SUNRIVER
OWNERS ASSOCIATION

DESIGN COMMITTEE
MANUAL OF
RULES AND PROCEDURES

Revised July 2026

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SECTION 1. PURPOSE, APPLICABILITY AND AUTHORITY

Section 1.01 PURPOSE AND INTENT

a. **Purpose.** The purpose of the Sunriver Owners Association Design Committee Manual of Rules and Procedures (Manual) is to ensure that the size, location and design of proposed construction and other site alterations have minimal adverse impacts on the surrounding area, including the natural environment, buildings subordinate to nature, livability and permissible development.

b. **Intent.** These architectural guidelines and regulations encourage a community of outstanding architectural designs that create neighborhoods that complement and grow out of their beautiful natural setting. They are not intended to dictate specific architectural styles that must be used within the Sunriver community. Rather, the intent is to give property owners, and their architects or designers, guidance.

c. **General Guidelines.** This Manual is intended to preserve and enhance the following intrinsic values of Sunriver. The Design Committee shall refer to these values and guidelines in carrying out its duties under Section 1.03.c, including guidance for interpretations when rules or procedures are unclear or do not specifically address a particular situation.

1. Livability:
    a. Allow privacy on residential lots while maintaining a sense of shared space and community in common areas. Support designs that promote personal safety and security while maintaining Sunriver's aesthetic standards and protecting the natural environment.
    b. Encourage property maintenance and reinvestment through consistent and reasonable application of this Manual.
2. Natural Environment:
    a. All improvements shall be subordinate to the forest and the natural landscape to the maximum extent possible.
    b. Provide reasonable flexibility for owners to design their residences and landscapes to suit their lifestyles while maintaining Sunriver's aesthetic standards, protecting the natural environment and reducing wildfire risk.
    c. Sunriver is located within the Wildland Urban Interface and is subject to certain wildland rules and regulations.

Section 1.02 APPLICABILITY

a. **Scope.** All Sunriver property that is subject to the Consolidated Plan of Sunriver ("Consolidated Plan"), and/or any Village Declarations and deed restrictions, shall be subject to this Manual. Separate from the Design Review process, the applicant is responsible for compliance with all covenants, conditions and restrictions, all Village Declarations and Sunriver Rules & Regulations that may apply to the property.

b. **Applicability.** Changes to real property require review and approval under this Manual. Written approval of the Design Committee or Community Development Department staff is required for all new construction, demolition, landscaping (landscaping subject to Section 3.18), exterior alterations and some interior alterations, to any existing structure or property located in Sunriver. This includes, but is not limited to:

1. New buildings and other structures
2. Exterior alterations
3. Painting
4. Site alterations, including but not limited to non-native landscaping, native vegetation installation or removal, construction related vegetation/tree removal and other changes in the natural environment; grading, including alterations to surface drainage and placement of berms; and other site alterations
5. An increase in the number of sleeping areas
6. Altering garage parking space
7. Adding or altering hardscape

c. **Disclaimer.** You are advised to review all applicable sections of this Manual prior to filing any application to be sure that you are aware of the most current Manual and any amendments thereto.

Note: General land use requirements and building codes are established by Deschutes County. Depending on the location of the proposed project, regulations of other permitting agencies may also be applicable. It is the responsibility of all owners, builders and developers to comply with all applicable laws and regulations that apply to the property, as well as this Manual.

Section 1.03 DESIGN COMMITTEE

a. Authority. The Design Committee is appointed by the SROA Board of Directors and is established in accordance with Section 8 of the Consolidated Plan. In addition to exercising the functions for which it is given responsibility in any Sunriver Declaration and in the Consolidated Plan, the Design Committee is responsible for the approval of plans and specifications for the development of all areas subject to the Consolidated Plan and for the promulgation and enforcement of rules and regulations governing the use and maintenance of such areas and the improvements thereon.

b. Purpose. The Design Committee shall strive for consistency in the application of the rules and procedures while maintaining compliance with this Manual.

c. Scope. The Committee is responsible for reviewing plans and specifications for changes to real property within Sunriver consistent with the procedures of Section 6, to determine architectural compatibility and compliance with the Consolidated Plan and any applicable Village Declarations.

1. The Design Committee may, in its sole discretion, approve, approve with modifications or conditions, defer a decision or deny any proposed work consistent with this Manual's rules and procedures.
2. The Design Committee may find that the proposed work would be inappropriate for the particular unit or incompatible with the high design standards that the developer intended for the Village or area where it is located. If these rules are silent on the standard for any consent, approval determination, or other similar discretionary action by the Design Committee or the Board, the standard shall be the committee's sole and absolute discretion based on the Purpose and Intent, Section 1.01.
3. Past approvals by the Design Committee do not set precedent or otherwise justify the rationale or guarantee any specific approval for a new application. The committee shall strive for consistency but also acknowledges that each property has a specific set of circumstances that affects the review.
4. Over time, new construction materials and methods will be developed and may be appropriate for use in Sunriver. The Design Committee, in its sole discretion, may approve such materials and methods if they do not conflict with the review standards and criteria in this Manual.

d. Disclaimer. The Design Committee has no responsibility for:

1. The structural integrity, safety features or building code compliance for any structure or improvement to an existing structure.
2. Geologic, natural, or other possible hazards caused by conditions occurring either on or off the property.
3. The internal operation or functional integrity of the structure or improvement.
4. Siting and surveying errors, including any encroachments into established setbacks, easements, neighboring property, SROA-owned property or common areas. Aside from being a requirement for new home construction, owners are advised to have a property survey completed by a licensed surveyor prior to commencement of any construction activity.
5. The accuracy of any plans of record and/or on file with SROA. It is the applicant's and/or the owner's responsibility to ensure the accuracy of the plans and information submitted and/or obtained from SROA.
6. Administration of or compliance with any other regulations of applicable permitting agencies (including Deschutes County).

e. Interpretations. Where this Manual is unclear or does not specifically address a particular situation, design challenge or solution, the Design Committee – in its sole discretion – may interpret this Manual based on the Purpose and Intent in Section 1.01.

Section 1.04 RIGHT OF ENTRY & ENFORCEMENT

a. Right of Entry: Per section 11.05 of the Consolidated Plan of Sunriver, "The Administrator of Sunriver or his duly designated agent may at any reasonable time, and from time to time at reasonable intervals, enter upon any property within Sunriver for the purpose of determining whether or not the use of such property or any improvement thereon is then in compliance with the Consolidated Plan of Sunriver or any Sunriver Declaration. No such entry shall be deemed to constitute a trespass or otherwise create any right of action in the unit owner or occupant of such parcel.

b. Violations. Each violation of this Manual constitutes a specific "Class" infraction, with a minimum Class "E" infraction, and increases from there according to the severity of the infraction and may result in stop work orders and/or fines as provided by Section 6 of the Consolidated Plan and/or the Sunriver Rules & Regulations. These infractions may be subject to a graduated fine schedule as noted in the Sunriver Rules & Regulations. The Community Development Department staff may exercise discretion in establishing the fine for a particular infraction, considering such factors

as: the number of prior infractions, the severity of the infraction, the impact of the infraction on SROA, neighboring properties or others, and the degree of cooperation of the owner. A schedule of typical fines is attached as Appendix E for illustrative purposes only; actual fines may vary depending on the circumstances.

c. Stop-Work Orders and Procedures. In addition to other applicable provisions of the Consolidated Plan and the Sunriver Rules & Regulations, the following procedures shall apply to stop-work orders:

1. Once it has been determined that the violation warrants work stoppage, the owner, owner's representative, and/or contractor/sub-contractor will be ordered to cease and desist all work of any kind.
2. The stop-work order shall continue until the violation has been corrected or reviewed and approved by the Design Committee and/or Community Development Department staff.
3. The "STOP-WORK ORDER" describing the property and violation shall be placed in clear view of the public.
4. If the owner, owner's representative or contractor/sub-contractors refuse to stop work, a certified letter shall be sent to the property owner. The letter shall describe what the violation is and require that all work be discontinued until the violation is rectified. A limit shall be placed on the amount of time allowed to correct the violation. In most cases the time limit will be set at either 24 or 48 hours.
5. In the event the written notice is ineffective, the SROA may seek an injunction to force compliance.
6. A fine may also be levied in conjunction with a violation of a stop-work order (refer to Section 1.04.c. of this Manual).

d. Schedule of Fines. Fines for committing an infraction of this Manual, except as otherwise specifically provided in this Manual, shall not exceed the amount as provided by Section 6 of the Consolidated Plan and/or the Sunriver Rules & Regulations.

1. Fines for infraction of this Manual that are not covered under the Schedule of Fines, per the Sunriver Rules & Regulations, shall be established by the SROA Board of Directors.
2. Fines for infractions of this Manual may be levied in conjunction with other penalties as described in this Manual, the Consolidated Plan and the Sunriver Rules & Regulations.
3. Structures that are out of compliance with this Manual, and that do not qualify as non-conforming structures as defined herein, are subject to enforcement.

e. Deferral of Enforcement. The Community Development Department may defer enforcement due to weather conditions or other unanticipated circumstances. Deferral for any reason shall not constitute a waiver of the right to enforce.

SECTION 2. GENERAL PROVISIONS

Section 2.01 PROHIBITED DEVELOPMENT

a. Review Required. Design Review approval is required prior to commencing development or other alterations to real property except as otherwise expressly permitted by this Manual. Any development or other alteration to real property conducted without such approval is strictly prohibited and subject to enforcement under Section 1.04.

b. Existing Violations. In the event that an applicant, property owner, or owner's representative submits a plan to the Design Committee for approval when conditions on the property are in violation of the existing Manual, the committee upon a majority vote shall be entitled to withhold approval of the submission pending complete correction of all violations.

c. Discovery of Existing Violations During Design Review. The Community Development Department staff may, at times, request the Design Committee to withhold approval of a submission when they are aware of property conditions that are in violation of this Manual, covenants, conditions and restrictions, or Sunriver Rules & Regulations. A majority committee vote for withholding approval is also required in such cases.

Section 2.02 NONCONFORMING DEVELOPMENT

a. Nonconforming Development. Existing, previously approved nonconforming development is allowed to continue subject to the limitations and requirements of this section.

b. Expansion Prohibited. A nonconforming development or portion thereof shall not be expanded or otherwise made more nonconforming, except as approved by the Design Committee to attain compliance with the following requirements (only the minimum expansion necessary will be allowed):

1. Oregon Specialty Codes;

2. Americans with Disabilities Act Guidelines;
3. Compliance with fire and life safety requirements as determined by the Sunriver Fire Department.

c. Mandatory Conformance. All properties shall conform to the following requirements, even if the structure complied with the Manual at the time of construction or if no application for alteration has been filed:

1. Spark arrestors shall be installed in conformance with Sunriver Rules & Regulations.
2. House numbers shall be installed and maintained in conformance with Sunriver Rules & Regulations.
3. Exterior lights shall be shielded in conformance with Section 3.19 Lighting.
4. Trash enclosures, and a path or walkway from the driveway to the enclosure shall be constructed in conformance with Sections 3.05 Walkways and 3.15 Hot Tubs, Screen Walls and Fencing.
5. Air conditioner and heat pump screening walls shall conform to Section 3.15 Hot Tubs, Screen Walls and Fencing.
6. Regardless of fuel source, the use and/or presence of any flame producing item permanently affixed to real property shall comply with Section 3.23 of this Manual and the Sunriver Rules & Regulations.
7. The replacement of any previously approved non-conforming screen wall or portion thereof constructed with prohibited materials found in Sections 3.06.c and 3.15.a.9 of this Manual is prohibited unless allowed at the discretion of the Design Committee.

d. Other Items. No additional items (other than those listed above), that complied with the rules in effect when an owner's structure was approved and built shall be required to be modified in order to comply with this Manual, unless the particular item is removed or is to be altered. Structures that are out of compliance with this Manual, and that do not qualify as non-conforming structures as defined herein, are subject to enforcement.

