



# GRAND PEAKS AT SISTERS DESIGN GUIDELINES



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# 1. Introduction & Permitted Designs Summary

## Grand Peaks at Sisters Community Philosophy

Once the home of an important sawmill, the community of Grand Peaks at Sisters will revitalize this historically significant location within the city limits of Sisters. The development will pay homage to its proximity to huge tracts of public forestland. Central Oregon's mountain-style architecture will serve as inspiration to create a contemporary, closely-knit neighborhood that provides single family homes in a pedestrian-friendly neighborhood, with open space, recreation and parks as highlighted features. To ensure the community is built to the highest standards possible, home construction will be performed exclusively by pre-approved Select Builders.

Housing designs within Grand Peaks at Sisters are based on several contemporary styles, designed and constructed in an authentic fashion. However, the Developer believes that it is important to also consider other design styles that may be of a separate or hybrid nature. Overall, the goal is to create a neighborhood of varied housing styles and sizes that will enhance long-term property values in the community. Grand Peaks at Sisters will maintain several Design Partner relationships to assist builders and property owners with the design of compatible housing types within the Development.

The Applicant will receive a Grand Peaks at Sisters ARC Approval Letter prior to obtaining a City of Sisters/Deschutes County building permit.

All Site Development plans must receive written approval from the Grand Peaks at Sisters Architectural Review Committee (ARC) and the City of Sisters/Deschutes County Planning Department before construction can commence. The ARC assumes no liability for Approved Site Plans that fail to conform with applicable land use regulations or building codes.

The following architectural styles will create the major themes and feel of the finished community. New home projects will typically follow these architectural styles, but Applicants may also submit hybrid designs or other concepts for consideration by the Architectural Review Committee. These submittals should be classified as "Other".

- McKenzie
- Santiam
- Metolius
- Deschutes
- Other Architectural Styles

(Photographs and drawings are presented as examples of design intent, only.)

The ARC, at its sole discretion, shall determine whether a given submittal complies with the proposed design style of that submittal. The ARC's determination will be based on the descriptions of the proposed style as noted in this Design Guideline Handbook, or as depicted in "Other" documents submitted by the applicant. Notes on "Other" Architectural Styles:

The applicant must provide the ARC a thorough set of images and details of the style they are proposing as part of a Preliminary Design Review submittal. It is the sole responsibility of the applicant to provide sufficient information, as determined by the ARC, to determine the suitability of

the proposed style. The ARC will consider “Other” styles on a case-by-case basis and may approve a style deemed compatible with the architectural vision of the Grand Peaks at Sisters community. Designs submitted under this category may, for example, be a hybrid of other approved styles, or something unique.

In general, design submittals including Colonial or Tudor features, log accents, etc. will not be acceptable. Bright colors are discouraged but may be proposed.

## **Applications**

The ARC will not grant any approval for construction of improvements unless a complete application is submitted to the arc. A complete application package shall include:

- Topographical Site Plan - minimum scale 1" = 20' (with 2' contours)
- Elevations (all four sides; drawings shall include how Applicant plans to deal with grade, if any, at each elevation) - minimum scale ¼" = 1'
- Floor Plan - minimum scale ¼" = 1'
- Color samples (exterior window, siding and roofing colors) and material samples (catalog cuts or drawings of exterior light fixtures, samples of pavers, brick or other masonry) need to be provided for review.
- A string layout of the footprint of the house and driveway location shall be completed at the time of application.
- Landscaping plan
- Completed ARC Submittal Application form
- Applicable Application Fee

At the time a completed application is received, the ARC will set a meeting to review the application within thirty (30) days. At the meeting, the plans and application are reviewed by the ARC members. An on-site inspection of the string layout takes place soon thereafter. After the two-week waiting period, an ARC letter is prepared listing any Committee comments, requirements or concerns. A copy of this letter should be shared with Applicant's builder/contractor.

The owner must respond to the ARC letter in writing prior to any excavation work being done on the site. If there are specific areas of concern regarding the siting of the house, the owner may be required to provide further information to the ARC or meet with a representative of the ARC at the homesite to discuss any issues prior to beginning construction.

Construction may begin after all issues (if any) are resolved and the owner's written response has been received and reviewed. A final approval letter will be sent at this time.

If approval has been granted and construction has not begun within one year of receiving approval, the application and approval expire and a new application and fee will be required.

## **Appeals**

The Board will serve as the “Appeal Committee” that will hear an appeal of a final ARC decision. Final decisions of the ARC may be appealed up to thirty (30) days after the decision is provided to the Owner. Only the Owner going through the ARC process may appeal an ARC decision.

Notwithstanding the foregoing, in the event that an appeal is filed with the ARC during such 30 day period, such appeal shall toll the decision. In that case, the ARC decision shall not be deemed final.

The Owner appealing his/her final ARC decision should submit the appeal in writing along with the applicable appeal fee in the form of a check made out to Grand Peaks at Sisters Association. The Appeal Committee may, at its sole discretion, refund a portion of or the entire fee based on the circumstances and outcome of the appeals process.

The Appeal Committee shall use reasonable efforts to hear and decide all appeals within sixty (60) days of receipt of the written appeal and appeal fee. The ARC will notify the Owner of the appeal date and the Owner and ARC shall be permitted a reasonable amount of time to present his or her appeal to the Appeal Committee. The Appeal Committee will review and consider comments and information provided by both the ARC and the Owner making the appeal.

All decisions rendered by the Appeal Committee are final.

## **Architectural Standards**

The ARC exists for the purpose of maintaining the high standards in design development and in overseeing appropriate building and property uses in Grand Peaks at Sisters. The Committee reviews submittals and makes rulings that may supersede the City of Sisters and/or others. In addition to establishing and maintaining an overall aesthetic for Grand Peaks at Sisters, the intent of these Rules and Design Standards is to ensure that all homes and all other community improvements create and maintain a level of design quality that is compatible within Grand Peaks at Sisters, the best interests of its residents, and long-term property values in the community.

## **City/County Building Requirements**

The City of Sisters and Deschutes County require that a building permit be obtained prior to beginning construction of any improvement or making additions or changes to an existing structure. Applications with the intent to circumvent the City of Sisters code requirements will not be approved. Please verify all City regulations with the building and planning departments prior to proceeding with any work.

## **Community Laws**

These design guidelines are intended to be compliant with the Declaration and Bylaws of the Association. Any inconsistency in these design guidelines will give way to a construction that is consistent with the Declaration and Bylaws. Undefined terms in these design guidelines shall take the meaning assigned to such term in the Declaration or Bylaws in that order.

