>Coreopsis species</i>                                                                          |
| Crocus            | <i>Crocus species</i>                                                                             |
| Larkspur          | <i>Delphinium species</i>                                                                         |
| Dianthus          | <i>Dianthus species</i>                                                                           |
| Bleeding Heart    | <i>Dicentra species</i>                                                                           |

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|                              |                               |
|------------------------------|-------------------------------|
| Coneflower                   | <i>Echinacea species</i>      |
| Fleabane                     | <i>Erigeron species</i>       |
| Gaillardia                   | <i>Gaillardia species</i>     |
| Hardy Geranium or Cranesbill | <i>Geranium species</i>       |
| Geum                         | <i>Geum species</i>           |
| Sneezeweed                   | <i>Helenium species</i>       |
| Sunrose                      | <i>Helianthemum species</i>   |
| Ox Eye Daisy                 | <i>Heliopsis species</i>      |
| Coralbells                   | <i>Heuchera species</i>       |
| Mountain Hollyhock           | <i>Iliamna rivularis</i>      |
| Iris                         | <i>Iris species</i>           |
| Lavender                     | <i>Lavendula species</i>      |
| Snowflake                    | <i>Leucojum aestivum</i>      |
| Lupine                       | <i>Lupinus species</i>        |
| Monkey Flower                | <i>Mimulus species</i>        |
| Grape Hyacinths              | <i>Muscari species</i>        |
| Forget-Me-Not                | <i>Myosotis species</i>       |
| Daffodils                    | <i>Narcissus</i>              |
| Catmint                      | <i>Nepeta species</i>         |
| Peony                        | <i>Paeonia species</i>        |
| Poppy                        | <i>Papaver species</i>        |
| Penstemon                    | <i>Penstemon species</i>      |
| Russian Sage                 | <i>Perovskia species</i>      |
| Prairie Coneflower           | <i>Ratibida species</i>       |
| Black-Eyed Susan             | <i>Rudbeckia species</i>      |
| Salvia                       | <i>Salvia species</i>         |
| Lavender Cotton              | <i>Santolina species</i>      |
| Pincushion Flower            | <i>Scabiosa species</i>       |
| Canada Goldenrod             | <i>Solidago species</i>       |
| Globemallow                  | <i>Sphaeralcea species</i>    |
| Partridge Feather            | <i>Tanacetum densun amani</i> |
| Veronica                     | <i>Veronica species</i>       |

## **OTHER APPROVED LANDSCAPING MATERIALS**

### **COMPOST MULCH**

Fine or medium grade commercial compost formulations with maximum particle sizes of 5/8-inch are generally approvable. Suggested products include Sunriver Utilities Compost Grade A or B and Deschutes Recycling 'Soilbuilder' compost.

### **APPROVED NATIVE SEED SPECIES**

The grass mix must include at least four of the following:

- Idaho Fescue (*Festuca idahoensis*)
- Covar Fescue (*Festuca ovina*)
- Squirreltail Grass (*Elymus elymoides*)
- Indian Ricegrass (*Achnatherum hymenoides*)
- Prairie Junegrass (*Koeleria macrantha*)
- Common Yarrow (*Achillea millifolium*)
- Oregon Sunshine (*Eriophyllum lanatum*)
- Rocky Mountain Penstemon (*Penstemon strictus*)
- Scarlet Gilia (*Ipomopsis aggregate*)
- Lewis or Blue Flax (*Linum lewisii*)
- Pussytoes (*Antennaria species*)
- Prairie Lupine (*Lupinus lepidus*)
- Lowly Penstemon (*Penstemon humilis*)
- Wild Strawberry (*Fragaria virginiana*)
- Yellow Wood Violet (*Viola glabella*).



**APPENDIX D:**

**APPLICATION FOR NEW CONSTRUCTION, REMODEL, ADDITION  
OR ALTERATION**

**Submittal Application** (Please check one)

- New Home Construction
- Remodel, Alteration, or Addition

**Date:** \_\_\_\_\_ **Lot:** \_\_\_\_\_

**Owner:** \_\_\_\_\_

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Email \_\_\_\_\_

**Architect/Designer:** \_\_\_\_\_

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Email \_\_\_\_\_

**Contractor:** \_\_\_\_\_

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Email \_\_\_\_\_

This application will only be considered complete when the applicable submittal packages have been provided to the DRC and the required fees have been paid. Two (2) copies of the written explanation for the proposed improvements, two (2) full size sets, and a pdf of the complete set of documents are required for both the Preliminary Design Review and the Final Design Review. A fee schedule is located in Appendix H or information on fees is available from the DRC Administrator at 541-593-4852.