Section 2.03 FEES AND DEPOSITS

a. Design Review, Appeal, Inspection and Permit fees. An annual schedule of fees is approved by the SROA Board of Directors effective January 1 through December 31. The applicable fees shall be paid pursuant to the approved schedule of fees.

b. Construction Deposits. An annual schedule of fees is approved by the SROA Board of Directors effective January 1 through December 31. The applicable deposits shall be paid pursuant to the approved schedule of fees. Deposits are held in escrow until the project has received final inspection approval or until the building permit expires. Construction deposits are refundable or may be forfeited.

c. Annual contractor parking fee. An annual schedule of fees is approved by the SROA Board of Directors effective January 1 through December 31. The applicable fees shall be paid pursuant to the approved schedule of fees. The contractor is required to obtain parking passes for any construction project that requires Design Committee review.

Section 2.04 PRE-SALE INSPECTIONS

a. Purpose. Pre-Sale Inspections are exterior inspections only, are voluntary prior to closing of the sale and are intended to inform prospective buyers and sellers of real property. Real estate agents should, therefore, make buyers aware of this Manual and the Sunriver Rules & Regulations. Infractions of such rules and regulations could impact future requests for improvements to the property in question and result in fines or other enforcement actions as authorized in Sunriver's governing documents.

b. Pre-Sale Inspection Procedure.

1. Upon the request of an owner and payment of an inspection fee (per Section 2.03 of this Manual) the SROA Community Development Department staff will inspect the property and report their findings regarding its compliance with this Manual and the Sunriver Rules & Regulations ONLY. Any information associated with the Sunriver Ladder Fuels Reduction Plan, Noxious Weed Management Plan, and firewood as it pertains to the property, can be obtained directly from the SROA Natural Resources Department.
2. If the person requesting the inspection is someone other than the current owner of record, written authorization signed by the current owner of record must accompany the request. A copy of a sale agreement signed by the current owner of record is sufficient authorization for the Pre-Sale Inspection.
3. The fee for inspection includes both the initial inspection, and on request, a reinspection to verify corrections made in response to any reported findings discovered during the initial inspection. SROA will charge an additional fee, per Schedule A, for each additional inspection requested beyond the first reinspection. SROA will provide the inspection report to the current owner of record and to any other individual listed on the Inspection Application Form.

c. Scope of Pre-Sale Inspection; Limitations and Disclaimers. This inspection by SROA staff will include an initial review of the property and one reinspection to determine if the property is compliant with this Manual and the Sunriver Rules & Regulations. The inspection does not include the Sunriver Ladder Fuels Reduction Plan, Noxious Weed Management Plan standards, or firewood.

1. As it may pertain to siting/surveying errors and encroachments, this inspection only includes a cursory review of the relationship of improvements to setbacks and property lines due to the fact that a survey of the property is not required and the SROA staff performing the inspection is not a licensed surveyor. Therefore, discrepancies between the approved plans and actual as-built conditions relative to the site, property lines and established setbacks may not be obvious or noted in the inspection report. The property owner is encouraged to locate their property pins prior to the inspection.
2. The Design Committee, the SROA or the SROA Community Development Department, or any member of staff thereof, shall not be liable for any encroachments into established setbacks, easements, neighboring property or SROA-owned property. Buyers should be advised to have a property survey done by either a licensed surveyor or an engineer.
3. The inspection does not include any review or analysis of: civil, mechanical, structural, geotechnical, or other engineering; building code compliance; verification of property boundaries or other survey data; zoning code compliance; or similar considerations.
4. All findings of the SROA Community Development Department staff relative to a Pre-Sale Inspection will be made based on the files of record. The Community Development Department staff does not have the discretionary decision-making authority of the Design Committee and therefore confines their inspection to decisions previously made by the committee and whether any improvements were constructed, changed and/or modified without first receiving written committee approval.
5. Neither the Design Committee, the SROA or the Community Development Department, or any member of staff thereof, shall be liable to any, buyer/seller, owner, occupant, builder, developer, or real estate licensee for any damage, loss or prejudice suffered or claimed as a result of any action or failure to act of the Design Committee, the SROA or the Community Development Department, or any member thereof.

d. Mandatory Conformance. All properties shall conform to the following requirements, even if the structure complied with this Manual at the time of construction or if no application for alteration has been filed:

1. Spark arrestors shall be installed in conformance with Sunriver Rules & Regulations.
2. House numbers shall be installed and maintained in conformance with Sunriver Rules & Regulations.
3. Exterior lights shall be shielded in conformance with Section 3.19 Exterior Lighting.
4. Trash enclosures, and a path or walkway from the driveway to the enclosure shall be constructed in conformance with Sections 3.05 Walkways and 3.15 Hot Tubs, Screen Walls and Fencing.
5. Air conditioner and heat pump screening walls shall conform to Section 3.15 Hot Tubs, Screen Walls and Fencing.
6. Regardless of fuel source, the use and/or presence of any flame producing item permanently affixed to real property shall comply with Section 3.23 of this Manual and the Sunriver Rules & Regulations.
7. The replacement of any previously approved non-conforming screen wall or portion thereof constructed with prohibited materials found in Sections 3.06.c and 3.15.a.9 of this Manual is prohibited unless allowed at the discretion of the Design Committee.

Section 2.05 CONSTRUCTION MANAGEMENT

a. Owner Responsibility. The owner is responsible for all aspects of the construction or other work being performed on their property (including the actions of a general contractor), and that all work is completed in a professional manner and in accordance with all applicable Sunriver Rules & Regulations and applicable provisions of this Manual.

b. Withholding of Building Permits. Where there exists any current violation of this Manual, the Sunriver Rules & Regulations, Sunriver Consolidated Plan, or any applicable Village Declaration by the contractor and/or property owner, issuance of a building permit may be withheld.

c. Notify SROA of Changes in General Contractor or Property Owner. Any change in general contractor or owner prior to receiving final inspection approval must be submitted in writing to the Community Development Department. In the event that a change in ownership occurs, new construction deposits must be submitted once the new owners take possession of the property. Once new construction deposits are submitted, the existing deposit can be refunded to the original payor. Failure to comply with this rule may result in work stoppage and/or a fine.

d. Construction Management Rules. Each general contractor, sub-contractor or owner working in Sunriver shall abide by all requirements of this Manual and all Sunriver Rules & Regulations governing Sunriver, including, but not limited to, the following:

1. No animals will be allowed on the job site, whether in or out of a vehicle, except for service animals or a pet/animal belonging to the property owner.
2. Portable toilets must be available until and unless permanent toilets are completed/operable and made available for workers.
3. Staging area. All building materials will be stacked and stored on the job site within the existing or proposed driveway only.
4. Trespass prohibited. There shall be no trespassing across the adjoining privately owned lots or on any common areas. Unless otherwise approved by SROA, access to a private property by mechanical means shall be limited to the existing or proposed driveway only.
5. Trash. Except as approved by staff, a covered receptacle for trash accumulation at the job site shall be provided, with weekly trash pickup and removal.
6. Noise. No external radios or music allowed on job site.
7. Hours. No construction work will begin before 7:30 a.m. or continue after 7:00 p.m. Exterior construction work is not permitted on Sunday.
8. Construction parking shall be as follows:
   a. All parking shall be on the driveway of the construction site, except as provided in b and c, as follows.
   b. Vehicles or equipment that cannot be parked in the driveway shall be required to park on one side of the street or lane in a manner that does not block the access of emergency vehicles, equipment or snowplow operations. This manner of parking shall only be allowed during normal permitted working hours.
   c. Should it be necessary for vehicles to park partially on common areas next to the paved portion of the street, vehicles shall be parked parallel to the road surface with at least two wheels on either the passenger or driver side of the vehicle on the pavement. The contractor responsible for the permit shall restore the common area to its natural state. This parking privilege is revocable at any time for just cause deemed by the Community Development Department staff.
   d. All vehicles parked on or near the job site will be designated as a contractor by a visible contractor parking permit displayed prominently on the dashboard or window of the vehicle.
   e. The vehicle owner or attendant must be readily available to move the vehicle or equipment, if necessary, in case of emergency access or snowplow operations.
   f. Construction trailers may be permitted on the existing or proposed driveway on a property during the period of construction and must be removed within 10 days after final inspection and approval of the project. Under no circumstances shall construction trailers be used as living quarters.
   g. Construction Parking Permit Required. Each general contractor and/or sub-contractor working in Sunriver on a project that received design review approval shall purchase SROA Contractor Parking Passes prior to commencement of work.

9. Protective Barriers. Any protective barriers required by the Design Committee at their sole discretion on any project that requires design review, shall be installed, and those barriers shall be inspected and approved by SROA, and maintained throughout the duration of construction, and shall only be removed when authorized by SROA staff.

Section 2.06 CONSTRUCTION INSPECTION

a. Requests for Inspection. All requests for inspections are to be directed to the Community Development Department. Inspections may be made at any time throughout construction/demolition to ensure compliance with this Manual. An owner/contractor need not be present during the inspection.

b. Responsibility for Requesting Inspections. All requests for inspections are the responsibility of the general contractor or property owner/representative. If the general contractor or owner/representative has failed to request the proper inspection through the Community Development Department, the property owner is ultimately held responsible. Failure to call for and receive approved inspections and/or making building alterations or changes of any kind, that are not in compliance with approved plans, may result in work stoppage and/or fines being levied.

c. Footing Inspections. Footing and site inspections are required when applicable, and shall be requested a minimum of 24 hours prior to placement of concrete.

1. A footing survey prepared by a licensed surveyor is required for all new home construction.

2. The Community Development Department staff will make a determination of whether or not the form work for the foundation is generally positioned in compliance with the approved plans.
3. If the form work for the foundation is not in compliance with the approved plans, a stop work order will be issued, requiring work to stop immediately, and will remain in effect until the form work correctly matches the approved plans and passes inspection, or a new site plan is submitted for Type 2A review is approved.
4. Failure to call for and receive a footing inspection prior to pouring concrete may result in a stop work order and/or a fine and a correction to meet the approved plans.

d. Tree Protection, Removal and Inspections.

1. The Community Development Department staff will also check proposed tree and vegetation removal for compliance with approved construction plans. Any tree or vegetation removed that is not approved for construction-related removal by the Design Committee, or with a permit from the Natural Resources Department, will subject the general contractor, or property owner acting as their own general contractor, to fines as outlined in the Sunriver Rules & Regulations.
2. Properties under construction may be inspected periodically for tree protection compliance by the Community Development Department staff. Failure to implement the tree protection measures required by the Design Committee as a condition of approval, or as specified by staff during a Tree Protection Inspection, including the root protection zone, will result in a stop work order and/or a fine.

e. Pre-Construction Inspection. For projects which include the addition of interior square-footage, including new homes, prior to the issuance of a SROA Building Permit, a Preconstruction Meeting shall be conducted with SROA staff to review the SROA Community Development Preconstruction Checklist.

f. Final Inspections. Final inspection and approval by the Community Development Department is required upon completion of the construction, alteration, landscaping, or minor addition. A request for final inspection must be submitted to the Community Development Department. Any project requiring an SROA building permit will be inspected for conformity with the approved application. Any non-approved exterior changes may result in forfeiture of the construction deposit and/or a fine. Any other items not associated with the project observed to be out of compliance with this Manual and/or the Sunriver Rules & Regulations may result in a separate compliance report being generated.

1. General Conditions:

a. All exterior improvements, alterations or changes are completed in accordance with the approved application materials, all conditions of approval, and all applicable provisions of this Manual.
b. Any vegetation, adjoining property, common area, roadway or pathway that is damaged or disturbed during construction/demolition is repaired or restored to the condition that existed prior to construction/demolition (subject to Community Development Department approval and, in the case of roads, and/or pathways, approval by the Public Works Department).
c. Failure to comply with the requirements for inspections will result in a stop work order and/or forfeiture of construction deposits and/or a fine.
d. The Community Development Department may defer or delay the inspection requirement for paint, paving and landscaping between November 1 and June 1 of the following year for reasons of inclement weather.
e. SROA has no responsibility to obtain any inspections, or to fulfill any inspection-related requirements, from/by Deschutes County or any other applicable permitting agency. All such requirements are the responsibility of the general contractor and/or the property owner.
f. Errors and/or omissions by SROA staff in conjunction with the final inspection does not constitute approval, nor overrule any written design review decision or portion of this Manual.
g. Construction deposits, if required (see Section 6, Table 1), will be refunded to the party who paid the original deposit following a passed final inspection and the successful closure of the SROA Building Permit.