## 2. Architectural Style Guidelines

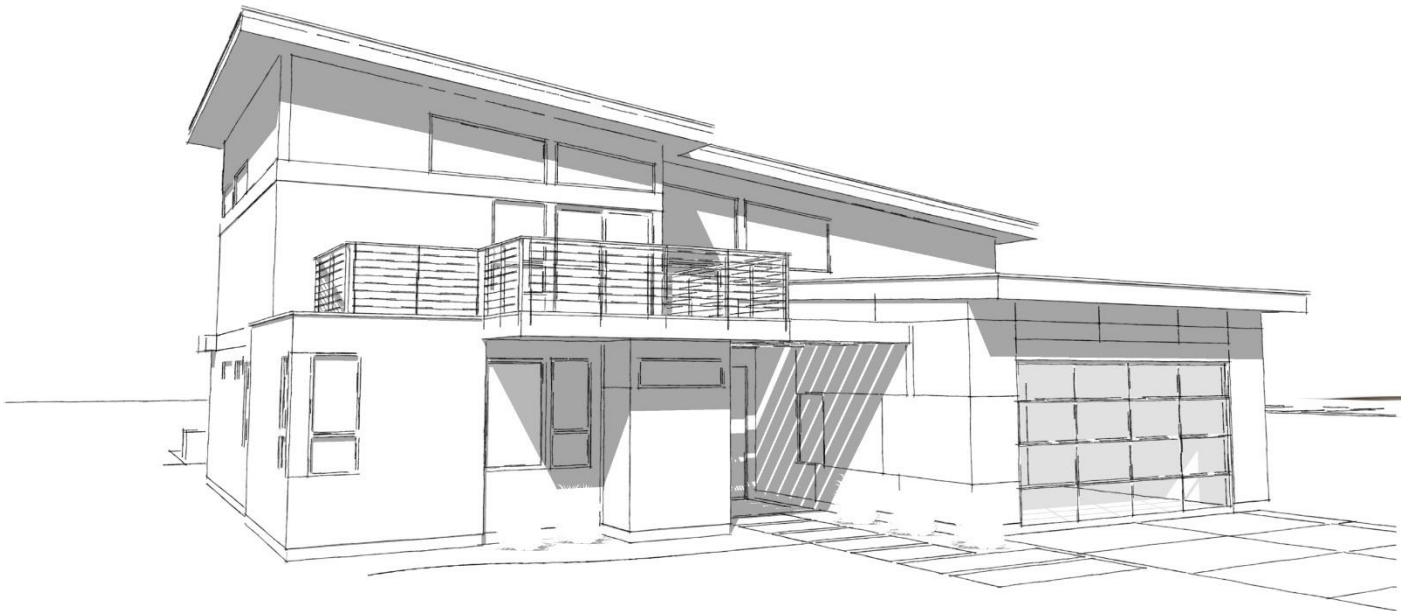
### Grand Peaks at Sisters McKenzie Style

Form and massing for Contemporary style homes can vary widely; however, there are a number of basic Contemporary style houses: single skillion roof, hip roof (Prairie Contemporary), opposing skillion roofs. There are many variations on these basic forms, generally adapting to the needs of the home owner. Contemporary style houses are commonly one to two stories tall. Clerestory windows are often an architectural feature and add essential light; geometric progression of wall and roof lines is often used.

Essential elements include:

- Striking roof line
- Roof materials of architectural-grade composite shingle, TPO, or standing seam metal; emphasis on sloping planes
- Exterior walls clad with horizontal and vertical fiber-cement siding (using lap, board & batten and panel), metal panels, stone
- Exterior detailing such as high horizontal windows, large or repeated window openings to maximize interior light, alcoves and bump-outs for façade articulation
- Door and window trim that is flush with openings to accent them
- Simple massing of one to two stories
- Clear interpretation of inner and outer spaces

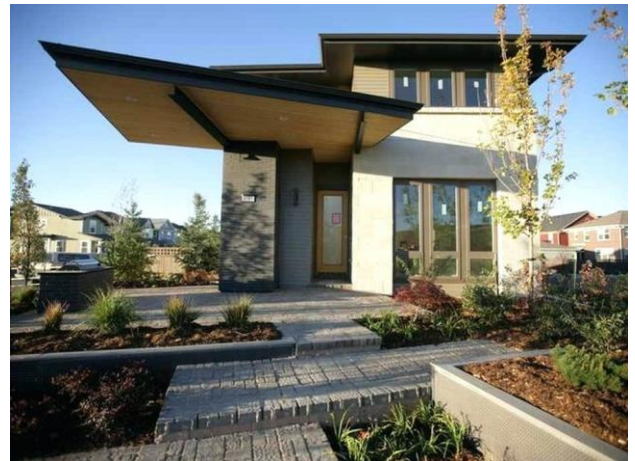
### Typical Massing





## Exterior Colors

Exteriors are painted to blend in with the natural surroundings or conversely to provide an accent to the environment while always adhering to the nature of the design. Therefore, Contemporary style homes are painted a wide variety of natural earth and light tones. In general, the main body of the house is a lighter tone than the trim color. Additional colors are sometimes used to highlight different cladding materials. A maximum of three colors are used on Contemporary style homes.



One of the most distinctive features that conveys the style is at the intersection of the roof and walls. The roofline can be flush, with a parapet, or dramatically overhang an entry or court. Broad overhangs provide shade, to help keep the home cool in summer months. These large overhangs are often cantilevered.

## Rafter Tail Details

Contemporary homes generally do not have rafter tails or cornice brackets. They can however use a brise soleil or exposed steel beams/girders.

## **Porches**

Contemporary homes generally do not have porches, though they may have a portico or recessed entry.

## **Entry**

A Contemporary home entry is a prominent feature, and often uses the door/opening as the major accent to the elevation. Wood doors with (or without) lites, or glass/steel doors, can set the tone for the entire home. Judicious use of accent lighting will highlight the front entry. If a home has a front-load garage, the garage door should mimic and/or complement the entry door.

## **Materials**

The preferred iteration of a Contemporary style home is one that uses natural materials native to Central Oregon. Cedar headers and trim accent the local metal and stone. Stone chimneys provide an interesting contrast to the metal and fiber-cement and pay homage to the region. Roofing material can be asphalt, TPO or standing seam metal. Metal lattice, architectural panels and concrete knee-walls are common accents.

## **Typical Window Trim**

Wrapped openings with no trim are typical and essential to the Grand Peaks at Sisters Contemporary style.





## Other Exterior Details

Wrapped corners are essential to the Grand Peaks at Sisters Contemporary style.



Angled window walls are allowed.



## Lighting

Exterior lighting should be what many catalogues refer to as contemporary, industrial or architectural style. These lights are generally made of anodized metals and are geometric or cylindrical in shape; they often do not have glass, or have glass accents, or the glass becomes the focal feature. Wall-mounted is preferred.



## Windows and Doors

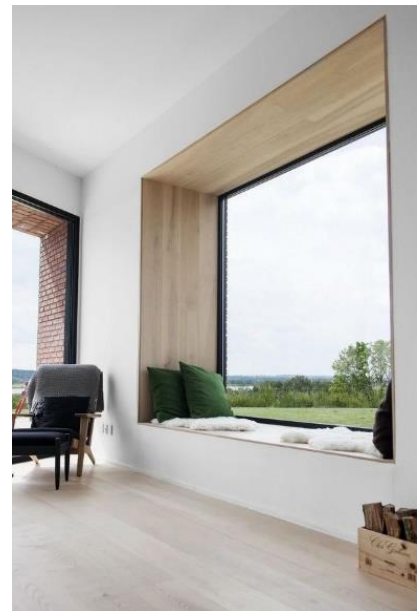
Contemporary style doors and windows are simple in design. They are typically installed with material wrap and no exterior molding, allowing the doors and windows themselves to be the focal point. Locations of doors and windows can be asymmetrical. Doors are often linear in design elements and can be solid wood, contain geometric lite openings, or can be glass and steel. Side lite panels are often used.