**Authorization**

I hereby authorize the Design Review Committee to make copies, including electronic copies, of the submitted drawings as it deems necessary for the Design Review Process. I affirm that I have read the Design Guidelines and understand their intent. I understand that only items shown on the submitted drawings can be reviewed and approvals can only be given for improvements that are documented in the drawings. In the event a variation to the submitted drawings is necessary, I must submit a Change Request in writing to the DRC Administrator. All changes to bring the site, home or landscaping into compliance will be at my own expense.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## APPENDIX E

# PRELIMINARY DESIGN SUBMITTAL CHECKLIST

The submittal must be clearly labeled as a Preliminary Design with all pertinent information drawn to scale. All drawing sheets must include the document date and sheet or page number, bar scale, lot number and the name, address and telephone number of the Owner and designer. The Preliminary Design Submittal shall include two (2) full size sets, and a PDF of the complete set of drawings and documentation. Utilize the checklist below to ensure a complete submittal of the following required items and their associated standards:

### SITE SURVEY

A site survey must be prepared by a licensed surveyor prior to commencing the design process. This survey must include lot boundaries, 6-inch contour intervals, all significant trees, natural rock outcroppings, and other significant natural features. This information must be included on the Site Plans and Landscape Plans for the Preliminary and Final Design submittals. A significant tree is defined as a tree measuring 4 inches DBH (Diameter at Breast Height) or greater. DBH is measured at 4 feet above existing grade.

### SITE STAKING

Prior to submittal, the site shall be staked as described below:

- The outline of all hardscape improvements must be marked by string and must be visible above the ground between corner stakes.
- Side, front and rear parcel lines and the Building Envelope must be marked in a similar manner.
- The proposed grade and main floor elevation of the structure shall be clearly marked on the building corner stakes.
- Driveway locations shall be staked at each side of the drive at 10-foot intervals from the access road to the site.
- Any tree more than 4 inches in diameter proposed to be removed from the site must be clearly marked with ribbon.

### SITE PLAN

- Minimum drawing scale of 1" = 10'-0"
- Property boundaries, setbacks, approved building envelope and easements
- Existing tree locations, species and diameters of trees over 4 inches diameter. All trees to be removed shall be flagged with orange tape located 3 feet above ground. Tree flagging will be inspected during the site staking review. No trees may be removed from the site prior to receiving a written approval from the DRC for removal of specific trees.
- All existing rock outcrops and other significant existing natural features
- Existing and proposed grades shown with 6-inch contour interval, spot elevations and finished floor elevations for all proposed construction.
- Spot elevations for all hard-surfaced areas

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- Drainage features, including downspouts (if proposed), and flow direction of roof runoff. Clearly indicate direction of surface drainage and note surface drainage and erosion control methods and indicate proposed location of stormwater retention and disposal facilities.
- Proposed building footprint and all roof lines.
- Sidewalks, decks, patios, fences, hot tubs, benches, fire pits or outdoor fireplaces and any other proposed improvements.
- Proposed water features or other landscape features.
- Proposed driveways and parking areas.
- Utility lines and utility meter locations
- Show the footprint of all existing and approved improvements on adjacent properties within 100 feet of the subject lot.
- Building Envelope coverage and habitable space calculations demonstrating compliance with Sections 4.3, 4.4, and 5.1.
- The square footage of habitable spaces by floor and the garage square footage.
- Snow Management Plan per Section 4.26.

#### **FLOOR PLANS**

- Minimum drawing scale of 1/4" = 1'-0"
- Interior and exterior walls and dimensions
- Windows and doors
- Exterior pavers, decks and other ground surface treatments adjacent to the building.
- Trash, hot tub and utility meter enclosures
- Exterior HVAC equipment
- Dash all roof overhangs, pergolas and similar features above plan cut line.