SECTION 3. DESIGN STANDARDS

Section 3.01 MAINTENANCE, REPAIR AND REPLACEMENT

a. Maintenance and Repair. Except as may otherwise be specified herein, maintenance and repair, as defined herein, are intended to preserve and continue the original design and state of construction of an approved structure. Maintenance and repair do not require Administrative or Design Committee review subject to Section 6.

b. Replacement. Except as may otherwise be specified herein, replacement, as defined herein, is intended to construct a new element in place of an approved structural feature to achieve the same purpose as the original construction.

1. Design Review. All Replacement projects are required to be submitted for design review subject to Section 6 and shall include current photo(s) of the element(s) to be replaced.

2. Permitting. Replacement projects are required to obtain and display a building permit pursuant to Section 6.09.b, keep the building permit valid pursuant to Section 6.09.c, and request a final inspection pursuant to Section 6.09.d.

3. The replacement of any previously approved non-conforming screen wall or portion thereof constructed with prohibited materials found in Sections 3.06.c. and 3.15.b.9 of this Manual is prohibited even if it was previously approved with these materials unless allowed at the discretion of the Design Committee.

Section 3.02 DIMENSIONAL STANDARDS

a. **Village Declarations & Special Restrictions.** In addition to the standards below, lots shall comply with all Village Declarations, deed restrictions, and other additional restrictions, that apply to the property. Refer to Appendix G for additional information. The applicant shall verify and show all deed restrictions such as non-buildable areas on the property, realignment of property lines, non-buildable setback areas and height limits of record, etc., in their submittal. Such deed restrictions shall take precedent over this Manual's setback requirements. The Design Committee has no authority to approve variances to these restrictions.

b. Relationship to Deschutes County Zoning Regulations. General land use requirements and building codes are established by Deschutes County. It is strongly recommended that applicants confirm that buildings conform to Deschutes County regulations. SROA shall have no obligation to administer or confirm that Deschutes County development code requirements are met except as otherwise specified herein.

c. Standards; Adjustments. The dimensional standards are minimum requirements. The Design Committee has sole discretion to adjust the standards in this section, to be more restrictive (for example: require increased setbacks or reduced height or lot coverage), in order to protect significant natural features or to ensure compliance with this Manual, the Sunriver Rules & Regulations or covenants, conditions and restrictions. The Design Committee cannot adjust the standards to be less restrictive. However, the Design Committee may grant variances to the dimensional standards, where it finds the variance is the minimum necessary and is consistent with the guidelines of Section 3 and the purpose and intent in Section 1.01. Any proposed variance requires a Type 3 Design Review as outlined in Section 6.05 of this Manual.

d. Height. The maximum ridge height permitted for any residential structure in Sunriver shall be 30 feet, except as otherwise allowed by the Deschutes County zoning ordinance for Sunriver Urban Unincorporated Community or deed restriction. The ridge height shall be measured from the existing and undisturbed elevation at the midpoint of the building footprint unless otherwise permitted by these rules.

e. Setbacks.

Note: Please refer to Appendix B for specific lot shape examples

1. Setbacks for the Single Household Residential:

a. Front: 20 feet

This shall include eaves, privacy screen, steps, bay windows, etc. Only finished grade level walkways and driveways shall be permitted to encroach upon the front setback with the following exception: Ground lighting and posts with house number may be permitted to encroach on the front setback (refer to the setback example shown in Appendix B) if approved by the Design Committee.

b. Side yard: 5 feet for a structure with a maximum ridge height of 21 feet. 7 feet 6 inches for a structure with a maximum ridge height more than 21 feet.

- No building improvements above finished grade level shall encroach within side setback areas. This includes eaves, decks, privacy screens, steps, trash enclosure, bay windows, etc. Only finished grade level paths and walkways are allowed inside setback areas. No driveways, turnarounds and/or parking areas are permitted in side-yard setbacks (refer to the setback example shown in Appendix B).

c. The rear yard setback: Variable between 3 feet and 25 feet.

- The rear yard setback is variable from a minimum of 3 feet from the rear property line (lot line) to a maximum of 25 feet depending on the amount of commons abutting the rear property boundary. Therefore, a 25-foot rear set back minimum shall be implemented when there is 0 feet of commons. However, the rear setback can be reduced by 6 inches for every 1 foot of commons that abuts the rear property line, up to 44 feet of commons.
- The attached language is procedure for determining the required rear setback. A 90-degree perpendicular measurement of commons at 10-foot intervals will be used to determine the rear setback line. See

Appendix B for visual property reference.

- No building improvements above 12 inches from finished grade level shall encroach into the rear setback area, including eaves, decks, privacy screens, bay windows, etc.

2. Disclaimers and Exceptions:
   a. The Design Committee assumes no liability for existing encroachments into platted setbacks, common areas, easements or neighboring property. It is advisable to have a property survey done by either a licensed surveyor or engineer and that property pins be located, exposed and identified on-site. Community Development Department staff retains the right to require a foundation survey, at the owner's expense, on a lot or structure as deemed necessary.
   b. Gutters are permitted to extend into setbacks.

f. Lot Coverage and Floor Area Ratio.

Note: Please refer to Appendix C for examples of determining Floor Area Ratios

1. Maximum lot coverage by homes and structures in a Single Household Residential shall be 35% of the lot area.
2. All areas of the lot covered by buildings and structures, including any deck that is not deemed to be grade level (more than 12 inches above finished grade), and all covered areas (not including eave overhangs) are included in the lot coverage calculation.
3. Any screened or partially screened enclosure (i.e., only the enclosed portions of the pool area, hot tub enclosure, dog pen, privacy area, trash storage and mechanical enclosures), as well as structures, railings and fixed benches taller than 12 inches, are to be included in calculating the total lot coverage.
4. Eaves and any driveway, walkway, uncovered/unenclosed deck, patio or porch that is deemed grade level (12 inches or less above finished grade) will not be considered in determining lot coverage.
5. The maximum Floor Area Ratio (calculated as a ratio of the total square footage of all structures to the total square footage of the property) for homes and structures in a Single Household Residential zone shall be 45%. The square footage for all structures shall be inclusive of only the interior square footage of all floor levels (including exterior walls), including the garage and above grade level basement (if a basement is constructed), but not including vaulted spaces above the first floor.
6. Both the maximum lot coverage and maximum Floor Area Ratio shall be met as specified herein.

Section 3.03 BUILDING ORIENTATION AND MASS

a. General Provisions.

1. All structures shall be located on the site with a minimum of disruption to the natural topography, native vegetation and natural environment. Structures shall be designed to fit the existing topography of the site. The existing topography of the site shall not be substantially altered to accommodate a structure and shall comply with Section 3.20. Designs shall be "stepped" as necessary to minimize disruption of the existing topography.
2. Consideration shall be given to preservation of the natural environment.
3. All new construction will be evaluated on criteria such as siting, proportion and orientation on the site.

b. Mass.

1. Buildings shall incorporate changes in articulation and divide large masses into varying heights and sizes. Diversity of heights and reduction of massing is the desired outcome.

Section 3.04 DRIVEWAYS

a. General Provisions.

1. Driveways are required and shall follow the existing contours of the property as closely as practical.
2. The Design Committee may require an existing aggregate driveway that is in disrepair or exceeds the size limits established herein to be converted to the materials allowed in Section 3.04.c as a condition of approval for any Type 3 Review.
3. Driveways longer than 60 feet in length shall include a curvilinear design to the greatest degree practicable given the other provisions of this section.
4. If pavers or concrete are used for the driveway, a smooth and continuous transition of the pavers/concrete to

the edge of the street asphalt/pavement shall be provided. The finished driveway surface shall not be higher than the roadway edge.

5. All existing gravel driveways must conform to the original approved configuration to satisfy criteria in Section 2.02.a and shall be contained with permanently affixed, pressure treated lumber no smaller than 4x4 or other permanently affixed border materials approved at the discretion of the Design Committee.
6. Driveway color(s) must comply with the Purpose & Intent as established in Section 1.01 of this Manual, at the sole discretion of the Design Committee.

b. Size.

1. A 20 foot minimum depth in front of the garage must be provided to accommodate vehicular parking.
2. The driveway shall accommodate one 10 foot x 20 foot parking zone for every sleeping area in the dwelling unit. If the driveway area required to contain the number of required parking zones is deemed excessive by the Design Committee, the owner should be aware that a reduction in the number of sleeping areas may result. Notwithstanding the parking and access standards, the primary intent of these architectural guidelines is to maintain as much of the natural setting as possible by limiting the amount of hardscape (driveways, walkways, patios). The Design Committee, in its sole discretion, may deem a driveway to be excessive in size.
3. The maximum width of the driveway at the connection to the lane shall be 16 feet. The Design Committee may approve up to a 20 foot maximum width to the lane to accommodate the required parking zones.
4. The calculated parking zones may extend beyond the property boundary to the edge of the paved street to which the driveway connects.

c. Materials Allowed.

1. A solid but permeable surface capable of supporting vehicles is encouraged.
2. Asphalt
3. Pavers
4. Concrete
5. Any other material(s) and/or combination of materials must be submitted to and approved by the Design Committee.

d. Driveway alterations.

1. Driveway alterations shall be approved by the Design Committee utilizing materials in Section 3.04.c

Section 3.05 WALKWAYS

a. General Provisions.

1. Walkways shall be a minimum of 3 feet wide and a maximum of 4 feet wide, unless otherwise approved by the Design Committee.
2. All walkways may be of different material from the driveway, but shall be one of the materials listed in Section 3.05.b.
3. Walkways are not permitted to extend to the street.
4. A continuous walkway from the driveway to the trash enclosure shall be constructed in conformance with this Section and Section 3.15.b.2.
5. Walkways consisting of gravel, or other loose material shall be contained with permanently affixed border materials approved at the discretion of the Design Committee.
6. The primary intent of these architectural guidelines is to maintain as much of the natural setting as possible by limiting the amount of hardscape (patios, walkways and driveways). The Design Committee, in its sole discretion, may deem a walkway to be excessive in size.
7. Walkway color(s) must comply with the Purpose & Intent as established in Section 1.01 of this Manual, at the sole discretion of the Design Committee.

b. Materials Allowed.

1. A solid but permeable surface (e.g., gravel)
2. Asphalt
3. Pavers
4. Concrete
5. Any other material(s) and/or combination of materials must be submitted to, and approved by, the Design Committee.

Section 3.06 SIDING AND TRIM

a. General Provisions.

1. Non-combustible siding and trim is encouraged.

b. Permitted siding and trim

1. Fiber cement vertical and horizontal siding and dimensional ~~siding and~~ trim
2. Brick/stone/faux stone
3. Stucco/exterior finish and insulation system
4. Board and batt siding with minimum batt sizes and maximum spacing:
   a. 1x2 batts @ 8 inches on center
   b. 1x3 batts @ 12 inches on center
   c. 1x4 batts @ 16 inches on center
5. Cedar vertical and horizontal siding and dimensional ~~siding and~~ trim
6. Shingles/shakes allowed for gables only
7. Cedar fascia
8. Wood beams, timbers, trusses and logs
9. Other materials as approved by the Design Committee

c. Prohibited siding.

1. Vinyl siding
2. Metal siding
3. Plywood siding (not a component of a board and batt system)
4. Uninterrupted fiber cement panels (not a component of a board and batt system)
5. Fiberboard siding
6. Cedar shingle/shake siding

d. Re-siding.

1. Re-siding with same siding and trim requires a recent photo of the house to be submitted with the application.
2. Re-siding with different siding and/or trim (e.g., different design, width, finish) is considered a new exterior design. Revised exterior elevations with all materials and sizes called out shall be submitted with the application.

Section 3.07 DOORS

a. General Provisions.