## Typical Window Types, Locations and Arrangements

Windows are usually horizontal and vertical, using sliders, casement or fixed lites. Special windows may include transoms and clerestory (especially geometric shapes). It's not unusual to see an entire wall of windows. It's common to have multiple window openings (mixing horizontal and vertical) on wall elevations, to provide expansive views and bring the outdoors inside.





## Grand Peaks at Sisters Santiam and Deschutes Style

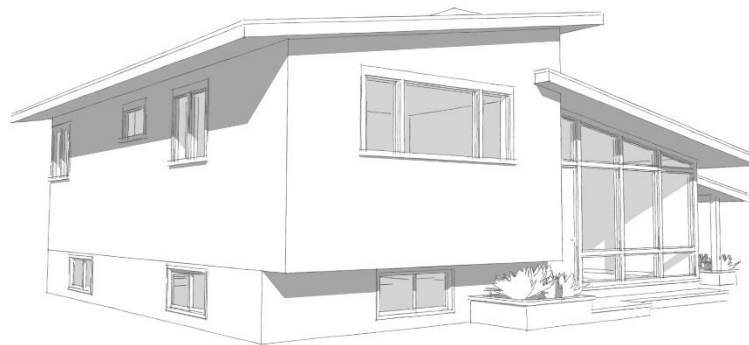
Rustic style is a design emphasis on rugged, natural beauty. It embraces nature's materials, nature-inspired textures, simple and earthy colors, and ultimately an unpretentious, organic warmth. These elements are key to the Rustic Contemporary house. The typical form and massing images below illustrate a few of the most common configurations. Variations on these designs as well as combinations of the basic forms can occur. The basic form of Rustic Contemporary involves dual pitched roofs (no hips), single-story or two-story; various arrangements of these elements allows the building to adapt to differing site conditions.

The low-pitched (generally not more than a 4:12 slope) roof frequently covers each major building form, including eaves with rafter tails. The overhangs modulate the walls by accenting the exterior materials, articulations and openings.

Essential elements include:

- Simple forms of low-pitched roofs with side rafter tails generally up to 24" and front/rear well-spaced enlarged rafter tails
- Emphasis on horizontality with siding and trims
- Use of cedar shake, cedar timbers or logs and stone accents to bring a rustic feel to the generally contemporary style
- Geometric/trapezoidal windows to contrast with the rustic feel

### Typical Massing



Emphasis on the marriage of modern and rustic is created by the careful use a variety of design elements: the use of contrasting materials, colors and textures in a manner that emphasizes strength and sturdy character, the feel of the nearby Cascades. The proportions, textures, and lines of the house are emphasized by the form but are simplified, therefore each element is more prominent and pronounced. When rustic materials are used they add an interesting visual element to the overall design. Windows and doors become much more important in the success of the design because they create transparency and establish sight lines, which pull the eye. This will emphasize a focal point, be it a fireplace or the distant view beyond a window or door.

Typical building elements to express this are exposed beams and rafter tails, large windows and the use of natural materials such as stone and wood. Rather than porches, Rustic Contemporary homes generally have a portico entry, with either a solid roof or pergola feature. It sets off the door opening and makes a statement of welcome.







## **Typical Porch Supports**

Portico supports are generally timber posts with stone cladding at base.

## **Exterior Colors**

Exteriors are painted to blend in with the natural surroundings while always adhering to the nature of the design. Therefore, Rustic Contemporary style homes are stained and painted using earth's natural tones. In general, the main body of the house may be dark or light. Contrasting stain to paint is used to complement the different cladding materials. A maximum of three colors are used on Contemporary style homes.

## **Windows and Doors**

The arrangement of windows and doors on Rustic Contemporary homes is generally very simple, though it can be complex; in all cases, the composition is dynamic. The windows and doors are typically wrapped, the jamb depth and the metal/metal-cladding (or wood) of the windows setting them apart from the plane of the wall though sills can be added to accentuate the rustic feel. Window sizes and shapes are grouped to accent the materials and style of the home. Windows are usually

casements and sliders. Entry doors and the portico or entrance area are often one of the primary elements on the façade.

### Typical Door Style Examples



### Typical Window Style Examples



### Materials

Rustic Contemporary Style homes have walls clad with fiber-cement siding, cedar shake, cedar lap. However, there are examples of stone and timber used, as well as board and batten. Typically, the second floors of Rustic Contemporary style homes are articulated with a corresponding material.

Generally, cedar trim boards and members are used to achieve the desired look. Roofing materials can be composition asphalt, or sometimes standing seam metal or concrete tile.

## Cladding Details

Mitered (or corner clips) corners; wrapped corners; minimalist detail at window combinations with stain or paint-grade cedar headers.

## Siding types

Stucco lap; board and batten; masonry; shingle; fiber-cement lap/board & batten

## Window Placement & Organization

In general, windows are placed either in groups of vertical (i.e. 30" wide by 60" tall) proportions creating a horizontal band with a minimum of 3" of exterior trim between them or as individuals in keeping with the horizontal theme. Clerestory windows may also be used to admit light into the center of a loft room, and trapezoid windows used in irregular wall space defined by sloped roofs.

## Lighting

All exterior lighting should in general be what various catalogues refer to as transitional and contemporary. These fixtures may be anodized metal, glass or combination. Wall-mount is preferred.



## Grand Peaks at Sisters Metolius Style

This style emphasizes lofty, flat or low-pitched roof lines and open floor plans, maximizing light and spatial feel. The Metolius is an homage to Mid-Century Modern while including a mountain flare. Kitchen, dining and living spaces are contiguous, and the home celebrates indoor/outdoor living.

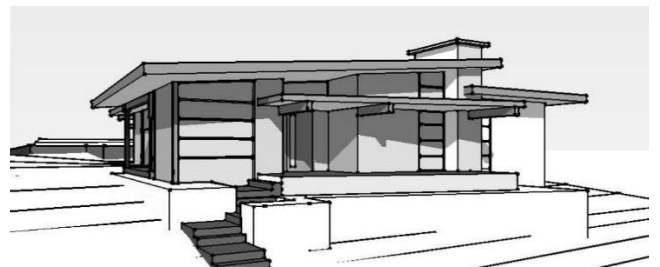
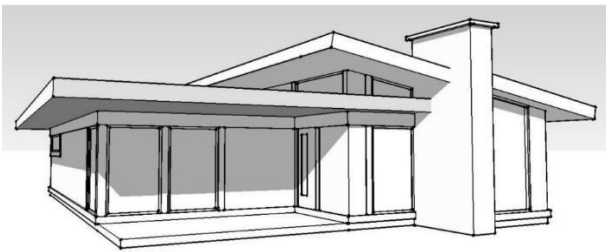
The basic elements (building and roof forms) are critical to Mid-Century Modern houses. The typical form and massing images below illustrate a few of the common configurations. Variations on these designs as well as combinations of the basic forms can occur—particularly responding to site conditions. Generally, simple massing with very low sloped roof forms (not exceeding 3:12) or flat roof forms or a combination of the two. Mid-Century Modern homes also incorporate a blurred line between indoors and outdoors. To accomplish this, large expanses of floor to ceiling glazing at the entry as well as at the rear or side of the home (accessing the private outdoor space) creates the perception of the inside and outside flowing together.

