

COYOTE SPRINGS COMMUNITY ASSOCIATION

DESIGN GUIDELINES

EFFECTIVE 5/1/16

TABLE OF CONTENTS

SECTION

- 1 INTRODUCTION**
- 2 DESIGN REVIEW COMMITTEE**
- 3 SUBMITTAL AND APPROVAL PROCEDURES**
- 4 RULES, REGULATIONS, AND GUIDELINES**
- 5 RULES FOR BUILDERS**
- 6 LANDSCAPING GUIDELINES**

Coyote Springs

Design Guidelines

I. Introduction

The Coyote Springs vision is to create the ambiance of an established traditional community of days gone by. The period between 1890 and 1940 in Central Oregon was characterized by homes with traditional architectural details reflecting a variety of styles reminiscent of this era. Coyote Springs will emphasize human shelter and lifestyle and de-emphasize automobile infrastructure. When complete, the neighborhood will convey a sense that it is well established and has been an integral part of Sisters for years.

Coyote Springs will build on the theme of an old-fashioned neighborhood with narrow and curving streets, steeper roof pitches, inviting entrances, covered porches, dormers, and will de-emphasize and/or disguise garages and garage doors. The exterior materials and colors will be reviewed for their characteristics that contribute to the ambiance of the traditional vision. Natural woods or medium and dark colors with a historic palette will be encouraged. These Design Guidelines have some details and examples of homes that convey the vision of Coyote Springs.

This information is intended to help you, your designer or architect, builder or contractor, and landscape professionals, understand the Design Guidelines and necessary approval process. Please realize that it may be possible to comply with these guidelines while at the same time failing to achieve a design that will be approved by the DRC. Hopefully, by using these written guidelines and illustrations as a reference, your submittal will be received as a welcome addition to Coyote Springs. The design guidelines are administered and enforced by the Coyote Springs Design Review Committee (DRC). The Guidelines are binding upon all persons who construct, refinish, or alter any part of the exterior of any home or make other improvements upon any property thereon. All owners are to comply with the appropriate City or County regulations, the Coyote Springs Declaration of Covenants, Conditions, and Restrictions, the design review committee decisions, and these Design Guidelines. The DRC assumes no responsibility for compliance with government building codes and regulations, deed restrictions or the verification of property lines or setbacks.

II. Design Review Committee

The Design Review Committee has been established to implement the Coyote Springs Design Guidelines. The DRC shall exercise the function for which it is given responsibility as provided in the Declaration of Covenants, Conditions and Restrictions (CC&R's) for Coyote Springs. In the event of a conflict between these Design Guidelines and the Conditions, Covenants and Restrictions, the CC&R's shall take precedent.

The decisions, interpretations and implementations of the Design Guidelines and the conditions, covenants and restrictions by the (DRC) shall be final and binding upon all owners.

All plans and drawings identified in section III B and C below shall be submitted to the DRC for review prior to the performance of any proposed work. Such plans and drawings shall be accompanied with a check payable to the DRC in an amount to be determined by the DRC from time to time. No plans shall be reviewed until the design review fee is paid in full and ALL items noted on the Plan Review Checklist have been submitted and addressed by the applicant. The DRC shall review the plans and shall inform the owner in writing whether the plans conform to the Coyote Springs Vision Concept. In the event any of the plans do not conform to the COYOTE SPRINGS Vision Concept, the owner shall resubmit those non-conforming portions of the plans for review. No work may be performed relating to any improvement unless and until all aspects of all plans required in section III B and C below have been approved by the DRC.

The Design Review Committee wants to ensure that the design review and approval process is administered consistently and effectively for the benefit of individual property owners and to all Coyote Springs residents. We urge you to contact the DRC prior to filing any application to be sure you have the most current set of guidelines. Please call or write with your comments or questions. See [appendix](#) for contact address and phone number.

III. Submittal and Approval Procedures

A **Preliminary Submittal and Approval** (strongly encouraged)

The purpose of preliminary submittal is to review designs at an early stage, to obtain DRC comment on designs which may not be in keeping with the concepts of Coyote Springs, or to identify designs which could be duplications of others in close proximity to the improvement. The preliminary submittal allows the owner to obtain DRC advice regarding changes that may be requested before additional amounts of time and money have been expended.