1. The main front entry door may be any color with no review being required.
2. Other than the front door, doors shall match the house body color. Pre-finished doors shall be compatible and not excessively contrast with the house body color subject to Design Committee approval.
3. French doors and sliding glass doors may match the window frame colors or house body color.
4. Storm and screen doors
   a. Color shall match the associated door color, the house body or trim color, or be medium bronze.
   b. White colored storm and screen doors are not permitted.
   c. Decorative ornamentation or shapes are not permitted.

Section 3.08 GARAGES AND GARAGE DOORS

a. General Provisions.

1. A 2-car garage is required for each new single household residence.
2. Interior garage dimensions shall be a minimum of 20 feet x 20 feet clear of any mechanical equipment or structures.
3. Garage doors shall be wood or of a wooden appearance.
4. Shall be subordinate in character to the rest of the exterior design and shall complement the exterior design of the home.
5. Garage doors shall be accurately depicted on the exterior elevations.
6. Purely decorative faux hardware such as handles and hinges are not permitted.

7. Windows in garage doors may be permitted if they do not comprise more than 25% of the door surface.
8. Garage doors shall be painted/finished the same as the house body color except as otherwise provided herein.
9. If there are substantial wood elements on a house, the Design Committee may, at its sole discretion, approve a wood garage door to be stained a different color from the house color so as to match the other wood elements. The approved color must blend well with the house color and not create excessive contrast.

b. Garage door replacement.

1. Photos or shop drawings of the proposed garage door and recent photo of the side of house showing the existing garage door shall be submitted with the application.
2. If the house has more than one garage door and not all garage doors are being replaced, the replacement garage door(s) shall exactly match the existing door(s), or all doors shall be replaced to be the same design.

Section 3.09 WINDOWS, SKYLIGHTS AND SOLAR PANELS

a. General Provisions.

1. White window and skylight frames are not permitted.
2. Window frame color shall be compatible and not excessively contrast with the exterior colors of the house.
3. Skylight and solar tube frame color shall not create excessive contrast with the roofing color.
4. Windows shall be aesthetically compatible and complement the exterior design on all sides of the structure.
5. Window grids are not permitted. True divided lites or simulated divided lites with a component on the outside of the window glass may be permitted if they are consistent with the architectural style being proposed.
6. Solar panels, frames, hardware, mounting equipment, etc., shall not have a lighter color than the roof or create glare onto any adjacent property.
7. Window screen frames (that are exterior mounted) shall match or be compatible and not excessively contrast with the window frame color.

b. Window replacement.

1. Window replacement consisting of styles and/or colors that are different from the existing style/color shall be reviewed by the Design Committee.
2. Photos or shop drawings of the proposed windows and recent photo of the house showing the existing windows shall be submitted with the application.
3. If only some of the windows are being replaced, the replacement windows shall closely match the existing windows on that elevation/side of the house or all windows on that elevation/side shall be replaced to be the same design.

c. Skylight, Solar Panel and Solar Tube installation.

1. Photos and/or product design and specification sheets shall be submitted. An exterior elevation showing proposed skylights, solar panels/tubes and recent photos of the exterior of the house shall be submitted with the application.

Section 3.10 EXTERIOR COLORS

a. General Provisions.

1. A list of exterior colors choices (excluding roof color) will be provided by the Community Development Department. No custom exterior colors permitted.
2. A maximum of 3 colors are permitted for house body color (solid), trim color (solid) and accent color (semi-transparent stain).
    a. Body: main siding surfaces of the structure.
    b. Trim: Approved for roof fascia only. Trim color may also be requested for the following areas pending Design Committee review and approval: window trim and shingled gable base trim.
    c. Accent: A semi-transparent stain of the house body color or trim color may be requested for the following areas pending Design Committee review and approval: shingled gable ends and exposed timber elements.
3. For repainting or re-staining, a recent photo of the home clearly showing the current color shall be submitted, including windows, window frames, roof, doors, masonry, decks and railings.
4. High gloss or highly reflective finishes are not permitted.
5. Home additions shall be painted the same color(s) as the existing approved home color until such time as

repainting to a new color is proposed or required.

6. The underside of upper-level wood decking, including stair treads shall be painted or stained house body color. This includes the bottom of the decking (except for composite materials with a solid color throughout), deck support posts and beams, sheet metal connectors and anchors, and all exposed sides of the stair stringers.
7. All vertical surfaces, including deck screening, deck fascia, rails, balusters, benches, supports and stair risers are to be a paintable material and shall match the approved house body color. However, in the sole discretion of the Design Committee, if found to be compatible and not excessively contrasting to/with the house body color, stair risers may be of the same material and finish as the attached stair treads. The horizontal surfaces of benches, i.e., seating surfaces, may match the approved horizontal deck material. All vertical surfaces of benches (fascia, supports, etc.) shall match the approved house body color or a compatible and not excessively contrasting color approved at the discretion of the Design Committee. Other support materials (e.g., rock, brick) may be left unpainted.
8. Railing systems using composite materials may be allowed to be unpainted if they are the same color as the decking material and are compatible and do not excessively contrast with the body color of the house as determined by the Design Committee.
9. Metal railing systems are allowed if they are black or a dark, non-reflective finish, or match the house body color.
10. Metal balusters used in wood or composite rail systems are allowed if they are black or a dark, non-reflective finish.
11. The color of natural wood beams, shingles or logs used as trim or embellishment such as trusses, arches, handrails and underside of exposed roof structures shall be reviewed by the Design Committee.
12. Any equipment or other device mounted or affixed to the exterior walls (including but not limited to electrical meter panel, telephone box, irrigation timers, hot tub electrical box, wall mounted exhaust vents, direct vent chimney vents, piping, conduit, electrical raceways, wall and railing caps, etc.), shall be painted the house body color and/or to match the surface to which they are affixed or mounted. Gas meters and piping are exempt from these provisions and specifically shall not be painted.
13. Each year the Design Committee and/or SROA staff inspects all structures in the community to determine which are in need of repainting. Property owners are required to maintain their property per the Sunriver Rules & Regulations.

Section 3.11 ROOFS AND ROOFING

a. General Provisions.

1. All roofs shall be Class A fire rated.
2. Roofs shall be designed to reduce the apparent mass of a building, add visual interest and be appropriate for the architectural style of the building.
3. Pitched roofs are to have a minimum pitch of 4/12. “Flat” or other shaped roofs may be used only when approved by the Design Committee.
4. Continuous ridge vents and/or soffit vents shall be used in lieu of roof jack vents. Roof jacks may be approved at the discretion of the Design Committee, preferably on the back side of the ridge, i.e., not on the front elevation.
5. Composite roofing materials shall be per the pre-approved list unless otherwise approved by the Design Committee.
6. Metal roofing materials shall require Design Committee approval.
7. Roofing on attached additions shall match the principal structure roofing in color and material.
8. Approval from the Design Committee is required of non-matching roofing colors/materials to be used on the detached structure versus the principal structure.
9. Wood shake roofs shall be replaced with a Design Committee approved roofing material on or before January 1, 2030 for all existing structures.

b. Reroofing.

1. Any replacement or substantial repair of an existing roof (more than 20% cumulatively at one time or within 5 years) will require the entire house to have matching materials per the pre-approved list unless otherwise approved by the Design Committee.
2. Reroofing shall require submittal of a proposed roofing sample (or select a roofing type and color from the

sample boards at the SROA office) and a recent photo of the house that clearly depicts the colors of the exterior materials on the house. Roofing color proposed shall complement the existing exterior colors of the house.

Section 3.12 GUTTERS AND DOWNSPOUTS

a. General Provisions

1. No review of gutters and downspouts is required if they are consistent with the standards herein.
2. Colors. Gutters and downspouts shall be the same or closely match the color of the material on which they are mounted, and may be of different color to match the vertical and horizontal elements they are mounted to.
3. All gutters and downspouts are recommended to be metal.

Section 3.13 EXTERIOR EXPOSED METALS

a. General Provisions

1. All roof mounted mechanical and fireplace flues, roof flashings, etc. shall be painted to match or blend with the roofing, or be finished in flat black or medium bronze.

Section 3.14 MASONRY

a. General Provisions.

1. Masonry shall be limited to materials that appear natural and blend with the surrounding natural environment.
2. Colors shall be of a neutral tone that are compatible and do not excessively contrast with the house colors.
3. Submit material samples of full range of colors and sizes. Submit exterior elevations showing the extent of the masonry and accurately depicting the masonry.

Section 3.15 HOT TUBS, SCREEN WALLS AND FENCING

a. General Provisions.

1. Fencing around the perimeter (or portion thereof) of a property is not permitted.
2. Fencing and privacy screens are not permitted on berms.
3. Fencing around residential pools will be reviewed on an individual basis, taking onto consideration such factors as location, exposure to public view, natural screening and any legal requirements (such as requirements imposed by Deschutes County) necessitating such. All such fenced areas or areas enclosed by a railing shall be included in the 35% lot coverage calculation.
4. Privacy screening may be approved at the discretion of the Design Committee, if it can be demonstrated that a property has a need for a privacy screen that is specific to the lot on which it is proposed.
5. Screen walls are not allowed to have windows or openings other than gates for access. Gates shall not have decorative ornamentation and shall be comprised of the same materials and design/shape as the screen wall.
6. Screen walls shall have a nominal 2X wood, fiber cement, or metal cap, painted to match house body color. For metal parapet-type caps, no sharp edges shall be exposed. For metal screen wall type caps, all exposed edges shall be hemmed. Stone screen walls shall have a stone cap of the same material.
7. Screen walls shall be attached to the principal structure and shall match the materials and color of the wall to which they are attached.
8. The height of any screen wall, including all gates, unless otherwise specified, shall be sufficient to conceal the item to be screened from view and shall extend to within 8 inches of grade when installed on the ground floor level or when necessary to conceal equipment or support structure.
9. Lattice is not an approved building material.
10. Invisible fences must be at least two feet from the property lines. In no case shall invisible fences be allowed to extend across property lines or be installed on common ground. Additional distance from the property line may be required, at the discretion of the Design Committee, in accordance with general guidelines. Wires must be buried below the ground surface. No vegetation may be removed without appropriate approvals. All training flags must be completely removed within 60 days of issuance of the permit.

b. Items required to have solid screen walls/enclosures:

1. Enclosed Outdoor Areas
   a. Enclosed Outdoor Areas include hot tub enclosures, privacy screen walls, outdoor storage areas and dog pens. The maximum size of all enclosures as combined is 350 square feet, including all walls of the enclosure. This does not include trash enclosures or enclosures for air conditioners, heat pumps and mechanical equipment as specified in Section 3.15.b.2 and 3.
   b. Hot tubs and outdoor storage areas shall be completely screened from view from all roadways, pathways, golf courses, other lots and residences.
   c. Roofs may be required, if necessary, to screen hot tub from view from adjoining properties.
   d. Gates are not permitted on the lane side (meaning, the lane to which the property is addressed) of a hot tub screen wall, if the hot tub is visible when the gate is open, unless site conditions make this infeasible, as determined by the Design Committee.
   e. No screening is required to screen hot tubs from airport taxiways, national forests or train tracks.
   f. For hot tubs, the screen wall shall be a minimum height of 5 feet from the walking surface at the hot tub. Any height above 5 feet from the walking surface at the hot tub may be approved at the discretion of the Design Committee.
   g. All other screen walls (other than for hot tubs) shall not be taller than 5 feet.
   h. All screen walls shall extend to within 8 inches of grade when installed on a ground floor level.
2. Trash/Recycling Cans
   a. Cans shall be provided with a full enclosure to accommodate three 32-gallon trash/recycling cans, and no larger, unless combined with an enclosure for air conditioners, heat pumps and other mechanical devices, in which case the combination is still required to be no larger than is necessary to accommodate such amenities. At the sole discretion of the Design Committee, a larger trash enclosure that is sized in relation to the home may be considered or required.
   b. Trash/recycling enclosures shall be located on the side of the house closest to the driveway when feasible, or otherwise on the side of the house.
   c. The trash/recycling enclosure shall have a gate or door with a latch for easy access.
   d. Built-in garage trash/recycling enclosures are permitted if accessible by an outside, non-lockable door. Interior lockable doors are recommended for security.
   e. A continuous and minimum 3-foot-wide walkway from the driveway to the trash/recycling enclosure, shall be constructed in conformance with Sections 3.05 Walkways and 3.15 Hot Tubs, Screen Walls and Fencing.
3. Air Conditioners, Heat Pumps and other mechanical devices
   a. Screening shall be a visual barrier of a quality as to prevent views from adjoining properties, and shall be attached to the principal structure.
   b. Screening shall be no larger than is necessary to accommodate the equipment unless combined with an enclosure for trash cans in which case the combination is still required to be no larger than is necessary to accommodate such amenities.
   c. At the discretion of the Design Committee, horizontal louvers in air conditioner/heat pump screen walls may be approved when required by manufacturers' specifications and no other solution is possible. Wood louvers shall provide a visual barrier of the air conditioner/heat pump when viewed horizontally. Vertical louvers and metal louvers are not permitted. Louvers shall be painted to match the house body color.