Mid-Century Modern submittals that are determined to be inconsistent with any combination of the essential elements, form and massing, entries, doors and windows, materials and details described in this section must follow the process for “Other” style design submittals and may not be approved if found to be inconsistent with the desired architectural character of Grand Peaks at Sisters.

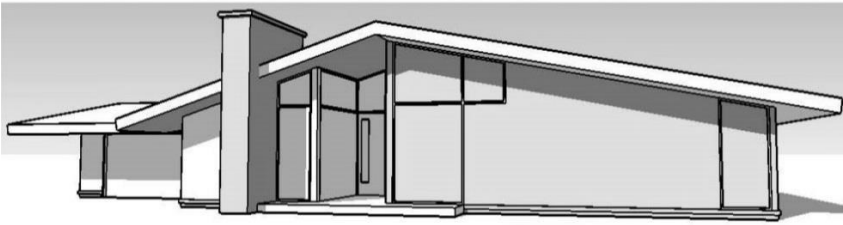
Essential elements include:

- Very low-pitched roofs—from flat (1/4” per foot) to 3:12 with large over-hanging eaves generally no less than 24”
- Exterior walls clad with combinations of horizontal lap siding, vertical tongue and groove (or board & batten) siding, spandrel panels, masonry or stucco
- Limited exterior trim
- Simple massing—generally one story unless the site has slope; and the design adapts to respond to the site conditions
- Blurring the line between interior and exterior spaces at courtyards and patios

### Typical Massing







## Roof Forms

Other nearby Mid-Century Modern Designs will be considered to avoid repetition of similar design features such as form, massing and roof type or types or other features deemed too similar by the ARC. Designs may be required by the ARC to use alternative form, massing and roof types to avoid similarities.

## Entries

Entries are a very important component to Grand Peaks at Sisters homes as they help create the convivial and friendly nature of the neighborhood. Front entry doors may face the street or be perpendicular to the street. Entries may be covered with a roof, a roof with skylights or openings, a pergola structure or without a roof as a “door yard.” The entry sequence is a very important component to Mid-Century Modern homes; planters, screen walls or other architectural features are common elements that are integrated into the overall design and may be required. These elements are used to blur the line between indoors the outdoors. In General, the more diminutive the entry area, the more important the landscape and architectural transition elements of the door yard and front landscape become to create the sense of entry to the home.

## Windows and Doors

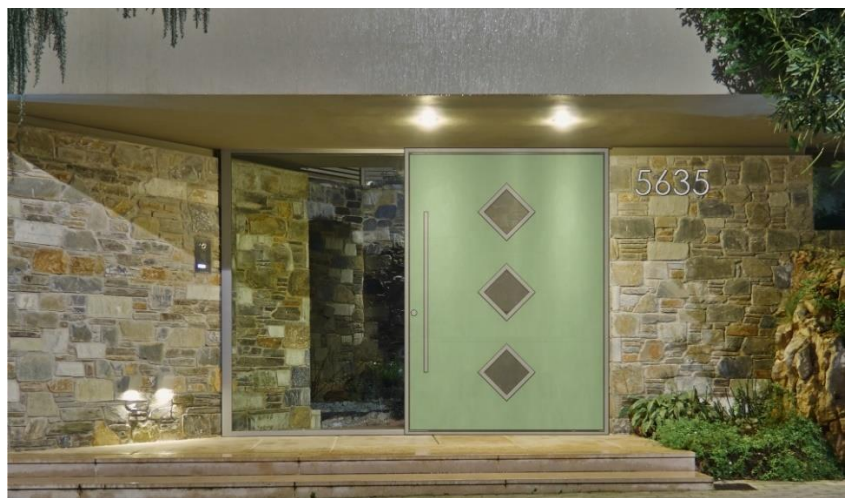
Windows with thin, unarticulated frames and sash; operation can be casement, awning and sliding (refer to the images in this section for examples). Punched openings are generally inconsistent with the Mid-Century Modern style; however, punched openings, if integral to the architecture and use of claddings, may be approved. Typically, Mid-Century Modern homes’ windows do not have muntins or divided lights. In-glass muntin bars are not permitted in Grand Peaks at Sisters Mid-Century Modern homes.







**Typical Door Styles**

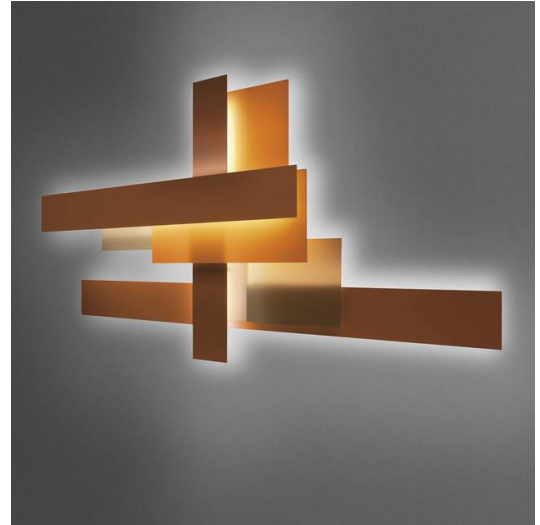


## Materials

Vertical and horizontal wood, composite or metal cladding; lapped siding, wood or composite panels defined in an approved pattern of battens or reveals. Stucco panels arranged in complementary geometric forms as well as brick, natural stone, concrete masonry units.

## Lighting

All exterior lighting should in general be what various catalogues refer to modern, mid-century, retro. These fixtures may be anodized metal, glass or combination. Wall-mount is preferred.



## Details

Details are critical to Mid-Century Modern home design. Clean lines, minimal trim and abrupt material transitions are typical. The ARC requires construction drawings and details that provide the builder clear instruction to construct all eave-to-wall, rake-to-wall, window, door, and all other exposed material transitions prior to approval.

### **3. Design Review Standards**

#### **Accessory (Detached) Buildings (i.e. Garages, Sheds, Greenhouses, etc.)**

Accessory Dwelling Units (ADU) Accessory Dwellings and other detached buildings are not allowed in Grand Peaks at Sisters.

#### **Adjacent Private Property**

Adjacent property may not be used for access to any construction site without the adjacent property owner's written approval. Adjacent property may not be used as a parking area or staging area by any contractor or subcontractor working on the lot. In the event of damage to adjacent property, the property owner and/or his/her agent(s) will be held responsible for restoration of the adjoining affected property and/or may result in a partial forfeiture of the ARC fee. It is imperative to keep adjoining properties free of construction trash. Daily clean-up is required.