The DRC will respond to any pertinent preliminary information submitted. However, submitting as much as possible of the following information will lead to a more detailed and definitive response.

Site Plan: minimum scale 1" = 20' showing the topo lines in 1' contours, location, size, configuration and layout of any building, structure or improvement (or, where applicable, any alteration, addition, modification, or destruction thereto) including appurtenant facilities for storage and fences. The site plan shall also show walkways, decks, trees and rock outcroppings, driveway, parking areas, neutral zone, street pavement, proposed utility lines, property boundaries, service yard, and setbacks. Trees that are designated for removal must be specifically marked as such with the caliper indicated.

Building Elevations - Front, back, right, and left elevations, showing exterior details, building heights and roof pitches.

Floor Plans

A preliminary approval shall not be deemed to be final approval for the construction of the improvement(s).

B Construction Document Application and Approval Process

Before any improvement may be undertaken on Coyote Springs homesites, the owner must obtain a construction approval letter from the DRC. To obtain such approval two sets of construction documents, which shall include the following: 1. Site Plan 2. Building Elevations 3. Floor Plans 4. Color Samples 5. Exterior Materials 6. Landscape Plan, accompanied by a check payable to the Declarant, must be submitted to the DRC. The DRC will respond with approval and/or required modifications within 30 days of the date all required documents and fees have been received. Construction of the exterior of the home must be completed within one year after construction has begun to retain the validity of the DRC approval.

Two sets of construction drawings (one will be returned following review)

Site Plan: minimum scale 1" = 20' showing the topo lines in 1' contours, location, size, configuration and layout of any building, structure or improvement (or, where applicable, any alteration, addition, modification, or destruction thereto) including appurtenant facilities for storage and fences. The site plan shall also show walkways, decks, trees and rock outcroppings, driveway, parking areas, neutral zone, street pavement, proposed utility lines, property boundaries, service yard, and setbacks. Trees that are designated for removal must be specifically marked as such with the caliper indicated.

Floor Plans - Min. scale 1/4" = 1 foot

Building Elevations: front, back, right, and left elevations, showing the style, and dimensions of any building, structure, fence, wall, barrier or deck (or, where applicable, any alteration, addition, modification or destruction thereof). Elevations should indicate the exterior material types, color placement, building height, roof pitches, and how the home will look on the lot relative to the actual slope. The scale of plans shall be 1/4 inch = 1 foot or larger.

String layout of the footprint of the house, decks, and driveway shall be completed at the time of application. Trees designated for removal shall be marked with red ribbon.

Color Samples - Submit exterior window, siding & trim color chips. During construction, exterior stain and paint samples shall also be applied on the house in an inconspicuous location for final approval. The committee must be notified when the samples are ready for review.

Materials - catalog cuts of exterior light fixtures, samples of pavers, any exterior doors, railings, masonry, and roofing.

Design Review Fee - Submit completed design submittal form and design review fee of \$1500. \$1000 will be refunded when the home and landscaping are completed and meets all standards. The review fees may be changed at any time.

Items missing from the original submittal package (paint colors, drawings or catalog cuts of light fixtures, etc.) must be submitted for review and approval before starting the work. Note: these approvals won't happen overnight so please allow some lead time for any additional items that must be addressed by the DRC.

Note: A landscape plan is not required during the initial review process. However, a complete plan must be submitted for review and approval prior to execution of any such work. No additional fees are required for landscape review. Landscaping shall be completed within 90 days from the date the residence is ready for occupancy, weather permitting, unless expressly permitted by the DRC.

C Alteration Approval

Before any improvement in Coyote Springs may be altered or refinished, whether by excavation, fill, alteration of existing drainage, exterior color change or renewal, the planting of new trees, shrubs or other vegetation, cutting or removal of existing vegetation, or shrubs or trees, such alteration must be approved by the DRC. To obtain such approval two sets of required documents, accompanied by payment of the required fee (if any) to the Declarant, must be submitted to the DRC. The DRC will respond with approval and/or required modifications within 30 days of the date all required documents and fees have been received.