Section 3.16 DECKS

a. General Provisions.

1. Screening of the lower floor deck support structure may be required by the Design Committee. Such required screening will not be included in the calculation for outdoor storage as noted in Section 3.15.b.
2. All vertical surfaces, including but not limited to deck screening, deck fascia, deck supports, stair risers, stair stringers and affixed benches, shall be consistent with the requirements of Sections 3.10.a.6 and 3.10.a.7.
3. All materials shall be non-glare and/or non-reflective.
4. The maximum distance from the top of any concrete or other support structure to grade is 8 inches.

5. All exposed support posts shall have a minimum dimension of 5.5” in any direction and be of an approved material.

b. Deck replacement, modification or substantial alteration:

1. Replacement. Plans for the proposed deck and recent photo(s) of the entirety of the existing deck shall be submitted with the application.
2. Modification consists of using different deck finish materials but retaining the same size and shape. A sample of proposed decking color and finish and a recent photo of the entirety of the existing deck shall be submitted with the application.
3. Substantial alteration consists of proposing a different deck shape or size. Such substantial alteration shall be consistent with the standards included in this Section.

c. Allowed materials upon approval by the Design Committee.

1. Natural wood
2. Non-glare/non-reflective materials

d. Prohibited materials.

1. Carpeting
2. Imitation grass
3. Metals
4. Lattice

Section 3.17 RAILINGS

a. General Provisions.

1. Railings shall not have decorative ornamentation or shapes.
2. Continuous top rails are preferred. However, consideration shall be given to capped posts or posts used for roof- or shade-support structures.

b. Materials and Color.

1. Metal balusters used in wood or composite rail systems are allowed if they are black or a dark, non-reflective finish.
2. Composite railings may be used in conjunction with composite decking and shall be the same prefinished color as the composite decking, as specified in Section 3.10.a.8.
3. Portions of railings attached to fascia or deck trim shall match the fascia or deck trim board color. Deck mounted railings are preferred.
4. Log railings shall be the same color as the house body color, an existing accent color or the color of another existing wood feature if approved by the Design Committee. Infill metal railing panels painted black may be approved. A photo shall be submitted with the application.
5. Cables within cable railings may be left unpainted. Supports shall be painted black or house body color.

c. Railing replacement or modification.

1. Replacement. Plans for the proposed railing and recent photo(s) of the entirety of the existing railing shall be submitted with the application.
2. Railing modification consists of using different materials, but retaining the same shape, size and configuration of the existing railing. Such modification shall be consistent with the standards included in this Section.
3. Substantial alteration consists of proposing a different railing shape, size or materials. Such substantial alteration shall be consistent with the standards included in this Section.

Section 3.18 LANDSCAPING

a. General Provisions.

1. Maintenance of existing native conditions is encouraged. Landscaping is not required, but if proposed, xeriscape landscaping elements are highly preferred.
2. Standards. When proposed, landscaping shall be consistent with the following requirements:
   a. Shall conform with the Sunriver Ladder Fuels Reduction Plan, and receive approval from the Natural Resources Department to ensure such conformance prior to design review taking place.
   b. Shall be confined within owner’s property boundaries. Encroachments onto any road right-of-way, pavement edge zone or other common areas is prohibited.
   c. Shall maintain the natural character of Sunriver by providing a smooth transition between the built envi-

ronment and existing native vegetation.

d. All landscaping shall have a natural, non-linear appearance. Planting or installation of trees, shrubs, hedges, other vegetation and other natural materials (such as timbers, stone, rocks, etc.) to align with a property boundary or in a straight or continuous line is prohibited.
e. Shall use trees, shrubs, perennials, grasses, ground cover and other vegetation that are native or capable of naturalizing or adapting to the local soil conditions and hydrology, climatic extremes and wildlife. Exotic species that do not have consistent form with native vegetation are prohibited.
f. Shall use fire-wise and water-wise ground covers such as native bunch grasses, wildflowers, or other ground covers (see Appendix F Landscaping in Sunriver) in non-landscaped areas. Seeded or sodded turfgrass is permitted but shall be used in limited areas, such as flat, high-use zones. Artificial turf is prohibited. Composted wood chips or native pine bark nuggets may be used in landscapes but not in a widespread or continuous manner. River rock, gravel or other native rock/stone may be used if integrated into the site's topography and limited in nature.
g. Water features shall not have ponds or standing water; water features shall be continuously recirculating or otherwise flowing.

3. Owners are encouraged to incorporate defensible space planning into landscape designs. Please contact Natural Resources for additional information.
4. Following construction, restoration to native conditions is required unless a landscape plan is approved by the Design Committee.
5. Landscape plans shall show the location of all existing and proposed conditions and features, such as trees, shrubs, rocks, grasses, hardscape, irrigation systems, etc. Property pins shall be located and exposed prior to submission.
6. Dwelling unit identification signs shall not be placed or kept on any private dwelling, other than signs stating the name of the occupant, the house number, and any name of the unit. The sign shall not exceed 1.50 square feet in overall size and must be approved by the Design Committee.

b. Tree Preservation and Removal.

1. Removal of any tree within the footprint of a proposed construction project may be authorized by the Design Committee subject to Section 1.01 of this Manual.
2. Removal of any native tree species (Lodgepole pine and/or Ponderosa pine) that is greater than 4 inches (diameter breast height) and is located outside of the footprint of a proposed construction project requires a Forest Management Permit from the Natural Resources Department in accordance with the Ladder Fuels Reduction Plan.
3. Ponderosa trees that do not meet the Natural Resources Department criteria for removal may be authorized for removal by the Design Committee if the following conditions are satisfied:
   a. Reports recommending removal are submitted from a licensed engineer and/or an ISA certified arborist with Tree Risk Assessment Certification (TRAQ).
   b. Such reports provide a determination that the tree is actively compromising the integrity or causing damage to a significant structural element.
4. Tree preservation methods may be required at the sole discretion of the Design Committee on any project that requires design review. Preservation methods shall ensure the survivability of all Ponderosa trees that may be affected by the proposed project.

c. Tree Protection – Deer Browsing

1. Only trees are allowed to be protected with a physical protection barrier, as noted per this section. No physical protection barriers allowed for perennials, grasses, ground cover, shrubs, or other vegetation. Property owners are encouraged to utilize non-barrier options such as liquids or sprays and motion sensor sprinklers that may work to ward off wildlife from grazing.
2. Continuous welded wire physical protection barriers are the only form of physical barrier that is allowed for individual or grouping of trees. They are not to exceed 48" in diameter maximum surrounding the tree(s).
3. The continuous welded wire physical protection barrier material must be either galvanized (non-reflective), dark green, or black in color, and a minimum 14-gauge wire.
4. The continuous welded wire physical protection barrier pattern opening shall be either 2" x 3" or 2" x 4" openings only.
5. Each welded wire physical protection barrier shall not exceed 5' in height at the top of the barrier.
6. A minimum of 5-foot spacing is required between each continuous welded wire physical protection barrier.

7. Continuous welded wire physical protection barrier support posts shall not exceed four support posts per barrier, and shall be either natural wood (2” x 2” maximum or 2” diameter maximum) wooden stakes or U and/or T-Posts in either dark green or black metal.
8. Five continuous welded wire physical protection barriers maximum on each individual tax lot. Individual tax lots may be allowed to have more than five continuous welded wire physical protection barriers per property upon Design Committee approval, and at the discretion of the Design Committee.
9. Continuous welded wire physical protection barriers are allowed to remain in place for up to four years from the date of installation. Any deviation from these guidelines must be approved by the Design Committee at their discretion.
10. Each continuous welded wire physical protection barrier shall be installed and maintained as per Items 2-9 noted previously and the Sunriver Rules & Regulations.
11. No electrified barriers of any kind allowed.
12. Design Committee approval is required for the installation of any physical protection barrier(s) (per the rules defined in this section) for any trees not listed in Appendix F of this Manual.

d. Tree Protection – Beavers & Porcupines

1. No physical protection barriers allowed for perennials, grasses, ground cover, shrubs, or other vegetation. Property owners are encouraged to utilize non-barrier options such as liquids or sprays and motion sensor sprinklers that may work to ward off wildlife from grazing and chewing.
2. Continuous welded wire physical protection barriers are the only form of physical protection barrier that is allowed for individual or grouping of trees. Each physical protection barrier shall be between a minimum 4” and maximum 12” away from the trunk of the tree. Staking is recommended but not required.
3. The continuous welded wire physical protection barrier material must be either galvanized (non-reflective), dark green, or black in color, and a minimum 14-gauge wire.
4. The continuous welded wire physical protection pattern opening shall be either 2” x 3” or 2” x 4” openings only.
5. Each continuous welded wire physical protection barrier shall not exceed 4 feet in height from the ground.
6. Continuous welded wire physical protection barrier support posts are not required.
7. Each continuous welded wire physical protection barrier shall be installed and maintained as per Items 2-6 noted previously and the Sunriver Rules & Regulations.
8. No electrified barriers of any kind allowed.
9. Design Committee approval is required for the installation of any physical protection barrier(s) (per the rules defined in this section) for any trees not listed in Appendix F of this Manual, other than lodgepole(s).

e. Tree Protection – Trunk Wraps

1. No physical protection barriers allowed for perennials, grasses, ground cover, shrubs, or other vegetation. Property owners are encouraged to utilize non-barrier options such as liquids or sprays and motion sensor sprinklers that may work to ward off wildlife.
2. Continuous trunk wrap physical protection barriers are the only form of physical protection barrier that is allowed for individual trees other than those noted in Sections 3.18.c and 3.18.d. Each physical protection barrier shall fully cover the entire diameter of the trunk of the tree. Each continuous trunk wrap physical protection barrier shall be installed and maintained as per the following Items 3-6 and in accordance with the Sunriver Rules & Regulations.
3. The continuous trunk wrap physical protection barrier material must be either dark brown, dark green, black, or medium to dark gray in color. Any items used to secure it in place, such as zip ties must also be one of these colors.
4. Each continuous trunk wrap physical protection barrier shall not exceed 5 feet in height from the ground.
5. No electrified barriers of any kind allowed.
6. Design Committee approval is required for the installation of any physical protection barrier (per the rules defined in this section) for any trees not listed in Appendix F of this Manual.

f. Berms. Berms of 12” or higher on private property are prohibited except as approved by the Design Committee.

1. Attention shall be paid to the existing topography in the immediate and surrounding area so not to disrupt or interfere with drainage or water flow. SROA, the Design Committee, and SROA staff shall not be liable for any alteration of the landscape that affects drainage or water flow.

2. Berms shall be limited to 48 inches in height and shall be comprised of soil.
3. Berms shall blend with surrounding vegetation, and the installation or removal of berms shall not negatively impact existing native vegetation.
4. No fences or screen walls are allowed to be placed on berms.
5. Berms shall not be located within the required side yard setbacks and must be contained within all property boundaries.

