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RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

AFTER RECORDING RETURN TO: ORS 205.234(1)(c)

STARWOOD HOMEOWNERS ASSOCIATION

1. TITLE(S) OF THE TRANSACTION(S)

ORS 205.234(1)(a)

STARWOOD HOMEOWNERS ASSOCIATION ARCHITECTURAL RULES REVISION AMMENDMENT TO C.C.'S # 2016-05404

2. DIRECT PARTY(IES) / GRANTOR(S)

ORS 205.234(1)(b)

STARWOOD HOMEOWNERS ASSOCIATION

3. INDIRECT PARTY(IES) / GRANTEE(S)

ORS 205.234(1)(b)

STARWOOD SUBDIVISION

4. TRUE and ACTUAL CONSIDERATION

Amount in dollars or other value/property ORS 205.234(1)(d)

\$ [] Other Value [] Other Property Other value/property is Whole [] or Part [] of the consideration

5. SEND TAX STATEMENTS TO:

ORS 205.234(1)(e)

6. SATISFACTION of ORDER or WARRANT

Check one if applicable: ORS 205.234(1)(f)

[] FULL [] PARTIAL

7. The amount of the monetary obligation

imposed by the order or warrant: ORS 205.234(1)(f)

\$

8. If this instrument is being Re-Recorded, complete the following statement:

ORS 205.244(2)

Re-recorded at the request of _____ to correct _____ previously recorded in Book/Volume _____ and Page _____, or as Fee Number _____.

Starwood Association

ARCHITECTURAL RULES

(Revised and effective October 2019)

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OBJECTIVES AND PROVISIONS

OBJECTIVE:

The need to preserve the site integrity of Starwood has led to the establishment of certain rules and regulations.

FUNCTION OF ARC:

The ARC shall exercise the functions for which it is given responsibility. The ARC is responsible for the approval of plans and specifications for the development of Starwood, and for the modification, and enforcement of its rules governing the use and maintenance of homesites and the improvements thereon.

MEMBERS:

The ARC is a committee of three to five persons who are appointed by the Starwood Association Board of Directors. Members of the ARC may be replaced and removed at any time by the Starwood Association Board of Directors.

ACTION:

Except as otherwise provided herein, any two members of the ARC have the power to act on behalf of the committee without the necessity of consulting the remaining members of the committee.

EFFECTIVE DATE:

These rules and regulations have been revised, and are effective as of October 15, 2019. All homes starting construction at this date will comply with these guidelines as outlined. See addendum at the rear of packet.

ARCHITECTURE REVIEW COMMITTEE RULES

The Architectural Review Committee has as its objective to create a planned community designed to maintain an aesthetically pleasing environment. Therefore, it is necessary to impose requirements on the location, size, materials, color, design and landscaping of each structure placed upon any lot. All improvements must be approved by the Architectural Review Committee.

To assure maintenance of property lines the ARC may at times require a survey of appropriate property lines prior to approval.

HOUSES:

BUILDING SETBACKS

The following building setbacks apply: 20 feet from front property line, 5 feet from side property lines and 10 feet from rear property line, exclusive of roof overhang, steps, porches, decks, etc.

CHIMNEYS

All Chimneys are to be enclosed; spark arrestor and caps must be enclosed with a shroud. No visible metal pipe, or smoke stacks are permitted. Chimneys may be enclosed with wood, brick, or rock.

EXTERIOR COLOR

Colors must be earth tones and all are subject to approval by the Committee. All reflective metals must be painted to match or blend with surrounding colors.

EXTERIOR SIDING

T1-11 siding is not allowed. Stucco, tile or brick may be used as accent trims, but an entire house may not be constructed out of these materials. Cottage siding is allowed only when runs are 16 feet or less from corner to corner.

GARAGES

Style and color of garage is to be coordinated with the house. A minimum of a 2-car garage is required.

MOUNTAIN VIEWS

Every effort will be made to preserve westerly mountain views of any existing residence or what is determined by the Committee to be the Westerly Mountain view of future residences. It is recognized that this will not always be possible and the Committee is the sole judge of what is feasible and fair.

ROOF

3-Dimensional ridge is required. Contemporary or high-quality design roof lines are required. Shingles, tile, Architecture Etched 80 (or others of similar quality) are acceptable roofing materials. Three-tab Composition Roofing is not allowed.

SIZE REQUIREMENTS

There is a 1,400 square footage minimum for dwelling, exclusive of garage. The majority of homes are one-story homes. However, split-level and two-story houses may be appropriate on a few select lots, subject to ARC approval.

TIME OF CONSTRUCTION

Construction of a building shall be completed within 12 months of the date construction is commenced. Any delays caused by acts of God beyond the control of the builder are accepted.

WINDOW COVERINGS

No sheets, blanket or other temporary coverings are to be used.