#### **BUILDING ELEVATIONS**

- Minimum drawing scale of 1/4" = 1'-0"
- Show existing and finish grades and indicate floor, plate, and ridge elevations.
- Clearly dimension maximum overall building height in compliance with Section 5.2 of the Guidelines.
- Proposed roofs, chimneys, trims, windows, doors and any other appurtenances and all finishes graphically represented.
- Indicate all roof pitches.
- Indicate height and finish of all chimneys.
- Note all exterior materials, trims and appurtenances.

#### **ROOF PLAN**

- 1/8" = 1'-0" or 1/4" = 1'-0")
- Indicate down slope direction of all roof planes.
- All roof windows, skylights and any roof-mounted solar collector panels.
- Extents of all proposed roofing materials
- Location and dimensions of all chimneys
- Show lines of interior and exterior walls below.

## APPENDIX F

# FINAL DESIGN SUBMITTAL CHECKLIST

The submittal must be clearly labeled as a Final Design with all pertinent information drawn to scale. All drawing sheets must include the document date and sheet or page number, bar scale, lot number and the name, address and telephone number of the Owner and designer. The Final Design Submittal shall include two (2) full size sets, and a PDF of the complete set of drawings and documentation. Utilize the checklist below to ensure a complete submittal of the following required items and their associated standards:

### SITE PLAN

- Minimum drawing scale of 1" = 10'-0"
- Property boundaries, setbacks, approved Building Envelope, and easements
- Existing tree locations, species and diameters of trees over 4 inches diameter. All trees to be removed shall be flagged with orange tape located 3 feet above ground. No trees may be removed from the site prior to receiving a written approval from the DRC for removal of specific trees.
- All existing rock outcrops and other significant existing natural features
- Existing and proposed grades shown with 6-inch contour interval, spot elevations and finished floor elevations for all proposed construction.
- Spot elevations for all hard-surfaced areas
- Drainage features, including downspouts (if proposed), and flow direction of roof runoff. Clearly indicate direction of surface drainage and note surface drainage and erosion control methods and indicate proposed location of stormwater retention and disposal facilities.
- Proposed building footprint and all roof lines.
- Sidewalks, decks, patios, fences, hot tubs, benches, fire pits or outdoor fireplaces and any other proposed improvements
- Proposed water features or other landscape features.
- Proposed driveways and parking areas.
- Utility lines and utility meter locations
- Show the footprint of all existing and approved improvements on adjacent properties within 100 feet of the subject lot.
- Building envelope coverage and habitable space calculations demonstrating compliance with Sections 4.3, 4.4, and 5.1.
- The square footage of habitable spaces by floor and the garage square footage.
- Snow Management Plan per Section 4.26.

### GRADING AND DRAINAGE PLAN

- Minimum drawing scale of 1" = 10'-0"
- Existing and proposed contours at 6 inch intervals, finish floor elevations, proposed exterior spot elevations at building corners and proposed spot elevations of all hardscape areas.
- Direction of surface flow indicated with arrows and downspout locations (if proposed).
- For drainage features indicate swale bottom spot elevations and provide typical swale cross section showing dimensions and materials.

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- Indicate all improvements required for effective surface drainage, retention, erosion control and the preservation of existing surface drainage patterns.
- Provide calculations of total volume of water resulting from one inch of precipitation over all impervious areas (roofs, driveway, walks, patios, etc.) and how this water volume will be conducted to retention area(s) of sufficient size(s) to retain this volume of water within the lot boundary for percolation into the ground.

**FLOOR PLANS**

- Minimum drawing scale of 1/4" = 1'-0"
- Interior and exterior walls and dimensions
- Windows and doors
- Exterior pavers, decks and other ground surface treatments adjacent to the building.
- Trash, hot tub and utility meter enclosures
- Exterior HVAC equipment
- Dash all roof overhangs, pergolas and similar features above plan cut line.
- Section cut lines and detail flags

**BUILDING SECTIONS**

- Minimum drawing scale of 1/4" = 1'-0"
- Exterior and interior building walls, floors, ceilings and roofs
- Roof eaves, rakes, fasciae and soffits
- Exterior deck railings
- Enclosed roof cavity, attic and foundation ventilation systems
- Relationship between interior and exterior floor levels and finish grade
- Detail flags
- Note all exterior wall, roof and floor envelope assembly components.