Section 3.19 LIGHTING

a. Purpose and Intent. The purpose and intent of this section is to eliminate glare and annoyance to adjacent property owners, passersby and to maintain night sky views in Sunriver.

b. General Provisions: All exterior lighting, including solar powered, shall be submitted for design review per Section 6 Table 1. Types, locations and quantities may be limited at the sole discretion of the Design Committee.

c. Directed Light. All exterior lighting shall be completely shielded, and the light rays directed downward, including motion detected and/or security lighting. No light shall be emitted from the sides, front or top of the fixture.

d. Exterior Fixtures. Detailed plans or photos shall be submitted for all proposed exterior fixtures, and such fixtures shall be shown on all exterior elevations, floor plans and site plans. Details shall clearly indicate size, shape, style, material and color.

e. Color coordinated. Materials and colors of exterior lighting features must comply with Section 3.10

f. Illumination. Fixtures shall be limited in number, and each fixture shall produce no more than 1,600 lumens. All bulbs shall emit a similar color temperature of 2,700 to 3,000 Kelvin.

g. Driveway and walkway lights. Shall be less than 3 feet above grade and shall be completely shielded with the light rays directed downward. No light shall be emitted from the sides, front or top of the fixture.

h. Soffit lights. Shall not be installed in any soffit that is not horizontal, unless the lighting is directed vertically downward and the light source is not visible from neighboring properties. Soffit lights shall not be installed in any soffit area above the first-floor soffit, unless these lights are used for lighting an upper deck surface and the light is prevented from extending to the walls below the deck. Soffit lighting shall use spotlight rather than floodlight lighting.

i. Prohibited lighting:

1. No light shall be directed upwards and/or outwards for any reason. No light shall be emitted from the sides, front or top of the fixture.
2. Exterior lighting shall not be used to showcase the building or other site features.
3. String lights are prohibited. Except as noted in the Sunriver Rules & Regulations.
4. Light fixtures with slots, holes or lenses are not allowed unless specifically approved by the Design Committee.
5. Adjustable exterior light fixtures are prohibited.
6. “American Flag” lighting on a ground mounted flagpole must be directed downward and shall produce no more than 1,600 lumens. The light rays emitted shall not extend horizontally outside the width of the flag.

Section 3.20 GRADING

a. General Provisions.

1. Site grading shall not occur outside of the portion of the site approved for development as required per this Manual.
2. Any contouring of a building site shall be approved by the Design Committee pursuant to the criteria listed below, and any other applicable sections of this Manual, prior to starting construction, with special consideration given to the height calculations in Section 3.02c. and topographical alterations in Section 3.03a. All site grading shall comply with the approved plans.
3. Retaining walls may be incorporated into the exterior walls or patios of the home. Retaining walls shall not extend above the walking surface of the patios, unless otherwise approved by the Design Committee, with a maximum allowance of 2 feet.
4. Grading should be minimized and allow for only the construction of the structure and paved areas such as driveways and walkways.

5. All disturbed areas of the site shall be graded so that no additional drainage occurs onto an adjacent lot, but instead is directed toward the street or toward an existing drainage system in a common area.
6. Any areas disturbed during grading or other construction activities shall be restored to native conditions, or to approved pre-construction conditions.
7. All grading activities shall implement and comply with required tree protection measures.

Section 3.21 ANTENNAS AND FLAGPOLES

a. Flagpoles. All flagpoles are to be a maximum diameter of 5 inches and be no more than 18 feet high as measured from grade level, whether a ground-mounted pole or affixed to the house. Flagpoles shall be non-reflective and finished in black or bronze. Flag poles shall not be installed in any property setback. For lighting allowances, refer to Section 3.19h.

b. Antennas. Antennas are not subject to the Design Committee review process, and no fee is required if installed in accordance with the following criteria:

1. All ground-mounted and/or roof-mounted antennas shall be no more than 4 feet above grade level or surface of the roof to which it is attached.
2. Shall match the house body or roof color, or be flat black, gray or the same color to the surface to which it is affixed.

c. Satellite dishes. Satellite dishes 1 meter in size or smaller are not subject to the Design Committee review process and no fee is required if installed in accordance with the following criteria:

1. Shall be installed in the least conspicuous location for functionality.
2. Shall be physically attached to the principal structure on the site.
3. Shall be compatible and not excessively contrast with the siding color.

d. All other applications for flagpoles, antennas, satellite dishes and cellular towers/antennas that do not meet the standards listed above.

1. Shall be designed to reduce adverse visual impact.
2. Shall be screened to the maximum extent practicable given the intended function and necessary design.
3. Shall exceed the standards listed above to the minimum necessary to achieve the intended purpose for the feature.

Section 3.22 HEAT PUMPS AND AIR CONDITIONERS

a. Screening. A complete visual barrier is required for all new and replacement heat pumps, air conditioners, and similar exterior mechanical equipment in accordance with Section 3.15.

b. Replacement. Application for heat pump/air conditioner replacement shall demonstrate that the new unit will comply with the screen wall requirements of Section 3.15.

c. New. Application for a new heat pump/air conditioner shall include a site plan and an exterior elevation drawing, as well as a photo or product sheet of the proposed unit, showing the fully dimensioned unit and screen wall designed to comply with Section 3.15.

d. See Section 6, Table 1 for additional application information.

Section 3.23 PERMANENT OUTDOOR FIREPLACE

a. General Provisions.

1. The fireplace shall be on a patio or deck only, away from vegetation.
2. Fireplaces shall be permanently installed.
3. Be electric or gas fueled only.
4. The entire firebox shall be covered with a fixed glass face that shall be removed (and replaced) only by a service professional for maintenance of the fireplace.
5. The fireplace shall be activated by an electronic switch, push button or remote control.
6. Fireplaces with a refillable fuel source shall not require the removal of the glass face to be refilled.

Section 3.24 AWNINGS AND EXTERNALLY AFFIXED MATERIALS

a. General Provisions.

1. Shall not encroach into the setback areas when fully extended.

2. Shall be attached to a primary structure.
3. White fabric or white armature are not allowed. Fabric and armature shall be similar to the house body color.
4. Fabric shall be solid in color; or patterned with colors compatible and not excessively contrast with house body color.
5. Application for a retractable awning shall include a current photo of the wall to which the awning will be attached. A site plan showing the awning as extended in relation to the property boundary shall be provided. Samples or brochure showing the fabric and armature, including colors, shall be provided.

Section 3.25 AFFIXED GOLF NETS

a. **General Provisions.**

1. No free-standing golf nets are allowed. Golf nets must be attached to a physical structure, including but not limited to homes, decks, screen walls, etc.
2. Nets are only allowed during the periods when the golf courses are operating.
3. All nets shall be black in color.
4. The hole/opening size shall be no less than 0.5 inches.
5. Nets shall not be affixed to trees and shall be removable/detachable from the surface to which they are affixed.
6. Support structures only for the affixed golf net(s) may be left intact year-round to the structure they are attached to.
7. Horizontal deck mounting is preferred for support structure material and compatible hardware.
8. If support structure material and compatible hardware is attached to the deck fascia, it must be painted to closely match deck fascia color. If support structure material and compatible hardware is attached to the primary structure, it shall closely match house body color.

Section 3.26 AFFIXED OUTDOOR SPORTS EQUIPMENT

a. General Provisions.

1. Except as otherwise specified herein, all permanently affixed outdoor sports equipment, including but not limited to swings, basketball backboards, climbing apparatus, etc., shall be constructed of wooden or metal posts, logs or timbers, except for chains or other necessary hardware upon which the function is dependent.
2. All support posts shall be painted flat black if not attached to the house; if attached to the house, the support structures shall be painted the house body color.
3. No equipment may be attached to trees.
4. Basketball backboards may be installed subject to the following standards:
   a. No backboard shall be attached to the house.
   b. Shall be located on the side of the driveway that is farthest from the property line and is the least conspicuous location as viewed from the lane and adjacent properties.
   c. The support posts shall be painted flat black.
   d. The backboard shall not contain any colors other than black and white.
5. Application for such equipment shall include a current photo of the wall or property location where the item will be attached or placed. A site plan showing the equipment in relation to the property boundary shall be provided. A sample photo or brochure showing the equipment, including colors, shall be provided.

Section 3.27 ELECTRIC VEHICLE CHARGING STATIONS

a. General Provisions.

1. Properties shall install the electric vehicle charging apparatus (including the cord) in the following manners only.
2. No light associated with the EV charging equipment shall be visible from the lane or any other property. This may require the EV charger to be concealed by a narrow structure (affixed to the principal structure) painted to match house body color or screening via a wall compliant with Section 3.15.b.3.a and 3.15.b.3.b.

3. The charging apparatus or enclosure must be made of non-reflective materials and shall be the same color or closely match the color of the material on which it is mounted. If the color does not match or closely match, then a paintable cover shall be installed and painted to match.
4. The applicant must provide a photo of the proposed EV charging apparatus along with a product sheet of the product.
5. Preference order for EV charging equipment mounting is as follows:
   a. Mounted inside a building such as the garage is strongly preferred.
   b. Face mounted on the side exterior of the home/garage (closest to the driveway) not facing the lane, not to exceed 4 feet in height above grade level. The EV charging apparatus must be concealed as much as possible from neighboring properties or common areas.
   c. On a post mounted adjacent to the driveway not facing the lane.
6. Each installed charging station shall be in compliance with the current Manual at the time of install. This Manual may be revised in the future as this technology type continues to evolve.

Section 3.28 DETACHED STRUCTURES AND CARPORTS

a. General Provisions.

1. Open spaces are required to comply with the Purpose and Intent of this Manual as established in Section 1.01 of this Manual.
2. The construction of detached structures is prohibited.
3. The construction of carports is prohibited.

Section 3.29 PERGOLAS, ARBORS AND TRELLISES

a. General Provisions.

1. All exposed surfaces must be painted and/or stained to match the house body color and/or trim color in accordance with Section 3.10.
2. All pergolas, arbors and trellises shall be affixed to or abut the principal structure.
3. All pergolas, arbors and trellises shall be installed on and in conjunction with either a deck or patio.
4. All framing materials shall be of 2x or greater material to ensure an aesthetically pleasing appearance.
5. The architectural design of all pergolas, arbors and trellises shall be compatible and not excessively contrast with the design of the principal structure.
6. No solid/permanent roofing material shall be used.

b. Replacement, modification or substantial alteration:

1. Replacement. Plans shall be submitted with the application.
2. Modification consists of using different finish materials but retaining the same size and shape. A sample of proposed color and finish and a recent photo of the entirety of the existing item shall be submitted with the application.
3. Substantial alteration consists of proposing a different pergola shape or size. Such substantial alteration shall be consistent with the standards included in this Section.

c. Allowed materials upon approval by the Design Committee.

1. Natural wood
2. Non-glare/non-reflective materials

d. Prohibited materials.

1. Glare or reflective materials
2. Paneling
3. Translucent materials
4. Metals

Section 3.30 OUTDOOR KITCHENS

a. General Provisions.

1. Shall be constructed on an existing or in conjunction with a deck or patio.
2. The outdoor kitchen configuration shall be permanently affixed to the deck or patio.
3. Construction materials shall be non-reflective (excluding appliances) and consist of wood and/or wood and

stone elements.

4. Siding and stone color and materials shall be compatible and not excessively contrast with house body color and existing house materials.
5. Outdoor kitchen appliances shall not be free-standing.
6. Outdoor kitchen countertops shall be made of non-reflective materials.
7. Any covered structure over the outdoor kitchen area must be connected to the principal structure.

Section 3.31 PATIOS

a. General Provisions.

1. Patios shall not encroach into any front and/or side-yard setback.
2. Patio color(s) must comply with the Purpose and Intent as established in Section 1.01 of this Manual.

b. Size

1. The primary intent of these architectural guidelines is to maintain as much of the natural setting as possible by limiting the amount of hardscape (patios, walkways and driveways).
2. The Design Committee, in its sole discretion, may deem a patio to be excessive in size.

c. Allowable Materials

1. Pavers
2. Concrete
3. Flagstone
4. Any combination of materials must be approved by the Design Committee
5. Other materials as approved by the Design Committee
6. Material color shall be compatible and not excessively contrast with existing material colors
7. Red bricks are prohibited.

Section 3.32 EXTERIOR TELEVISIONS AND OTHER ELECTRONIC DEVICES

a. General Provisions.