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

Animal runs and animal restraint areas are not allowed at Grand Peaks at Sisters. (see Fencing)

No animals, livestock, poultry or fowl of any kind shall be raised, bred or kept on any lot, except for cats, dogs or other generally recognized household pets, provided they are not kept, bred or maintained for any commercial purpose; and provided further, that no more than two (2) animals may be kept on a single lot. All such animals shall be kept in strict accordance with all local laws and ordinances (including leash laws). Owners shall be responsible for cleaning up their pets' waste in Grand Peaks at Sisters. No animal shall be allowed to run at large. Pets shall not cause a nuisance. Pet noises and smells must be limited as determined by the ARC and contained on the subject pet applicant's property. During new home construction, no dogs are allowed on-site.

#### **Awnings**

All proposed awnings must be submitted for ARC review and written approval. The awnings must be constructed of a material selected to blend in with the body color of the home. No stripes or patterns are permitted. The bottom edge of the valance must be straight in style, not decorative—no scallops, notches, etc. Awnings are not allowed on the front of the home.

#### **Buildable Area and Setbacks**

The City of Sisters building and solar setbacks must be accommodated. The City of Sisters (County of Deschutes) and/or the City's (County's) adopted building code may have requirements that are more restrictive than those published herein—the most restrictive requirement shall prevail.

Certain architectural features may be permitted to project into required yards or courts as follows: cornices, canopies, eaves, belt courses, sills, or other similar architectural features, or fireplaces, however, these may not—in any case—extend more than 24 inches into any required yard area.

## **Building Height**

All improvements shall conform to the City of Sisters building height requirements; however, The ARC reserves the right to require building heights less than city of Sisters standards.

## **Burning**

Burning of construction or yard debris is not permitted at any time on any lot in Grand Peaks at Sisters. Exterior wood burning devices are prohibited. Exterior gas fire pits, gas patio heaters and similar appliances are permitted. Portable gas or electric heaters are permitted during the course of construction providing they are operated and maintained in accordance with the manufacturer's instructions.

## **Chimneys**

All exterior chimney chases surrounding flues must be founded and clad with materials consistent with the architectural style of the home as approved by the ARC. A chimney chase and shroud, large enough to completely cover the metal fireplace flue, is required. The chimney chase, flue and shroud shall be painted to match surrounding materials, eliminating the glare from the raw flue and sheet metal, as unfinished metal flues are not permitted. Wall mounted direct vent terminations located in conspicuous locations as seen from street frontages are not permitted; in such cases chimneys may be required.

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

In general, front porches are not preferred. However, if the ARC approves a home with a front porch, the porch must be functional. Therefore, all porches must be sized to accommodate furnishings and provide adequate circulation space. All front porches shall have a minimum 6'-0" clear width.

Elevated decks shall have supports of not less than 6"x 6", or consistent with the architectural style of the home as determined by the ARC. Built-up columns or other architectural supports shall be clad with siding material that is consistent with the architectural style of the home.

Front porches must be enclosed with a concrete stemwall. On sloping sites or where front porch is elevated more than 2 steps, the area between the bottom of the deck and the concrete stemwall must be clad with the same material as the home and be applied in the same direction, unless otherwise approved by the ARC. Stone masonry, lap siding, or wood lattice may be approved for skirting of porches and decks, providing the materials and proposed application is appropriate for the architectural style of the home as determined by the ARC. Trellis materials may be wood, welded steel or iron. Railings, balustrades and related components may be wood, painted welded steel or iron. Columns, posts, piers and arches may be cast concrete, stucco, masonry, wood, lap siding, or fiberglass.

## **Drainage**

A drainage plan shall be included as part of all construction and landscape submittals, and is subject to ARC approval. All site drainage must be retained and disposed of on the owner's property.



Provisions for the disbursement of roof, gutter, lot, landscape, walkway and driveway drainage are the property applicant's responsibility. The ARC recommends that Applicants consult with professionals to discuss their drainage risk factors and specific solutions to effectively contain all drainage on site. Some or all lots may be subject to additional drainage challenges (from street run-off or other sources) as a result of conditions that exceed the system's designed capacity. It is recommended that owners investigate the possibilities of a free-draining foundation system around the entire perimeter of the foundation and/or other effective drainage management system(s) recommended by Applicant's drainage professional. Some areas within Grand Peaks at Sisters may be susceptible to street drainage and erosion problems during conditions that exceed the system's designed capacity. Applicant's drainage professional may help identify these situations and provide solutions to address these conditions.

## **Design Repetition**

Repeating a building design is discouraged. The design of the street frontage of a building may be permitted providing the proximity to the same design is an adequate distance so as to avoid the perception of repetition as determined by the ARC. Generally, if the same design would be seen from the first location, it would not be approved. In cases where similarity in building design or appearance is deemed an issue by the ARC, modifications may be required to do away with the likenesses.

## **Driveways**

Driveway cuts onto Grand Peaks at Sisters roadways and alleys will be limited to one per lot, unless other-wise approved by the ARC. Driveways longer than 25' must begin to narrow to the maximum extent possible or to a maximum width of 14' and in all cases the width of the drive must be kept to a minimum, while still allowing reasonable access to parking areas and garage access. Driveways may be concrete, asphalt or masonry pavers. Concrete sidewalks and aprons at driveways shall be constructed to exactly match existing sidewalk construction at the site.

## **Earth Advantage® Certification**

Earth Advantage® Gold (or higher) or Energy Star Certification is required for all homes built in Grand Peaks at Sisters. Verify costs, rebates and standards for certification with appropriate agency.

## **Exterior Colors and Stains**

All exterior colors are subject to review and written approval by the ARC for both original painting and subsequent repainting. Exterior color treatment shall be continuous on all elevations. Colors appropriate to the style of the home are required. Generally, if a proposed color would be seen from the location of a home with a similar color, it would not be approved. Natural wood siding and natural shakes must be stained or otherwise treated with a durable finish. Color submittals will be reviewed at an ARC meeting for preliminary review. An onsite review will be conducted by the ARC prior to final approval to ensure the proposed color is not too similar to nearby homes.



## Exterior Design Treatment

Conscientious attention of the Architectural Styles section of this book is essential. Use of the massing examples is encouraged. Owners are strongly encouraged to consider the designs and window placement of the homes on the adjoining lots so as to avoid placing windows in locations on side elevations that may align with windows on the home on the adjoining lots. Roof slopes and overhangs shall be consistent for the particular architectural style, as determined by the ARC.

The visual impact of the garage must be minimized. The space between the top of the garage door(s) and the roof shall be kept to a minimum as determined by the ARC (see Garages). Generally, garage roof heights exceeding 15 feet above the garage floor will not be approved.

Home designs shall consider the negative visual impact of long, tall, facades upon adjacent properties or roadways. Structures proposed with long, tall, facades may be required to be altered to offset wall lines, add roof forms or add other features to create adequate architectural interest as determined by the ARC. The consistent use of architectural elements/vocabulary around the building will enhance it as a whole and will strengthen the architectural character of the building. Materials used on the building's exterior walls shall be consistent on all elevations of a residence in order to achieve a homogeneous design and must not have a "veneer" look, as determined by the ARC. Exterior siding material must be carried down to within eight inches of finish grade. A maximum of eight inches of exposed foundation is permitted on any exterior elevation. Changes of exterior materials shall occur only at inside corners.