If the square footage of the home is not being increased by the alteration, no fee will be needed.

For alterations, additions or remodels, some or all of the documents and requirements listed in section IIIB above will be required.

IV. Rules, Regulations, and Guidelines

Address Sign

The owner is responsible for the wiring, installation and maintenance of the address sign. The lighted address sign shall be purchased from Coyote Springs LLC.

Adjacent Private Property

Adjacent private property or common areas may not be used for access, parking, or storage under any circumstances without that owner's written permission. Public resource land may not be used for access, parking, or storage under any circumstances without that owner's written permission.

Animal Runs and Animal Restraint Areas

Animal runs are required to be situated on a homesite so as to be completely concealed or screened from view from roadways and neighboring homesites. Animal houses, which are separate from the home, will generally not be allowed but in all cases will need specific DRC approval.

Antennas and Satellite Dishes

No exterior satellite dishes/antenna, television antenna, radio antenna, or other receiving or transmission devices may be installed except as approved by the DRC. If allowed by the DRC, the antenna must be out of sight from the right of way and shielded to minimize visibility from neighboring lots, homes, common areas or public resource land. Placement/location request required with house plan submittal, and approval is required.

Building Height

The City of Sisters regulations of keeping the home under the 30' average will be the rule applied by the DRC. Backfilling to achieve the 30' average will not be permitted. The height of a home is determined by the Coyote Springs Design Review Committee as an average of two specific measurements. The first measurement is that from the highest point on the roof

to the lowest elevation of the undisturbed natural grade along the proposed building perimeter foundation and the second measurement is that from the highest point on the roof to the highest elevation of the undisturbed natural grade along the proposed building perimeter foundation (opposite elevation).

Chimneys

Masonry materials for chimneys and chases are preferred. Metal chimneys must be enclosed in a chase. The chimney must have an approved spark arrester and incorporated cap and shroud painted to blend with roof or chimney colors. Smaller flues must be painted to match the surrounding materials. All chimney materials, designs, and colors are subject to approval by the DRC.

City Building Requirements

Please verify all regulations with the City of Sisters building/planning department.

Commencement and Completion of Construction

Construction approval is valid for one year for new homes and six months for remodeling. If construction has not begun in that time frame, a new application will be required. All proposed construction and clean up must be completed within 1 year of the date shown on local permits.

Covered Porches

Covered porches should have porch posts of at least 8x8 minimum dimension. The posts can be square or round or built up. Options where less than 8x8 posts are used, would be to group them in pairs, 3s, or 4s. Timber/log posts will be considered, subject to DRC approval.

Decks, Porches

Elevated decks with living areas below shall have supports of no less than 8" x 8" or wing walls. Decks and/or porches, which are more than 24" above existing grade and have no livable area below, shall be skirted.

Drainage and Erosion Control

The existing drainage on each homesite should be carefully considered when siting an improvement. The natural drainage pattern shall be preserved if possible. Owners should consult with their professionals to discuss their drainage risk factors.

Driveways and Walkways

Coyote Springs vision is to de-emphasize and disguise automobile infrastructure. Driveway cuts onto Coyote Spring's roadways will be limited to one per homesite. Driveway widths shall be kept to one car width (12') where possible and in general, the amount of paved areas exposed to view from adjacent roadways or homesites shall be kept to a minimum. Wherever possible, driveways should have meandering curves from the street to the house. Landscape islands to visually break up large areas of driveways (example: near garage doors), are encouraged and may be required. Refer to diagram, **appendix F**.

Allowed materials for driveways include concrete, asphalt and masonry. All driveways shall be finished prior to occupancy. Exceptions may be allowed with DRC approval. Builders and Builder/Owners are responsible for repair of street and multi-use path pavement damage. Repairs shall be completed to City of Sisters standards and completed within 30 days of notification from the developer or DRC representative.

The developer has identified specific driveway entrance locations on certain lots. Refer to **appendix C** for details. Any changes require DRC approval.

Adjacent lot owners are encouraged to consider shared driveways. Upon request, the DRC may approve a variance to the "developer identified specific driveway entrance locations".