1. All permanently affixed exterior electronic devices, including but not limited to televisions, video monitors, projection screens, etc., shall not be viewable from roadways, pathways, golf courses, other lots and residences.
2. All noise producing permanently affixed exterior electronic devices shall comply with the Sunriver Rules & Regulations.
3. No review of permanently affixed speakers is required if they are consistent with the standards herein.
4. Colors. Permanently affixed speakers shall be the same or closely match the color of the material on which they are mounted.

SECTION 4. MULTI-RESIDENTIAL HOUSEHOLD DESIGN STANDARDS (Association of Unit Owners, AUOs)

Section 4.01 STANDARDS

a. General Provisions.

1. Any alteration to an individual unit shall follow the guidelines in Section 3.00 of this Manual and require written approval from the AUO.
2. Setbacks. Front, side and rear yard setbacks shall meet the requirements of the Deschutes County zoning ordinance.
3. Heights. Building heights and square footage shall meet the requirements of the Deschutes County zoning ordinance for Sunriver Urban Unincorporated Community.
4. Unless otherwise specified, structures shall be consistent with the dimensional and siting standards in Section 3.02 and 3.03 of this Manual.
5. Unless otherwise specified, construction grading shall be consistent with Section 3.20 of this Manual.

6. Large scale buildings (structures exceeding 8,000 gross square feet) within a Multi-Residential Household shall conform with the approved Master Plan and shall have clearly defined highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls and/or integral planters. On-site landscaping is required for all large-scale buildings and developments. Notwithstanding the required compliance with the Sunriver Ladder Fuels Reduction Plan that takes precedent over any conflicting requirements herein, landscaping for large-scale buildings shall include vegetation elements combined with the architectural features to significantly reduce the visual impact of the building mass as viewed from the street and/or plazas and pedestrian areas. Large scale developments may include (but not be limited to) community amenities such as patio/seating areas, artwork or sculpture, pedestrian plazas with park benches or other features located in areas accessible to the public and may be considered as part of the landscaping requirement.
7. Painting of Multi-Residential Household residences shall be consistent with Section 3.10 of this Manual.
8. Other than for Multi-Residential Household residences, painting of all other structures shall be consistent and compatible and not excessively contrast with the color schemes established by the existing on-site commercial development, or as approved as part of the Master Plan, or as otherwise approved by the Design Committee.
9. Lighting for Multi-Residential Household residences shall be consistent with Section 3.19 of this Manual.
    a. Lighting shall be sufficient as required by all applicable local and state building codes. Appearance shall be judged on the individual merit of the fixtures.
    b. On-site lighting, within physical limits of the area required to be lighted, shall not shine upon nor directly illuminate any surface other than the area required to be lighted. All bulbs shall be shielded and directed downward so that light does not project directly from the sides, top or front of the fixture or off-site.
    c. No lighting shall constitute a hazard to vehicular traffic, private property or on abutting streets/pathways.
    d. The height of light poles shall comply with all applicable Deschutes County zoning ordinance and building code standards. To prevent damage from automobiles, poles shall be mounted on reinforced concrete pedestals or otherwise protected.
10. Trash Enclosures: Shall be sufficient to conceal and contain all trash containers and disposed materials from view. Enclosures shall be solid in construction with a latching gate for access and match the units in colors and materials.
11. Temporary structures or construction trailers that have been approved by the Design Committee may be permitted on the property during the period of construction. Any temporary structures or construction containers shall be removed within 15 days after completion of construction. Under no circumstances shall temporary structures or construction trailers be used as living quarters.

Section 4.02 COMMUNITY FENCING

a. General Provisions

1. The purpose and objective of this Section is to provide criteria for the installation and maintenance of Community fencing.
2. Permanent Community fencing shall be consistent with the allowable purpose and use as described in County zoning ordinances and any applicable Sunriver Declarations.
3. All fencing shall be maintained in good condition at all times.

b. Review and Approval of Permanent Community Fencing

1. All proposals for permanent Community fencing shall be subject to Design Committee review.
2. All applications for permanent Community fencing shall demonstrate that the proposed fencing is necessary to address one or more of the following:

    a) To promote public safety;

    b) To comply with Federal, State, County and/or other governmental agency requirements;

    c) To abate noise;

    d) To visually shield the enclosed area for aesthetic purposes;

    e) To prevent unauthorized access;

f) To contain/enclose the underlying or intended use;

g) To prevent damage to amenities and/or natural areas; or

h) To address a specific need that is unique to the Property.

c. Design Standards for Permanent Community Fencing. The Design Committee shall have discretion in determining the most appropriate design, height, size, materials and finish/color based on the individual application. The following are design standards that provide guidance to the applicant and the Design Committee:

1. Wood fences shall be either vertical privacy type or post and log or split rail and shall be of a stain or color that is compatible and not excessively contrast with the natural surroundings.
2. Chain-link fences shall be vinyl coated, dark in color, and may contain privacy slats or screens in matching colors.
3. Metal fences shall be steel or aluminum and dark in color.
4. Stone fences shall follow the general criteria as described in Section 3.14.

d. Review and Approval of Temporary Community Fencing

1. Temporary fencing shall require Design Committee review and approval.
2. Temporary fencing shall only be in place for a duration not to exceed the required or demonstrated need for the fencing.
3. The applicant must demonstrate that the temporary fencing meets the requirements set forth in Section 4.02.b.2.
4. The applicant shall identify the purpose, dimensions, materials, and estimated length of time needed. If seasonal and recurring, the application will also identify the months of use and recurrent need. Once a seasonal/recurring application has been approved, the applicant need not submit further applications for that recurring need unless there is a proposed change to the originally approved fencing.
5. Construction and Protective Root Zone ("PRZ") fencing is subject to the requirements of Sections 2.05 and 2.06, of this manual.

e. Design Standards for Temporary Community Fencing

1. Temporary fences shall consist of removable fencing and support structures not intended to be permanently affixed.
2. Temporary fences may consist of ropes, nylon fence strapping, smooth wire, snow fencing, or similar materials.

f. Prohibited Fencing Materials. Whether fencing is permanent or temporary, the following materials and designs are prohibited: vinyl, lattice, picket styles, barbed wire, bamboo, reflective or plain galvanized metal, ornamental details or hardware, sharp points or projections.

g. Nonconforming Fences. Existing non-conforming fences that do not have a record of approval may be allowed to continue at the discretion of the Design Committee if the requirements set forth in Section 4.02.b.2 are met. Any modification of a non-conforming fence shall meet the requirements herein.

Section 4.03 SIGNS OTHER

Signage:

a. General Provisions: The purpose and objectives of these regulations for Multi-Residential Household signs is to provide reasonable and necessary requirements for the erection and maintenance of signs in order to accomplish the following:

1. Promote a neat, clean and attractive appearance within Sunriver.
2. Preserve, protect and enhance the economic, scenic and aesthetic values and objective of Sunriver.
3. Sign areas, locations and quantities. The intent of the following is to limit the size, placement and numbers of signs permitted at any one location so as to promote the stated objective of these regulations:
4. Natural, non-glare materials (e.g., wood, natural stone) are preferred for signs. Colors and materials, including metal signs, shall be submitted for approval by the Design Committee.
5. Lettering for signs shall be in proportion to the permitted size of the sign, shall relate aesthetically to the building and adjacent signs. In all cases lettering shall be approved by the Design Committee.
6. Signs shall be lit from a separate fixture located above the sign and directed downward to illuminate the sign and not be directed off-site or onto adjacent businesses or properties. Interior lighting of advertising

elements is prohibited. All lighting fixtures shall be in conformance with the provisions of this Section.

7. Non-conforming sign disposition shall be as follows:
   a. Any sign found to be non-conforming for any reason is prohibited. All signs in existence or under construction on the date of adoption of these regulations that do not conform with the requirements herein, shall be regarded as a non-conforming sign and must be removed, altered and/or replaced so as to conform within 1 year of the adoption date of this Manual. A non-conforming sign that is relocated, altered and/or replaced shall conform to the requirements of this Manual.

Ground-Mounted signs:

1. Ground-mounted signs for a Multi-Residential Household complex will be considered on an individual basis. The permitted area shall not exceed 15 square feet. Such factors as location (visibility by pedestrian and/or vehicular traffic) and impact on public safety and overall aesthetics shall be carefully considered.
2. The height of ground-mounted signs shall not exceed 10 feet measured from top of sign to average grade. No ground-mounted sign shall exceed 4 feet in height from the ground to the bottom of the sign and 15 square feet in area. Such signs shall not be permitted within 10 feet of any other sign or side lot line, shall not be permitted within 5 feet of any public street, public pedestrian walkway, and shall not visually obstruct any clear vision areas required for public safety.

Directional Signs:

1. Directional signs shall be limited in area to 1.50 square feet in area and not exceed 3 feet in height.

Section 4.04 ELECTRIC VEHICLE CHARGING STATIONS

1. Properties shall install the electric vehicle charging apparatus (including the cord) in the following manners only.
2. The Design Committee strongly urges AUOs to approve a uniform location and required enclosure (if necessary) for all units.
3. No light associated with the EV charging equipment shall be visible from the lane or any other property. This may require the EV charger to be concealed by an enclosure (affixed to the principal structure) painted to match unit body color or screening via a wall compliant with Section 3.15.b.3.a and 3.15.b.3.b.
4. The charging apparatus or enclosure must be made of non-reflective materials and shall be the same color or closely match the color of the material on which it is mounted. If the color does not match or closely match, then a paintable cover shall be installed and painted to match.
5. The applicant must provide a photo of the proposed EV charging apparatus along with a product sheet of the product.
6. Preference order for EV charging equipment mounting is as follows:
   a. Mounted inside a building such as the garage is strongly preferred.
   b. Face mounted on the side exterior of the principal structure not facing the lane, not to exceed 5 feet in height above grade level. The EV charging apparatus must be concealed as much as possible from neighboring properties or common areas.
   c. Post mounted and centrally located between unit buildings, not facing the lane.
7. Each installed charging apparatus shall be in compliance with the current Manual at the time of install. This Manual may be revised in the future as this technology type continues to evolve.

SECTION 5. Commercial, Resort, Village and Private Non-Residential Properties

Section 5.01 STANDARDS

1. Setbacks. Front, side and rear yard setbacks shall meet the requirements of the Deschutes County zoning ordinance.
2. Heights. Building heights shall meet the requirements of the Deschutes County zoning ordinance for Sunriver Urban Unincorporated Community.
3. Unless otherwise specified, structures shall be consistent with the dimensional and siting standards Section

3.02 and 3.03 of this Manual.

4. Unless otherwise specified, construction grading shall be consistent with Section 3.20 of this Manual.
5. Large scale buildings (structures exceeding 8,000 gross square feet) within a Commercial, Resort, Village and Private Non-Residential property shall conform with the approved Master Plan and shall have clearly defined highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls and/or integral planters. On-site landscaping is required for all large-scale buildings and developments. Notwithstanding the required compliance with the Sunriver Ladder Fuels Reduction Plan that takes precedent over any conflicting requirements herein, landscaping for large-scale buildings shall include vegetation elements combined with the architectural features to significantly reduce the visual impact of the building mass as viewed from the street and/or plazas and pedestrian areas. Large scale developments may include (but not be limited to) community amenities such as patio/seating areas, artwork or sculpture, pedestrian plazas with park benches or other features located in areas accessible to the public and may be considered as part of the landscaping requirement.
6. Painting of Commercial, Resort, Village and Private Non-Residential property shall be consistent with Section 3.10 of this Manual.
7. Painting of all structures shall be consistent and compatible and not excessively contrast with the color schemes established by the existing on-site commercial development, or as approved as part of the Master Plan, or as otherwise approved by the Design Committee.
8. Other than for Commercial, Resort, Village and Private Non-Residential properties, lighting for all other structures, shall be as follows:
   a. Lighting shall be sufficient as required by all applicable local and state building codes. Appearance shall be judged on the individual merit of the fixtures.
   b. On-site lighting, within physical limits of the area required to be lighted, shall not shine upon, nor directly illuminate any surface other than the area required to be lighted. All bulbs shall be shielded and directed downward so that light does not project directly from the sides, top or front of the fixture or off-site.
   c. No lighting shall constitute a hazard to vehicular traffic, or private property, or on abutting streets/pathways.
   d. The height of light poles shall comply with all applicable Deschutes County zoning ordinance and building code standards. To prevent damage from automobiles, poles shall be mounted on reinforced concrete pedestals or otherwise protected.
9. Trash enclosures shall be sufficient to conceal and contain all trash containers and disposed materials from view, shall be solid in construction with a latching gate for access and match the main structure in color and materials.
10. Temporary structures or construction trailers, that have been approved by the Design Committee, may be permitted on the property during the period of construction. Any temporary structures or construction containers shall be removed within 15 days after completion of construction. Under no circumstances shall temporary structures or construction trailers be used as living quarters.