WINDOWS & FRAMES

Window and doorframes must be painted to match or blend with surrounding colors. Colors are subject to approval by the Committee.

EXTERIORS:

ANTENNAS

Antennas of any type visible from streets or neighboring properties are not permitted.

CLOTHESLINES

Exterior clotheslines must be located in fenced service yards and must not be visible from streets or neighboring properties.

DRIVEWAYS

All driveways shall be concrete, asphalt or similar material (i.e., paving stones). Cinders may not be used for any purpose.

EXTERIOR LIGHTING

Exterior lighting that can be seen from roads or neighboring homesites must be indirect.

1. The light source must be visible (smoked, frosted or painted globes are not permitted). Beams of light must bounce off or reflect from the bulb's enclosure upward or downward and not to the side or to the front. The fixture needs shielding top and bottom so there is no forward or side emitted light.
2. Fixtures may be purchased commercially or custom built by builder or cabinetmaker. Fixtures and exterior lighting scheme must be submitted to ARC for review and approval prior to installing.
3. Security lights must be indirect. Indirect landscape lights are permitted.

FENCING

Maximum height of fencing is 6 feet.

- Lot perimeter fencing is prohibited. Rear and side yard fencing is permitted.
- A survey will be required if the survey markers are not present.
- Fences shall not block mountain views.
- Courtesy screening fencing is required (HVAC, propane tanks, garbage cans etc.).
- Cedar and redwood fencing is standard. However, at the discretion of the ARC, other materials may be acceptable.
- Decorative wood rail fences will also be allowed.
- If metal posts are used, they must be painted to blend with the fence.
- Wood encased and capped posts are preferred over painted metal posts.
- Wood framed and capped open metal mesh panels (aka Shadow Box framed welded wire mesh panels with openings no less than 4 inches in width and height, often referred to as livestock panels) are allowed upon prior approval. Fencing Panels must be galvanized or powder coated.
- Chain link, unframed wire, barbed wire, electric and other metal fencing is not approved for use on homeowner lots.

GUTTERS & DOWNSPOUTS

All gutters and downspouts shall be designed as a continuous architectural design feature. Exposed gutters and downspouts shall be colored to match the house color.

HEATING & COOLING SYSTEMS

All exterior elements of heating and/or cooling systems must be screened from the view of neighboring property and roads. Where applicable the screening must be designed to reduce noise transmission to acceptable levels at adjoining properties.

LANDSCAPING

It is not the intent of the Committee to make it necessary to obtain permission to place or remove each and every plant. However, a general landscaping design must be submitted within 6 months of final completion of the exterior of the house. The procedure for approval is the same as for all other improvements. All landscaping for each lot must be completed within one year after the completion of the exterior of the house.

All yards and grounds in connection with an improved lot shall at all times be kept in a neat and attractive condition. Grounds shall be cultivated and planted to the extent necessary to maintain an appearance in keeping with that of typical improved lots in the subdivision. All tree and large shrub planting must be approved by the Committee so that as trees and shrubs grow, they do not block or hinder any neighbor's views or cause safety concerns.

Tree Planting/Tree Maintenance

The ARC committee will not approve tree plantings that, upon full grown height, will exceed the home's roofline. As a guideline, for single level homes, this is approximately fifteen feet.

- Invasive and/or spreading tree species (i.e., aspens, bamboo, etc.) are not approved for landscape plantings.
- Invasive shoots and suckers shall be removed from homeowner properties to contain their spread.
- Stumps and/or suckers shall be treated to inhibit growth.
- Dead or dying trees/branches shall be removed immediately, and stumps/suckers treated to inhibit growth.

Tree Removal/Trimming – Homeowner Lots

No tree removal shall begin without approval from the ARC.

Homeowners are encouraged to communicate with each other and compromise regarding requests for tree trimming or removal on other owner's property. All homeowners are responsible for resolving issues of trees that encroach upon and/or damage adjacent properties.

MAILBOXES

Mail and paper boxes are restricted to designated areas for community use.

MAINTENANCE OF PROPERTY

Each lot and all of its improvements shall be maintained in a clean and attractive condition, in a state of good repair, and in such a fashion as not to create a fire hazard, visual or odor pollution. Trees and shrubs should be maintained and pruned as to not block or hinder neighbor's views or create safety concerns.

No cargo trailer, utility trailer, boat trailer, incapacitated or antique vehicle, unused vehicle, snowmobile, or off-road vehicle shall be parked or stored outdoors on any lot or commons area unless screened from view. There is a 48-hour grace period for RVs at homes in order to facilitate loading, unloading and cleaning.

SEPARATE STRUCTURES

Separate structures must not be constructed on a lot without prior approval from the Architectural Review Committee. Style and color is to be coordinated with the house. Metal structures and not permitted.