Corner lots with side street driveway entrances shall provide a meandering front walk a minimum of 3' in width, from the front entry of the home to the front pathway or street, exceptions approved by DRC.

Walkway materials shall be of natural stone, pavers, or stained concrete. No plain black asphalt will be allowed. Stained and bordered, or stained and stamped, asphalt may be approved. Walkway materials and finish require review and approval.

Gravel is not allowed in the neutral zone or within 10 ft of lot lines adjacent to streets.

Enforcement

Upon discovering a violation of these Design Guidelines, the DRC may provide a written notice of noncompliance to the owner, including a reasonable time limit within which to correct the violation. In the event an owner fails to comply within this time period, the DRC or its authorized agents may proceed with enforcement as provided for in Section 10 of the Coyote Springs Covenants, Conditions, and Restrictions.

Exterior Colors, Materials, and Trim Elements

Exterior colors, materials, and trim elements will be reviewed for their characteristics that contribute to the historic character of Coyote Springs. Applications of wider or built up trim boards for windows, doors, porches, corners, roofs, band boards, as well as corbels and sills, will be of special interest, and may be required. All exterior colors and materials including those for trim, windows, walls, roofing and doors are subject to approval by the DRC. Natural woods are strongly recommended. Exterior body colors must be of medium to dark tones. Other colors may be accepted subject to DRC approval. Body colors that have high sheen, are very light, or bright will generally not be acceptable.

All exposed exterior metals (including vent pipes, fireplace flues and flashing), PVC vents and plumbing pipes must be painted to match or blend with exterior house colors or roofing. This includes gas furnace and gas fireplace exhausts. These metals should be located away from view of the main front street. All exterior mechanical equipment shall be screened from view.

Fences & Walls

Fences and walls, surrounding the home or lot, are discouraged and require DRC approval. Fences and walls shall be limited to 4 feet in height and be connected to the house/garage structure on at least one end. Total Primary fencing on any one homesite will be limited to 60 lineal feet. In addition, 2 additional fence/screens could be added for example:

Propane tank max length 25'
Trash and lawn mower max length 25'

These are limited to short fences for specific enclosures. The committee may consider a 40' fence/screen if there were to be only 1 additional fence and if it were to enclose multiple items. So a total of 110 lf may be allowed for 3 fence/screens.

Example: 60lf primary
 25' propane
 25' trash and mower

The DRC may consider a fence that is not connected to the house for a spa screen in combination with landscape plantings and other mitigation elements. The fence length limitations are intended to help preserve the open look of Coyote Springs. Generally chain link fences will not be approved. Fences will only be allowed in the area of the yard that is at least 8 ft. further from the street than the front facade of the house, and on a corner lot at least 8 ft. further from the side street than the side facade of the house, or in some cases, the garage. **Refer to Appendix D.**

Front Entrance and Front Porch

Front entrances and covered porches, are essential elements in creating a sense of neighborhood, as a welcoming gesture and should be the focus of the home, rather than the garage. These architectural features should be appropriate to the style of the building. All entrance features are subject to the review and approval of the DRC.

Garages

Coyote Springs vision is to de-emphasize and disguise automobile infrastructure and to avoid having a garage that dominates the front of the house. **Refer to Appendix E.** Each residence shall have an enclosed garage for at least one car and not more than 3 cars. If possible, garage doors should not face the street, except in the case of a side street on a corner lot. When garage doors do face the street, the front of the garage must be set back a minimum of 8 feet from the front facade of the house. When there are more than two stalls, no more than two garage doors shall be in one plane, and the additional stall shall have wall and roof offsets to minimize the effect of the garage. The maximum garage door opening width is 10 ft and maximum height is 9 ft. Smaller and disguised garage doors are preferable. Dormers and windows on garages will be encouraged to imply "house" rather than "garage". The DRC may require any of the above.

Gutters and Downspouts

Exposed gutters and downspouts shall be colored or painted to blend in with the surface to which they are attached.

House Plan Repetition

Coyote Springs will encourage a variety of home plan designs and styles to avoid repetitive exterior sameness. The use of similar front exteriors will be subject to DRC approval considering their proximity and differentiating characteristics.