## Exterior Lighting

All exterior lighting shall have ARC written approval prior to installation and must be consistent with the architectural style of the home, and comply with the City of Sisters "Dark Sky" ordinance #251. Exterior lighting includes (but not limited to) wall, pendant, driveway, walkway and landscape lighting. The ARC reserves the right to limit the quantity, location and design of all exterior lighting.

All exterior light fixture locations must be shown on the site plan and the exterior elevations as specified on the ARC application form(s).

The goal of the exterior lighting requirements for Grand Peaks at Sisters is to have light fixtures that are consistent with the architectural style of the home, to eliminate glare and not permit light to shine onto adjacent property or rights-of-way, and to comply with all FAA requirements. To accomplish this, the lighting requirements are:

- All exterior fixtures are subject to ARC review and written approval regarding their location, quantity and production of lumens
- Each exterior light may not generate more than 800 lumens—the equivalent of a standard 60-watt incandescent bulb—regardless of the type of lamp used
- All fixtures must have downward-directed lamps (light sources) which are shielded with a minimally translucent material approved by the ARC. No part of the lamp may be exposed through perforated opaque material
- All lighting shall not glare or shine onto adjacent properties or upward to the sky
- Light fixtures must be appropriately sized for the particular style and size of the home

- Colored lamps are prohibited
- Holiday lighting is permitted only after Thanksgiving and must be removed before the end of January
- Driveway, walkway, landscape and all other lighting is subject to ARC review and written approval regarding their location, number and lumen production
- In cases where the grade or slope difference between lots is such that portions of the building are elevated above the adjacent property or right-of-way, exterior lighting will be required to be shielded to prevent glare and/or light spill onto adjacent property. In some cases, recessed or “can” lights may not be approved or permitted

## **Exterior Walls and Trims**

For those home design proposals which request the use of multiple exterior materials, attention shall be given to balance, location and quantity of the materials so as to be consistent with the style of the home. Due to the contemporary aesthetic of the neighborhood, braces, brackets, corbels or other colonial/traditional style elements of the home are prohibited. For designs the ARC deems appropriate, building walls of more than one material may only change materials along the horizontal lines, inside corners, projecting bays, or other architectural features. Some home designs will be required to have exposed rafter tails, brackets, or other visible architectural elements to enhance design. The following materials are approved for use on exterior walls and trims:

- Wood (treated with semi-transparent or solid body stains or paints) and/or fiber-cement siding and board & batten materials
- Brick
- Natural and cultured stone
- Steel panels, minimum 16 gauge
- Stucco and synthetic stucco

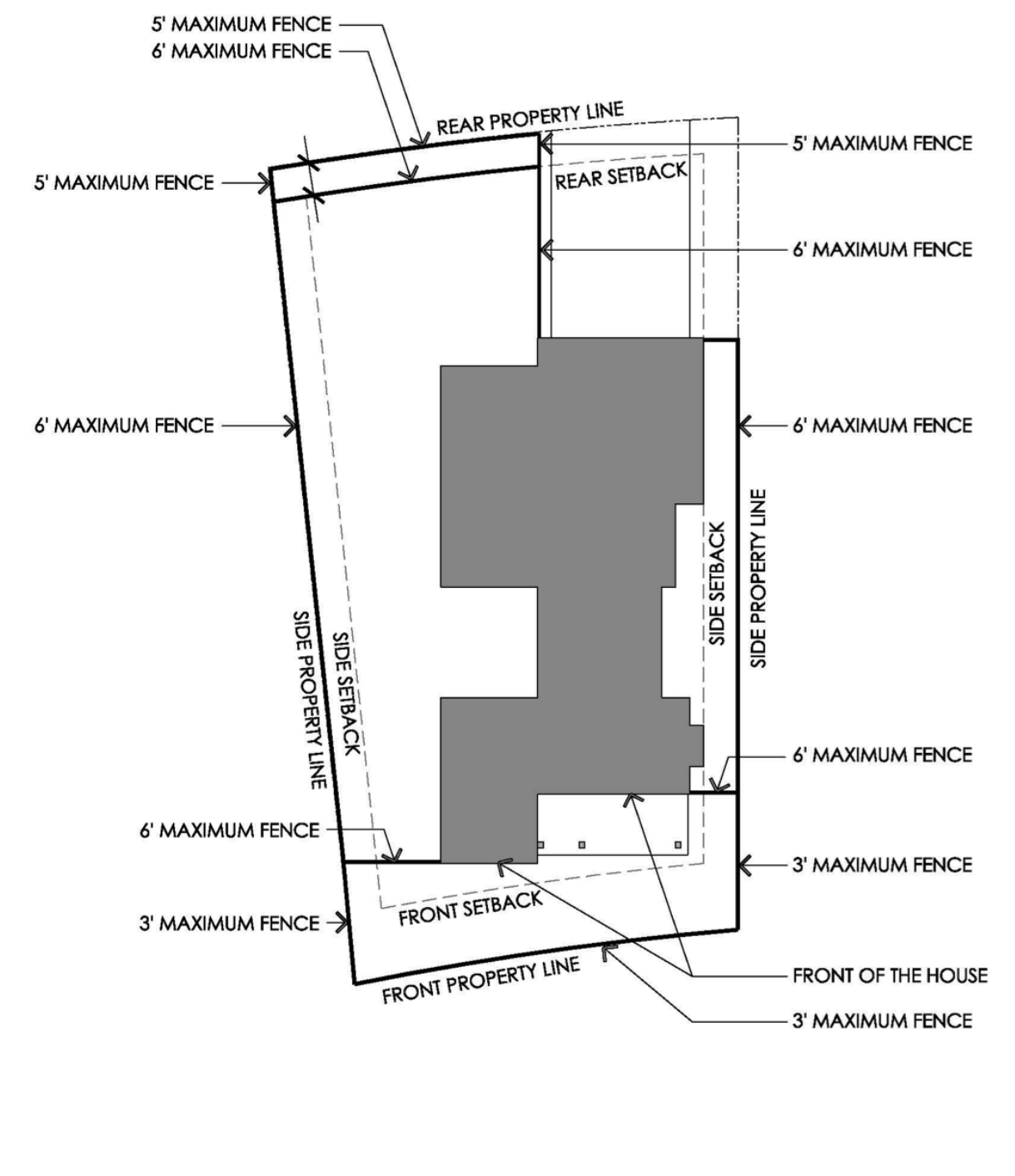
## **Prohibited Finish Materials and Conditions**

- Exposed plain concrete (8" maximum exposure at foundation)
- CMU, split-faced, smooth or plain
- Unarticulated panel siding (e.g., T-1-11, plain plywood, sheet press board)
- Exposed joints of seams on sheet (plywood or pressboard type) products
- Roof sheathing less than 7/16" thick
- Materials inconsistent with the architecture or historical context
- Other low quality, non-durable products

## **Fencing**

Fencing is permitted between Lots within Grand Peaks at Sisters. It must match the materials and design of the perimeter fencing at Grand Peaks at Sisters: heavy gauge stamped steel panels combined with kiln-dried Douglas fir 2x12 sections, 6x6 juniper posts. The fence may not exceed 5' in height at the panel section. Posts may be 6' above grade.