**BUILDING ELEVATIONS**

- Minimum drawing scale of 1/4" = 1'-0"
- Show existing and finish grades and indicate floor, plate, and ridge elevations.
- Clearly dimension maximum overall building height in compliance with Section 5.2 of the Guidelines.
- Show proposed roofs, chimneys, trims, windows, doors and any other appurtenances and all finishes graphically represented.
- Indicate all roof pitches.
- Indicate height and finish of all chimneys.
- Note all exterior materials, trims and appurtenances.
- Show exposed exterior light fixtures.
- Indicate section cut lines and detail flags.

## ROOF PLAN

- 1/8" = 1'-0" or 1/4" = 1'-0")
- Indicate down slope direction of all roof planes.
- All roof windows, skylights and any roof-mounted collector panels
- Extents of all proposed roofing materials
- Location and dimensions of all chimneys
- Show lines of interior and exterior walls below.

## DETAILS

- Rake and eave details - Section view at 1 1/2" = 1'-0
- Exterior stone post bases and wainscots at 1" = 1'-0" minimum
- Exterior window and door head, jamb and sill details – Section view at 3" = 1'-0".
- Cut sheets and colors for all exterior doors and windows.
- Exterior decks, railings, pergolas, benches, etc. at 1" = 1'-0" minimum
- Exterior trim and flashing details at 1 1/2" = 1'-0
- Foundation sections at 1 1/2" = 1'-0" showing siding, trims, flashings and relationship to finish grade
- Exterior stairs – Section view at 1" = 1'-0" minimum
- Exterior post and beam features and connections at 1" = 1'-0" minimum
- Trash and hot tub screens, gates and fences – Section view at 1" = 1'-0" minimum.
- Chimney cap and shroud details at 1" = 1'-0" minimum
- Roof-mount solar collector details at 1 1/2" = 1'-0" and cut sheets showing color and details
- Any additional construction details needed to completely describe the building's exterior and its relationship to the site.
- Photos or catalogue cuts of exterior light fixtures, artwork and other hardware may be used to supplement samples.

## LANDSCAPE PLAN

- Minimum drawing scale of 1" = 10'-0"
- Utilize the Site Plan as the base for the Landscape Plan, making sure to include the property boundary, setbacks, approved Building Envelope, proposed grades, existing site features such as rock outcrops, and all proposed site, building, and landscape improvements.
- Indicate all locations for existing trees that are to remain on the site, their species and diameters.
- Indicate all existing plant material that is to remain on the site by species and range of sizes.
- Indicate the locations and sizes of the Driveway Planting Zone and the Roadside Restoration Zones.
- Show and label all plants to be added, identify all seeded areas to be added, and identify native areas to remain undisturbed throughout the construction process.
- Include a plant schedule that provides botanical and common names, sizes and quantities for all proposed plant materials.
- Include a list of all materials, other than plant materials, that will be a part of the landscape improvements.

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- Provide drawings, details and text to explain how existing trees that are to remain on the site will be protected during the construction process.
- Indicate address sign location in compliance with standards in Appendix I.
- Indicate the location for all site lighting, including lighting for the driveway, walkways, terraces, patios, decks, hot tubs, pools, water features, and landscape.
- Provide manufactures' catalog cut-sheets indicating all features of the proposed fixtures including size, finish, material, wattage, lamp type and shielding.

**SAMPLE BOARD**

The sample board shall be no smaller than 24 inches x 36 inches and no larger than 30 inches x 42 inches. It shall be constructed from plywood or a similar material and suitable for exterior storage at the homesite. Material samples must be attached with fasteners or adhesives appropriate for exterior use. A handle shall be attached to the board to facilitate it's movement and the overall weight of the board shall not exceed 30 pounds.

The sample board must be marked with the Owner's name and the Caldera Springs lot number. All of the items on the board shall be keyed to an 8½ x 11 typed summary sheets and clearly labeled in a weatherproof medium such as paint or permanent marker. The typed summary sheet must clearly state all manufacturer colors, styles, brand names and other identifying information of the proposed materials shown on the board and will be included in the DRC's permanent records.