Inspections and Final Release

Submittal of a construction approval application shall be authorization to the DRC to make an on site inspection of the homesite and proposed improvements. In addition, the owner is responsible for notifying the DRC upon completion of the proposed improvements, at which time the DRC shall again make an inspection to verify compliance with the plan as

submitted. If all improvements comply with the approved plans and these Design Guidelines, the DRC will issue a written approval to the owner within 30 days, constituting a final release of the improvements by the DRC.

Lighting - Exterior

Exterior lighting design should suggest the traditional period of the neighborhood. No exterior lighting shall be placed on a lot or any portion thereof without approval by the DRC. The object is to eliminate glare and annoyance to adjacent property owners and passerby. Direct illumination beyond property lines will not be permitted. No mercury-vapor or similar yard light may be installed.

Mailboxes

If the USPS provides mail delivery sometime in the future, group mailboxes will be provided, installed, and maintained by the home owners association.

Masonry

Masonry of natural and cultured stone, brick in medium to dark colors, and textured masonry block units in medium to dark colors are acceptable materials subject to DRC approval. Stone and masonry shall be designed as structural, or structural looking elements. The glued on look will generally not be allowed.

Mechanical Equipment

All exterior elements of heating and/or cooling equipment and fuel tanks shall be located close to the structure and screened from view from roadways, homesites, common areas and public land. Refer to "Fences and Walls" for details on screening.

Non liability

Neither the DRC, any member thereof, nor agents of the Committee, or the Declarant, shall be liable to the Association or to any owner or other person for any loss or damage claimed on account of any of the following:

- a. The approval or disapproval of any plans, drawings and specifications, whether or not defective.
- b. The construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications.
- c. The development or manner of development, of any property within Coyote Springs.

Neither the DRC nor any member thereof shall be liable to any Owner, occupant, builder, or developer or any other person for any damage, loss or prejudice suffered or claimed on account of any action of or failure to act by the DRC or a member thereof, provided only that the member has, in accordance with the actual knowledge possessed by the DRC or by such member, acted in good faith. The scope of the DRC's review is not intended to and shall not be construed to include any representations or warranties or conclusions regarding structural, geophysical, engineering, or other matters, fitness for a particular purpose or habitability.

Approval by the DRC of any improvement at Coyote Springs only refers to the Coyote Springs Design Guidelines and in no way implies conformance with local government regulations. It shall be the sole responsibility of the owner to comply with all applicable

government ordinances or regulations, including but not limited to zoning ordinances and local building codes.

Non waiver

The approval by the DRC of any plans, drawings, or specifications for any work done or proposed shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing or specification subsequently or additionally submitted for approval. Failure to enforce any of the design guidelines shall not constitute a waiver of same.

Outdoor Storage and Service Yards

All garbage, trash, cuttings, refuse and their containers, clothes drying apparatus, heat pumps, air conditioners, fuel tanks, maintenance equipment, lawn mowers, snowblowers, firewood, bicycles and other service facilities, shall be enclosed in the house/garage structure, or in attached and screened service yards so that they cannot be viewed from neighboring lots, streets, common areas, or public resource land. Attached and screened service yards must be within the building setbacks and in any case are subject to DRC approval. Refer to "Fences and Walls" for details.

Parking: On Street and On Site

In keeping with the Coyote Springs vision, it will not be possible to adequately screen or conceal some larger vehicles and equipment, making it necessary to seek offsite storage. Parking in the street right of way will not be permitted.

Street - No parking on street right of way shall be allowed for any horse trailers, travel trailers, commercial 18-wheel tractors, boat trailers, buses, motor homes, commercial vehicles, recreational vehicles, campers or incapacitated motor vehicles, cars, or other similar vehicles.

Lot - Boats, trailers, buses, motor homes, commercial vehicles, trucks larger than one (1) ton, recreational vehicles, snowmobiles, motorcycles, disabled vehicles, or other similar vehicles shall not be parked or stored on any Lot in a position whereby said vehicles will be visible from the street, or neighboring homesites. It is the owner's responsibility to see that their guests, invitees, and lessees abide by this condition. None of the above named vehicles shall be parked on the lot in view of the street, common, or neighboring property for more than 24 hours in a 10 day period. An exception of these rules may be permitted by the DRC for temporary (up to one week), in view storage.