The Association may erect, maintain, repair, and replace perimeter fencing around Grand Peaks at Sisters as generally depicted below. The ARC shall have discretion to determine the style, materials, and design of the perimeter fencing.



## Flagpoles

Residential-sized ground mounted flagpoles are not allowed in Grand Peaks at Sisters. Flags mounted to buildings are permitted; see the example below:



## Floor Area Ratio/Lot Coverage Ratio

The FAR is a calculation to limit the volume and/or massing to create a neighborhood with homes scaled to their lot size. In order to achieve proper scale and massing for homes in Grand Peaks at Sisters, the total floor area ratio (FAR) of the built space on a lot including the floor space of a home, garage(s), outbuildings, sheds and accessory dwelling units shall not exceed 50% of the lot size. Other key metrics as follows:

- Single story maximum lot coverage = 50%; single-story FAR maximum 50%
- Two-story maximum lot coverage = 35%; two-story FAR maximum 50%

Floor Area Ratio - Lot Coverage Example For 6,000 Square Foot Lot						
	FAR	Lot Max	Typical Garage	Max First Floor	Max Second Floor	Livable Sq.Ft.
Lot Coverage 2 Story	35%	2100	500	1600	900	2500
Lot Coverage 1 Story	50%	3000	500	2500	0	2500

## Garages and Parking

All homes shall meet the following garage requirements:

- Garage conversions to living space are prohibited
- Garage doors up to 8-feet tall are permitted outright. Larger doors require ARC review and written approval
- Homes may have no more than two attached garage bays without ARC review and specific written approval
- For lots without alley access, garages shall be a minimum of 20 feet from the edge of front sidewalk.



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

Garages shall meet the following requirements:

- Each required garage/parking area shall provide a minimum net clear space 8 feet wide and 20 feet deep
- Each three or more bedroom dwelling must provide garage space for a minimum of two cars
- Two-bedroom dwellings must provide garage space for at least one car and a paved onsite (hard surface) dedicated parking space

### **Garbage and Trash Removal**

- Owners are responsible for their own garbage and trash removal during and after construction
- Construction sites shall be kept clean from trash and construction debris must be cleaned at least 2X per week during the construction period. Fines may be imposed for unkempt sites
- Trash collection and recycling services are available through local providers
- Trash cans and recycle bins, which are taken to the alley or street on pick-up day must be returned to their screened areas or the garage the same day
- Trash cans and recycle bins must be stored in an area that is not visible from the street or adjoining lots—see Service Yards for screening information
- Burning or dumping of garbage, landscape debris or trash anywhere in Grand Peaks at Sisters is prohibited

### **Grading**

To the maximum extent feasible, all site grading shall conform to existing topography and must be approved by the ARC as part of construction and/or landscaping review. For purposes of drainage, grading must slope away from structures on a lot so as to retain stormwater on site.

### **Gutters and Downspouts**

Gutters and downspouts shall be colored or painted to blend in with the color scheme of the home and/or the adjacent surface(s).

### **Heating and Cooling Systems/Above Ground Propane Tanks**

All exterior components of heating and/or cooling systems & above ground propane tanks must be screened from the view of rights of way and pedestrian pathways; the propane tanks shall be fully enclosed or buried below grade. Above ground propane tanks may have a standalone enclosure designed to allow access for refilling.

Screening around HVAC ground level systems may be via landscaping materials; otherwise shall be constructed to match adjacent materials and colors. HVAC enclosures and location must be reviewed

and approved by the ARC. HVAC system component screening must comply with manufacturer and regulatory agency clearances; in the case where a component and its accompanying clearance area are adjacent to a lot line, making screening within the lot unfeasible, adjacent lot owners will need to take this into account when fencing the property line or planting shrubs, etc.

## **Hot Tubs and Spas**

Hot tub and spa locations must have ARC review and written approval prior to installation or placement. Hot tubs and Spas are not permitted in front yards. Hot tubs and spas must be in back yard or side yards and be placed inside a solid fence. Additional screening (landscape and/or architectural) of hot tubs and spas may be required to filter the view of the hot tub or spa from neighboring properties.

## **Landscaping**

Landscaping is required and is a condition of ARC approval. Front yards and side yards along public Rights of Way and pedestrian easements shall be landscaped as required elsewhere herein.

Street trees are required by the City of Sisters for any lot with a public right-of-way, and must be in place with irrigation prior to final ARC approval. Applicant should refer to City of Sisters Residential Code 3.2.600 Street Trees for rules pertaining to the planting and maintenance of street trees on building site. See Section 7, Street Tree Requirements.

All areas disturbed by the construction of the home that are not formally landscaped must be re-naturalized to match the natural appearance of adjacent native ground. Other Landscaping Requirements and Considerations: Landscaping (formal or re-naturalizing) of the entire lot shall be completed prior to or at the time of construction completion. The ARC may approve an extension for landscape completion due to inclement weather or availability of proposed planting materials. Front yards and side yards along public Rights of Way and pedestrian easements shall be landscaped as required elsewhere herein.

Underground irrigation is required for all landscapes—including landscapes in the right-of-way and re-naturalized and xeriscape landscapes. Irrigation may be removed after the establishment of native plantings. Dead trees and plants placed by builder or homeowner must be removed and re-planted.

Retaining wall materials and locations must be approved by the ARC. Boulders, if any included in the landscape plan shall be at least 2' in size (any measurement) and must complement the landscaping. No obviously—or appearing to be—excavated rock will be approved.

Site drainage shall comply with Drainage section of these Design Standards.

## **Laundry Screening**

Outdoor laundry drying facilities are encouraged; however, all outdoor laundry drying areas must be screened from ground level view of other Grand Peaks at Sisters properties. The screening is intended to provide a filtered view of the laundry drying area. Screening may be achieved with the use of a combination of landscape and architectural elements. Each submittal will be reviewed and

evaluated on an individual basis. Generally, approvable screening must be integral to the architecture of the home and minimally impacts neighboring properties—as determined by the ARC.

## **Metals and Plastics**

All exterior metals and plastics (i.e. electric meter base, natural gas meter, plumbing and mechanical vents, electrical disconnects and the like) must be painted to blend in with the surrounding material.

## **Parking and Screening**

Refer to CCR's

## **Roofing**

Composition roofing (with at least a 25-year warranty) is an acceptable roofing material; other roofing materials will be considered on a case-by-case basis.

## **Satellite Dishes and Antennas**

Satellite Dishes and Antennas require ARC approval prior to installation. In addition, satellite dishes over 18 inches in size are not permitted, the satellite dish must be painted to blend into the roof or siding to which they are attached and the receiving devices must be located in an inconspicuous place and must have ARC approval prior to installation/placement. Landscape screening may be required in some cases.

## **Service Yards**

When not provided within the home or garage, each residence shall have a screened service yard enclosing garbage, recycling, compost bins and trash containers, landscape debris, outdoor maintenance tools, etcetera. Service yards less than 20' in length shall be constructed of materials matching the home's siding materials. Service yards 20' or longer may be constructed with approved fencing materials and standards—see Fencing.