DEFINITION OF RECREATIONAL UTILITY & VEHICLE ENCLOSURE

An enclosed area appropriate for recreational, utility, and unused vehicle storage is an enclosure

which prevents the vehicle from being seen from roads and/or neighboring lots.

SERVICE YARDS

When not provided by other structures, each residence shall have an enclosed service yard, for garbage and trash containers, clothes drying apparatus, bicycles, outdoor maintenance equipment, firewood and so forth. None of these shall be placed where they will be seen from the roads or neighboring lots.

SIGNS

Temporary "For Sale" signs or a sign used by a developer, builder, realtor or homeowner to advertise lots and/or residences during the construction or marketing period may be placed on any lot. All signs must be of a professional quality. Homemade signs are not permitted. Maximum size is 18" x 34".

SUBMITTAL AND APPROVAL PROCEDURE

PURPOSE

The purpose of the approval procedure is to give the ARC an opportunity to review designs at the preliminary stage, to guarantee that they are in keeping with the total concept of Starwood, and to advise the homeowner of changes, if needed, that will be required before additional amounts of time and money have been expended.

ARCHITECTURAL REVIEW FORM

This is the form to be submitted for approval by all home owners prior to building on or making improvements on any site. This includes: new homes, addition to existing homes, fences, landscaping (major improvements) including tree removal and tree planting, and paint colors.

NEW HOMES, REMODELS AND ADDITIONS

Application fee of five hundred dollars (\$500.00). The submittal fee of \$500.00 is to assure satisfactory completion and compliance with ARC Rules. Up to \$425.00 of the deposit is refundable upon satisfactory completion of construction as approved and final approval is received. However, if ARC action is required to identify a violation for correction, a \$50.00 fee will be assessed and deducted from the refundable monies for each violation.

Two (2) completed sets of plans including site plans must be submitted for approval. Upon approval, the ARC will return (1) signed, stamped, "approval" plan to be submitted to the County.

Site plan must include:

- Property lines
- Building location including: garage, decks, porches & fences
- Setbacks (distance from property lines) and all easements

- Utility lines & connections
- Driveway and parking
- Height of ridge measured from street grade
- Scale

SITE PREPARATION

- Locate all pins, stake and string property perimeters (a survey may be required)
- Stake and string house perimeter including garage and driveway
- Ribbon all trees proposed to be removed

TREES

Prior to the removal of any tree, it must be identified on the site plan, located and marked with a ribbon on the lot and its removal is subject to approval by the ARC.

FOOTING INSPECTION

Footings are to be inspected by the ARC prior to pouring. Call any member of the ARC for simultaneous county inspection.

UTILITIES

All utilities are located underground, with hook-ups at each lot line. Electric power is available from Pacific Power and Light (PPL). Avion water lines are extended to the property boundaries of each lot. Cable television is available from Bend Broadband. No septic installation is needed, since the Starwood sanitation system is in place. No utilities are to be above ground.

COUNTY BUILDING REQUIREMENTS

Deschutes County has adopted the Uniform Building Code with the State of Oregon modifications. All government-building requirements are applicable. The country requires that a building permit be obtained prior to beginning construction of any improvement or making additions or changes to an existing structure. Deschutes County has also adopted solar setback standards, which may have an impact on the design and siting of residences.

ARCHITECTURAL RULES

Each homeowner is responsible for complying with Architectural Rules. Before plans are reviewed for approval, all materials must be submitted.

EXPIRATION DATE OF APPROVAL

The approval shall be given (or denied) within 15 working days of receipt of all required materials. The approval shall be valid for a period of six months, at which time it shall expire.

At any time before construction begins, all changes to the "Architectural Rules" will apply.

Should an extension be required beyond the six months expiration period, due to extenuating circumstance, a written request for extension of time may be considered by ARC.

SEVERABILITY

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

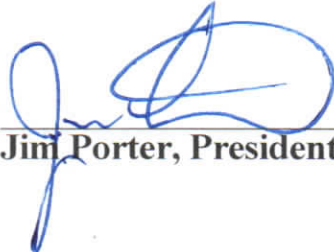
NONWAIVER

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

SUBMIT PLANS AND COMPLETED FORMS TO:

Starwood Association, ARC
64915 Starwood Dr
Bend, OR 97703

Architecture Review Committee Rules were adopted by the Architectural Review Committee and by unanimous vote of the Board of Directors of Starwood Association, Inc, on October 15, 2019. The Architectural Review Committee and the Board of Directors may, from time to time, adopt, amend and repeal these rules and regulations. These Rules supersede those recorded in Deschutes on or about December 15, 2015.

	<u>11-16-2021</u>	<u>Cheryl Pierce</u>	<u>11-19-2021</u>
Jim Porter, President	Date	Cheryl Pierce, Secretary	Date