Prefabricated Buildings

Any building that is constructed off-site and requires transportation to any lot, whole or in partial assembly, will not be permitted.

Restoration of Property

Upon completion of construction, each owner and contractor shall clean their construction site and repair all property that has been damaged. This includes but is not limited to, restoring grades, planting shrubs and trees as approved or required by the DRC, and repair of streets, driveways pathways, drains, culverts, ditches, signs, lighting and fencing.

In addition, the Owner and general contractor shall be held financially responsible for site restoration/re-vegetation and refuse removal necessitated on any and all adjacent properties as a result of trespass or negligence by their employees, subcontractors or suppliers.

Roof Design

In keeping with the Coyote Springs vision of an established traditional neighborhood, double wide or tract house designs, houses with a production look, or houses that the DRC, at their sole discretion, deem to add inadequately to the aesthetic look or value of the Coyote Springs neighborhood or vision, no matter what the roof design and pitch is, will not be approved. A variety in rooflines is encouraged. Large, expansive areas of unbroken roof planes and ridge lines will be discouraged. Main roofs and gable dormers shall be 6:12 minimum to 14:12 maximum slope with gable or hip configuration. In most cases at least one dormer is required on the dominant roof plane facing the street. Shed roofs or dormers shall have 4:12 minimum slope. The Design Guidelines appendix illustrates some examples of homes that may not meet the roof pitch requirements, but could be acceptable in Coyote Springs with DRC approval. Large roof or eave overhangs with open rafter tails or built up multi layered fascias are encouraged.

Roof Design is subject to specific DRC approval. The DRC, at their sole discretion, may require a different roof design or pitch.

Roofing Material

Shake or slate type concrete tiles, concrete and wood simulated shakes, and quality architectural profile composition shingles (with at least a 50-year warranty) are considered as acceptable roofing applications for Coyote Springs. Rounded, Spanish type tiles, or glazed shiny tiles will not be allowed. Standing seam metal roofs may be considered on some homes. No highly combustible roof materials will be allowed. Colors shall not be blue, orange, red, or bright and outstanding. Suggested colors are listed in **Appendix G**.

Satellite Dish/Antenna Refer to "Antennas and Satellite Dishes"

Setbacks

All Improvements shall be erected, placed, altered and maintained in accordance with all applicable City of Sisters Zoning and Use Regulations, setbacks, building height limitations, solar setbacks, building codes, the COYOTE SPRINGS DRC decisions and guidelines, plat, or as described in **Appendix A showing protected trees, specific driveway locations or setbacks**. The most restrictive will apply.

Coyote Springs Setbacks:

Front Setback - minimum of 20 feet

Side Setback - minimum of 10 feet. If a corner lot, the street side setback shall be 20 feet

Rear Setback - minimum of 20 feet

The DRC may stipulate more restrictive setbacks for any lot or structure. In all cases DRC approval is required.

Severability

If any provision of these Design Guidelines, or any section, clause, sentence, phrase or word, or the application thereof in any circumstance, is held invalid, the remainder of these

Design Guidelines shall be construed as if the invalid part were never included therein and such remainder shall be valid and fully enforceable.

Sewer System

All homes in Coyote Springs will be required to connect to the City of Sisters sewer system.

Siding Materials

The following exterior materials are approved for use on exterior walls and trims, subject to DRC approval:

Wood siding – treated with clear, semi-transparent, or solid body stains or paints.

Lap and cement based siding material – maximum exposure to weather 7 inches

Some board and batten applications.

Logs

Shingles – maximum exposure to weather 8 inches

Stucco type materials may be considered as accents (example: a Tudor style gable), but will not be allowed as a primary siding.

Natural and cultured stone and brick in medium to dark colors.

Textured masonry block units in medium to dark colors.

In most cases, diagonal siding applications will not receive approval. Wider lap siding exposures will be subject to DRC approval.