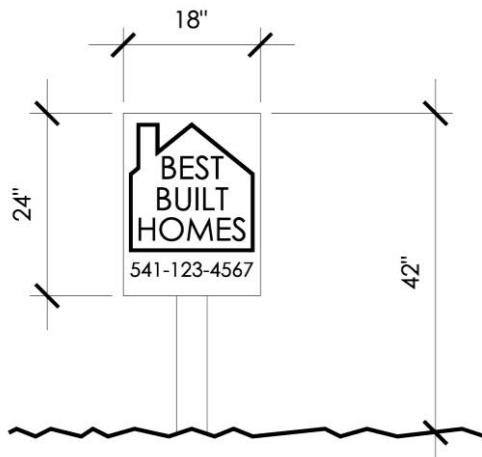
Typical Service Yards:



## Signage

- Subcontractor, lender and supplier signs are prohibited
- For sale/for rent signs are prohibited
- No signs shall be displayed in the windows of homes (except approved block home and Neighborhood Watch signs)
- Signs are not permitted to be nailed or otherwise affixed to any tree
- No directional signs may be used without prior ARC approval
- No offsite signage within Grand Peaks at Sisters may be used without prior ARC approval
- All signs must appear to be professionally produced (except lemonade signs!)
- Any sign which, in the sole judgment of the ARC, is deemed to be non-conforming will be removed and held by the ARC for 14 days, after which time it will be destroyed
- Signs may not be illuminated with artificial light
- Plastic or cardboard store-bought or handmade “for sale” or “for rent” signs are prohibited
- All signs must be removed upon sale of the property and/or upon completion of the construction project or at the direction of the ARC.
- Private Property signs are prohibited
- Election signs are permitted and may be placed on the property 30 days prior to any election—these signs must be removed within three days following the election. If not removed, the ARC will remove and dispose them. Political signs of a non-election nature are prohibited.
- For Rent and For Sale signs are prohibited
- Consult CCRs for further information on signage; for any conflict between the ARC and the CCRs, the CCRs shall take precedence

Builder/Contractor/Architect/Designer Signs - One sign, identifying the builder/general contractor, is permitted during the course of construction. The sign must be single-sided and may include the builder's logo, company name and phone number and be of his/her own design and choice of colors. Architect/designer identification may be incorporated into this sign but may not be a separate sign attached to the builder sign. Unless otherwise approved by the ARC, Builder signs shall be limited in size to 18" x 24" installed with a single or double post no higher than 42" above the immediately adjacent ground plane and must be placed parallel to the road; corner lots shall place the sign on the street address side of the home—these signs must be removed as soon as the home is occupied. No builder/architect information boxes are permitted. See Builder Sign Exhibit:





Special event and Temporary signs must obtain ARC approval prior to their use. All exceptions to these sign standards must be submitted to the ARC for review and specific written approval prior to their use.

### **Site Work / Excavation**

Each lot must be developed with negligible alteration to the existing topography. All excavation spoils shall be promptly removed from the site. All areas affected during the construction process must be reconditioned to the appearance prior the start of any work or in accordance with an ARC approved landscape plan (see "Landscaping" section).

### **Skylights and Solar Devices**

All skylights and solar devices shall be treated to eliminate reflective glare. Clear, bronze or gray glazing is preferred. White translucent glazing is prohibited. Domed skylights are prohibited except 'Solar-Tube' type skylights as approved by the ARC. Solar collectors are encouraged in Grand Peaks at Sisters; however, the collectors must be flat to the roof. In addition, the majority of the mechanical portion of the system must be contained within the structure and not positioned on the roof.

Preliminary ARC review and formal approval is required for all solar collection systems.

### **Staging Area**

Each construction approval submittal must designate at least one staging area for the lot, subject to approval by the ARC. Each staging and construction area must be kept clear of trash and debris. Only buildings to be used as temporary construction shelter may be placed on a lot during the construction of the main residence.

### **Fiber-Cement & Masonry**

The use of fiber-cement and/or masonry materials are encouraged to be used in conjunction with other approved siding materials to enhance the architectural style(s) and attractiveness all around a home. When masonry is used it must be applied so as to not look like a veneer; it must terminate at inside corners or be coordinated with other architectural elements and must extend to meet finished grade—exposed concrete foundations below masonry is a prohibited condition. Foundations shall be designed and constructed to provide support for and allow masonry to meet finished grade

The use of masonry veneers must achieve the appearance consistent of historic masonry applications. Faux stone and other fabricated masonry products will be approved only if they have fabricated outside corners with appropriate thickness to look like historic applications.

### **Tree Preservation Standards**

To maximize the likelihood of saving existing trees, follow these basic tree preservation methods:

- Identify the Critical Root Zone (CRZ) area. At a minimum, the drip line shall constitute the CRZ.
- Design around the CRZ whenever possible.
- Install construction fencing around the CRZ. Do not let any activity (storage, traffic, cleaning of tools, etc.) take place within the fenced CRZ area.
- Where construction activity must occur (usually footing or trench), cut cleanly any roots encountered. Backfill and water as soon as possible.
- If traffic across the CRZ cannot be avoided, in-stall 10"–12" of woodchips to protect the CRZ from compaction.
- No grade changes within the drip zone are permitted.

## **Existing Trees**

Any trees proposed for removal must be clearly shown on the formal construction submittal and are subject to ARC approval prior to removal.

The removal of any tree larger than six inches in diameter (19 inches in circumference) or removal of limbs above 15' without the written approval of the ARC is prohibited, and subject to a fine of \$1000 per tree. Trees less than six inches may be removed in accordance with fire safety standards. Any tree may be limbed up six feet from ground level for fire safety. Dead limbs up to 15' should be removed. Unauthorized tree removal during construction will result in immediate forfeiture of the deposit and suspension of all construction activity on the property until a remediation plan is approved by the ARC and new deposit is received. Tree topping or thinning on trees located off the applicant's property is prohibited and is subject to a fine up to \$1000 per altered tree. If an applicant or their agent(s) ignores this prohibition, the applicant will be required to pay the fine, completely remove and replace the topped tree with a tree or trees (with the size(s) and species as required by the ARC) at the applicant's expense.

## **Utilities**

All connections from trunk lines to individual structures must be underground. Utilities are available from CEC power, and local providers of communication systems cables. All foundations shall have conduits placed—consistent with the respective utility provider's standards—so the connections are made within the wall cavity.

The City of Sisters provides public water and sewer services. Utilities have been extended to the property of each lot.

## 4. Street Tree Requirements

Each home site shall have at least two street trees installed along its street frontage (or frontages for corner lots)—not to exceed 30-feet on center—street frontages of 90-feet or more will require additional street trees.

Street Tree sizes shall be at least 2" caliper.

Home sites with native/existing trees along a street frontage may be able to reduce the number of street trees as determined by the ARC.

Required street trees may be any of the following species: (other species may be submitted for consideration)

- Autumn Blaze Maple
- American Ash
- Choke Cherry
- Mountain Ash
- Autumn Purple Ash
- Cardinal Ash
- Honey Locust
- Purple Plum
- AB Serviceberry

All street trees shall conform to the City of Sisters Street Tree Standards and this section of the Grand Peaks at Sisters Design Guidelines; whichever standard is more restrictive shall apply.