The board shall present all exterior materials as indicated below. Actual product samples shall be used:

- Roof and flashing materials and their colors
- Siding materials and colors
- Exterior trim materials and colors
- Exterior fireplace materials
- Window and door materials and colors
- Samples of stone/rock, mortar and joint style to be used
- Walkway materials and driveway materials if other than asphalt

**APPENDIX G:**

**REQUEST FOR PROJECT COMPLETION REVIEW**

**Date:** \_\_\_\_\_ **Lot:** \_\_\_\_\_

**Requested By:**

Phone:

Address:

Email

**Owner:**

Phone:

Address:

Email

Signature

Date



**APPENDIX H:**

**FEES AND FINES SCHEDULE**

Outlined below is the Caldera Springs Design Review Fees and Fines Schedule as established by the Caldera Springs CC&R's. This Schedule is subject to change without notice. To obtain a current Schedule, with monetary values shown, contact the DRC Administrator at 541-593-4852.

|   |                                                                                                                                                                                                                            |    |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| A | Complete Plan Review and Project Completion Review fee for a new residence. Additional fees may apply if multiple reviews are required to achieve an approval. Additional fees will be determined on a case-by-case basis. | \$ |
| B | Refundable Construction Deposit                                                                                                                                                                                            | \$ |
| C | Refundable Construction Deposit for General Contractors with more than one previous construction violation fee.                                                                                                            | \$ |
| D | Refundable Construction Deposit for additions and alterations. Varies with scope and complexity of project as determined by DRC.                                                                                           | \$ |
| E | Purchase price for Caldera Springs street address sign. See Appendix G                                                                                                                                                     | \$ |
| F | Re-review of previously approved Preliminary Design Submittal when submittal of the Final Design Submittal does not occur within 12 months of the initial Preliminary Design approval.                                     | \$ |
| G | Plan Review and Project Completion Review for major remodels, additions and/or alterations to the existing site, exteriors of buildings and/or the landscape.                                                              | \$ |
| H | Re-review of previously approved Final Design submittal when construction does not start within 12 months of the initial Final Design approval.                                                                            | \$ |
| I | Re-review of a previously approved submittal for a remodel, alterations or additions when construction does not start within 12 months of approval. Fees will vary with scope and complexity of project.                   | \$ |
| J | Review of Change Requests to approved plans prior to construction: Deducted from Construction deposit.                                                                                                                     | \$ |

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- |   |                                                                                                                                                                                     |    |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| K | Plan Review and Project Completion Review for minor alterations to the site, exteriors of the building or hot tub screening and substantial alterations to the landscape.           | \$ |
| L | Minor additions or alterations to the following: Exterior lighting, permanent sports equipment, minor landscaping and irrigation changes, etc. Submittal and approval are required. | \$ |
| M | Minor repairs, repainting or re-staining with existing colors.                                                                                                                      | \$ |
| N | Resurfacing existing driveway, replacing landscape material (no change of materials)                                                                                                | \$ |

**VIOLATION FEE SCHEDULE (Section 13.2 of CC&Rs and the Enforcement Procedure and Schedule of Fines)**

- |   |                                                                                                                                                                                                              |    |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| O | Infractions for violations of the requirements contained within Section 8 Construction Regulations.                                                                                                          | \$ |
| P | Unauthorized change or deletion of any site, architectural or landscape improvement is subject to possible fines or corrective requirements, in addition to required submittal fees for mitigation measures. | \$ |
| Q | Failure to conform to community regulations within the deadline specified by the DRC.                                                                                                                        | \$ |
| R | Additional Project Completion Review site visits subsequent to the second visit are deducted from the Construction Deposit.                                                                                  | \$ |

**APPENDIX I:**

**ADDRESS SIGNAGE REQUIREMENTS**

Caldera Springs address signs for each lot are produced by and must be purchased from the Association. When an Owner starts construction of a home their sign will be fabricated. The lot number sign must be removed, and the address sign installed prior to a request for a Project Completion Review. All installations must be approved by the DRC.

The address sign location must be shown on the Landscape Plan. The sign must be installed as follows:

- The sign shall be placed on the right side of the driveway, as viewed from the street.
- The blade shall be perpendicular to the street.

The post shall be placed 2 feet back from the property lot line and 5 feet from the driveway, unless otherwise approved by the DRC.