No panelized or T-1-11 type sheets with or without grooves are allowed, unless used as backing for battens or as soffit materials and specifically approved by the DRC.

Signs

No signs other than builder or real estate "for sale" signs will be allowed. Refer to section V. "Rules for Builders" for more details. Signs will not be allowed in the "interest areas" (as defined in 8.1 of the CCRs), or in right of ways. Exceptions are: Coyote Springs identity signage and the declarant's or declarant's agent's signs.

All signs must be maintained in good condition. No reflectors, flags, banners, campaign signs, or marketing items and indicators will be allowed without specific DRC approval.

Site prep

Care should be taken to avoid excessive excavation of a building site. Contractors should strive to protect trees (both above and below ground).

Size

Each residence shall contain a minimum of 1800 square feet (not to include garage or storage).

Solar Setbacks and Applications

The City of Sisters has adopted solar setback standards, which may have an impact on the design and siting of residences in Coyote Springs. Please check with the City of Sisters for these standards.

Solar heating hardware may be an integral part of the home and the placement of such hardware shall take into consideration excessive glare and reflection. Solar hardware shall not be visible from any other lot, street, or common area.

Spas and Swimming Pools

Spas, swimming pools, and related equipment shall be screened and shall be designed as an architectural extension of the house through the use of walls or courtyards. Above grade swimming pools are not allowed. In some cases, with DRC approval, fence or screen heights in excess of the 4 ft fence height restriction, may be allowed. Refer to "Fences and Walls" for details.

Structures and Accessory Buildings

No house trailer, manufactured home, modular home, mobile home, shack, barn or other similar outbuilding or structure, whether permanent or temporary, shall be erected or placed on any Lot. Structures such as separate sheds, dog houses, wood storage, etc., which are not integrated as part of the main residence, will generally not be allowed. Exceptions will be made on a case by case basis. No portable storage units shall be allowed, including but not limited to car tents and storage tents.

Tree Removal and Trimming

The removal of any tree, larger than 4 inches in diameter without the approval of the DRC is prohibited. The removal of any tree in the right of way, without the approval of the DRC is prohibited. Tree limbs may be trimmed up 6 feet from ground level for fire safety. Any dead limbs above this height may be removed. **Refer to Appendix "A"** for trees that have been identified by the developer as key trees that will not be approved for removal.

Use

Coyote Springs homesites are intended for single family site built homes. No more than 1 living unit shall be erected on any lot.

Other uses and types of structures will not be permitted. Non-permitted structures and uses include: house trailers, manufactured homes, modular homes, mobile homes, duplexes, multiplexes, daycares, kindergartens, schools, nursery schools, day nurseries, Bed and Breakfast Inns, adult care centers, hostels, dormitories, multi-person care facilities and foster care facilities.

Utilities

In Coyote Springs, electric power is available from Central Electric Coop, telephone from U.S. West, and TV cable from Bend Cable Communications. Heating oil and propane are available from local suppliers. Water service is provided by the City of Sisters. Sewer service is provided by the City of Sisters.

Utility Meters and Panels

Utility meters, panels, and housings shall be painted to match the body color of the improvement and shall not face the front street, and where possible, should not face the side street in the case of a corner lot.

Windows, Skylights

Grouped, vertically oriented windows will be encouraged rather than large horizontal picture windows. Traditional window pane grids will be encouraged. Window frames and trims with a historic profile and design will be encouraged. Refer to "Exterior Colors, Materials, and Trim Elements".

Skylight lenses should not be white or of the plastic bubble type.

V. Rules for Builders During Construction

Burning

The open burning of construction debris is not permitted at any time.

Clean Up

The owner shall make sure that the job site is maintained in a neat and clean condition.

Noise

Construction work, producing noise audible to neighbors or common property, will be allowed on a schedule that follows the City of Sisters Noise Ordinance 8.12.054.

Signs

Only one sign is allowed on any lot. No sign of any kind shall be displayed to public view on or from any lot or in the street right of way without DRC approval. General contractors will be allowed to display one sign in addition to the real estate "for sale" or declarant's sign and only during construction and selling phase. Signs must be removed within 30 days after sale.

Unless approved by the DRC, the sign may not be more than four (4) square feet. Exceptions: Coyote Springs subdivision identification signs, developer's or their agents marketing signs.

Toilet

Portable toilets must be made available.

VI. Landscaping Guidelines

All homesites shall be maintained to present a neat and pleasing appearance to the streets and surrounding property. Landscaping shall be planned to help minimize fire danger for the area and to moderate the potential of blowing dust. In areas where the owner chooses to maintain a more natural appearance for the site, excess fuels (underbrush and dead branches) must be removed and the ground brush thinned. Steps must be taken to restore unsightly scarred areas due to construction activity or other soil damage, and to remove dead plant material and refuse from the site.

Landscaping that is added must include automatic irrigation system installation. A back flow preventer is required and must be maintained according to State of Oregon standards.

Maintenance of the landscaping in an attractive condition is required. Landscaping must be completed within 90 days from the date the residence is ready for occupancy, weather permitting, unless an extension is granted by the DRC.

Landscaping areas of a homesite that can be seen from the street or adjacent homesites shall be treated in a casual, fluid manner so as to integrate well with the natural setting and aesthetics of Coyote Springs.

All disruption of the natural landscape must be repaired within 90 days of occupancy. During the winter, a 60-day extension may be granted.

Installation of underground sprinkler systems is mandatory for front lawns, and any area between the property line and street or path of each home. Generally, the front and side yards shall be covered with a minimum of 15% grass (sod). An exception may be allowed with approval from the DRC. Landscaping, that blends with the natural surroundings, is encouraged. Excellent advice can be gained from the local nurseries and landscaping professionals. All landscape design is subject to review and approval by the DRC.

Neutral Zone - defined as the area between the property line and the street pavement, excluding any paved path. While the neutral zone in front of each homesite and to the side (in the case of corner lots) is within the street right of way, it is each homeowner's responsibility to install and maintain landscaping in these areas.

It is each homeowners responsibility to remove and control noxious weeds on their property and the neutral zone.

Trees, Shrubs, and Natural Features

No tree over four inches in diameter, major shrub, large rock or other prominent vegetation or natural feature shall be removed from a homesite without the express written consent of the DRC. Out of consideration for fire hazard, all trees left remaining on a homesite must have all lower dead limbs and branches removed to the 6 foot level. Moderate tree thinning is also recommended to promote vigor in adjacent trees and reduce fire risk, however all reasonable efforts should be made to preserve larger or finer specimens and trees with distinct character (i.e. pleasing or unusual shapes). Wherever practical, trees, which screen views from adjacent lots and common roadways, should be preserved. To help enhance the views from within a homesite, it is recommended that due consideration is given to thinning and trimming lower branches and limbs from larger trees resulting in a filtered view through the trees.

Aspen tree plantings are required as follows: at least three, 12 foot aspens along each property line facing a street, maintained alive and in good condition. They should be located in the area from 1 to 20 feet behind the property line and inside a 20 foot diameter circle. Although aspens are preferred for the required groups of three trees, they have a tendency to sucker, causing future problems for nearby lawn areas. If this concerns you, Swedish Poplars may be substituted for the required aspens, with the same quantity, size and location requirements.

In an attempt to retain the natural and aesthetic character of Coyote Springs, efforts should be made to incorporate native Central Oregon trees, shrubs and ground covers in the landscaping plan wherever possible. As much as is reasonable, harmony with the surrounding natural landscape should be the goal. In any case, all landscaping plans, including choice of plantings are subject to DRC approval.

For fire considerations, dry grasses and brush under trees must be maintained low enough so that the trees overhead could not be ignited from below in case of fire. Ground vegetation should be dispersed to create variety in vertical and horizontal spacing and to reduce the danger of spreading fire.

Berms

Berms are allowed where appropriate with a maximum height of 24 inches. No fences will be allowed over berms. Berm design and construction must blend naturally with the surroundings and be approved by the DRC. Abruptly rising, unnatural looking berms will not be approved.

Maintenance

Each homesite owner is required to keep his homesite, landscaping, and all improvements in good repair and attractive condition.