Section 5.02 COMMERCIAL PROPERTY FENCING

a. General Provisions

1. The purpose and objective of this Section is to provide criteria for the installation and maintenance of Commercial, Resort, Village and Private Non-Residential Properties (collectively referred to as “Commercial Property”) fencing.
2. Permanent Commercial Property fencing shall be consistent with the allowable purpose and use as described in County zoning ordinances and any applicable Sunriver Declarations.
3. All fencing shall be maintained in good condition at all times.

b. Review and Approval of Permanent Commercial Property Fencing

1. All proposals for permanent Commercial Property fencing shall be subject to Design Committee review.
2. All applications for permanent Commercial Property fencing shall demonstrate that the proposed fencing is necessary to address one or more of the following:
   a) To promote public safety;
   b) To comply with Federal, State, County and/or other governmental agency requirements;
   c) To abate noise;

d) To visually shield the enclosed area for aesthetic purposes;
e) To prevent unauthorized access;
f) To contain/enclose the underlying or intended use;
g) To prevent damage to amenities and/or natural areas; or
h) To address a specific need that is unique to the Property.

c. Design Standards for Permanent Commercial Property Fencing. The Design Committee shall have discretion in determining the most appropriate design, height, size, materials, and finish/color based on the individual application. The following are design standards that provide guidance to the applicant and the Design Committee:

1. Wood fences shall be either vertical privacy type or post and log or split rail and shall be of a stain or color that is compatible and not excessively contrast with the natural surroundings.
2. Chain-link fences shall be vinyl coated, dark in color**,** and may contain privacy slats or screens in matching colors.
3. Metal fences shall be steel or aluminum and dark in color.
4. Stone fences shall follow the general criteria as described in Section 3.14.
5. Pasture fencing shall be wooden post or T-Post with wood rails, smooth wire/cable, and/or nylon fence strapping.

d. Review and Approval of Temporary Commercial Property Fencing

1. Temporary fencing shall require Design Committee review and approval.
2. Temporary event fencing, i.e. crowd/traffic barriers, installed for a period of seven (7) days or less is exempt from the requirements set forth in this section.
3. Temporary fencing shall only be in place for a duration not to exceed the required or demonstrated need for the fencing.
4. The applicant must demonstrate that the temporary fencing meets the requirements set forth in Section 5.02 b. 2.
5. The applicant shall identify the purpose, dimensions, materials, and estimated length of time needed. If seasonal and recurring, the application will also identify the months of use and recurrent need. Once a seasonal/recurring application has been approved, the applicant need not submit further applications for that recurring need unless there is a proposed change to the originally approved fencing.
6. Construction and Protective Root Zone (PRZ) fencing is subject to the requirements of Sections 2.05 and 2.06, of this manual.

e. Design Standards for Temporary Commercial Property Fencing

1. Temporary fences shall consist of removable fencing and support structures not intended to be permanently affixed.
2. Temporary fences may consist of ropes, nylon fence strapping, smooth wire, snow fencing, or similar materials.

f. Prohibited Fencing Materials. Whether fencing is permanent or temporary, the following materials and designs are prohibited: vinyl, lattice, picket styles, barbed wire, bamboo, reflective or plain galvanized metal, ornamental details or hardware, sharp points or projections.

g. Nonconforming Fences. Existing non-conforming fences that do not have a record of approval may be allowed to continue at the discretion of the Design Committee if the requirements set forth in Section 5.02.b.2 are met. Any modification of a non-conforming fence shall meet the requirements herein.

Section 5.03 SIGNS OTHER

a. General Provisions Commercial signs. The purpose and objectives of these regulations for commercial signs to provide reasonable and necessary requirements for the erection and maintenance of commercial signs, both exterior and interior (visible from the outside), in order to accomplish the following:

- 1. Promote a neat, clean, orderly and attractive appearance within Sunriver.
- 2. Provide for reasonable, orderly and effective display of outdoor business signage compatible and not excessively contrast with their surroundings.
- 3. Preserve, protect and enhance the economic, scenic and aesthetic values and objectives of Sunriver.

4. Specific definitions covering commercial signs as specified herein are described in Appendix A.

5. Sign areas, locations and quantities. The intent of the following is to limit the size, placement and numbers of signs permitted at any one establishment or location so as to promote the stated objective of these regulations:
6. Natural, non-glare materials (e.g., wood, natural stone) are preferred for signs. Colors and materials, including metal signs, shall be submitted for approval by the Design Committee.
7. Lettering for signs shall be in proportion to the permitted size of the sign, shall relate aesthetically to the building and adjacent signs. In all cases lettering shall be approved by the Design Committee.
8. Awning and canopy signs are generally discouraged. However, applications for such signs will be considered by the Design Committee on an individual basis.
9. Signs shall be lit from a separate fixture located above the sign and directed downward to illuminate the sign and not be directed off-site or onto adjacent businesses or properties. Interior lighting of advertising elements is prohibited. All lighting fixtures shall be in conformance with the provisions of this Section.
10. Non-conforming sign disposition shall be as follows:
    a. Any sign found to be non-conforming for any reason is prohibited. All signs in existence or under construction on the date of adoption of these regulations that do not conform with the requirements herein, shall be regarded as a non-conforming sign and must be removed, altered and/or replaced so as to conform within 1 year of the adoption date of this Manual. A non-conforming sign that is relocated, altered and/or replaced shall conform to the requirements of this Manual.
11. Inspection and enforcement shall be as follows:
    a. Inspection and enforcement of signs by the Community Development Department staff shall be done to determine sign conformance with this Manual.

b. Hanging Signs

1. Hanging sign overall dimensions shall not exceed 1.5 feet x 4.0 feet (6 square feet). The sign shall be suspended in such a manner that a minimum of 7 feet of clearance above adjacent walkway surfaces or finished grade and 8 feet of separation between businesses shall be maintained. The number shall be limited as noted for “Wall Signs.”

c. Wall Signs

Wall signs and/or hanging signs permitted at any one establishment or location shall not exceed 2 and shall be limited to the number of pedestrian and/or vehicular access ways serving that establishment or location. Each wall sign shall not exceed 12 square feet in overall area and shall not be mounted or otherwise attached to the structure so the face of the sign projects more than 4 inches from the structure. Further, wall signs shall not project above the eave line, roof line, top of parapet wall or beyond the ends of the wall or structure to which it is attached.

d. Drive-thru Signs.

1. Drive-thru or walk-up window signs are permitted subject to the following standards:
    a. Businesses with drive-thru lanes shall be permitted one sign for and located adjacent to the drive-thru lane. Drive-thru signs shall have a maximum sign area of 12 square feet and, if lighting is proposed, shall be backlit from a lighting source contained within the sign cabinet.
    b. Businesses with walk-up window service shall be permitted one sign affixed to the wall immediately adjacent to the service window. Service window signs shall have a maximum sign area of 6 square feet. No internal backlit/cabinet lighting is permitted.

e. Freestanding Signs

1. Freestanding and ground-mounted signs for a “Business Complex” will be considered on an individual basis. The permitted area shall not exceed 15 square feet. Such factors as location (visibility by pedestrian and/or vehicular traffic) and impact on public safety and overall aesthetics shall be carefully considered.
2. Freestanding signs are discouraged and may not be permitted for individual businesses. The height of freestanding signs shall not exceed 10 feet measured from top of sign to average grade. No ground-mounted sign shall exceed 4 feet in height from the ground to the bottom of the sign and 15 square feet in area. Such signs shall not be permitted within 10 feet of any other sign or side lot line nor within 5 feet of any public street, public pedestrian walkway or visually obstruct any clear vision areas required for public safety.

f. Building Directory Signs

Building directory signs for individual buildings shall be located on the building and adjacent to the public entrances. The information on these directories shall be limited to the name of the establishments and the room and floor numbers for each as located within the building.

g. Directional Signs

Directional signs shall be limited in area to 1.50 square feet. Signs may be displayed not to exceed three (3) feet in height above grade.

h. Kiosks and Kiosks Signs

Kiosks shall not exceed 10 feet in height with no other horizontal dimension of the structure exceeding 7.5 feet. Kiosks shall be located in areas providing maximum pedestrian access but shall not be permitted to obstruct the right-of-way for emergency vehicles.

i. Interior Lighted Signs

1. Interior lighted signs (window and door) located in windows and/or doors for the purpose of being read from the exterior of the building shall comply with the following:
    - Signs shall be professionally produced.
    - Lighted interior signs shall be lit/operational during hours of business operation only.
    - Lighted signs shall not exceed 3 square feet per sign with a maximum of 3 lighted signs to an establishment, with no more than 2 signs per building elevation.
    - Other than "OPEN," sign copy shall be limited to a generic name or product of service in which the establishment specializes. (e.g., ski rentals, pizza, gifts, espresso, etc.) There shall be no lighted advertising for specific brand name products.
    - Flashing and blinking signs, and signs with changing text or images are prohibited.

j. Display Cases

Display cases. All previously approved, existing exterior display cases that are mounted on sides of existing buildings are exempt from compliance. They may not be increased in size. No further exterior display cases will be permitted. Any display from the interior of the window glass is permitted.

k. Sandwich Board Signs

1. Sandwich Board signs commonly referred to as "A" boards shall comply with the following:
    - There shall be no more than one "A" board sign per business.
    - The sign shall be non-illuminated with lettering that is of professional quality.
    - The width of each sign panel shall not exceed 24 inches. The height of each sign panel shall not exceed 36 inches when open and 43 inches when closed.
    - The "A" board shall be designed so that it will not allow the sign to be knocked down by the wind.
    - The "A" board shall be located within 20 feet of the main entrance door and not displayed on any pathway or street areas. Signs shall not be located in front of neighboring businesses.
    - There shall be no brand or product name; only the name of the business and operating hours are permitted on the sign face.
    - The "A" board shall be moved inside during non-business hours.

Section 5.04 ELECTRIC VEHICLE CHARGING STATIONS

1. Properties shall install the electric vehicle charging apparatus (including the cord) in the following manners only.
2. No light associated with the EV charging equipment shall be visible from the lane or any other property. This may require the EV charger to be concealed by a narrow structure painted to match house body color or screening via a wall compliant with Section 3.15.b.3.a and 3.15.b.3.b.
3. The charging apparatus or enclosure must be made of non-reflective materials and shall be the same color or closely match the color of the material on which it is mounted. If the color does not match or closely match, then a paintable cover shall be installed and painted to match.
4. The applicant must provide a photo of the proposed EV charging apparatus along with a photo of the product.
5. Preference order for EV charging equipment mounting is as follows:
    a. Mounted inside a building.
    b. Face mounted on the side exterior of the principal structure not facing the lane, not to exceed 5 feet

in height above grade level. The EV charging apparatus must be concealed as much as possible from neighboring properties or common areas.

c. Post mounted and centrally located, not facing the lane.

6. Each installed charging station shall be in compliance with the current Manual at the time of install. This Manual may be revised in the future as this technology type continues to evolve.

SECTION 6. APPLICATIONS, REVIEW PROCESSES AND PROCEDURES

Section 6.01 General Provisions

a. Disclaimer. The applicant is charged with the responsibility of being aware of all rules and regulations that relate to any application and that approvals by other agencies, including Deschutes County (zoning and building permitting), SROA's Natural Resources and Public Works departments may be required prior to or in conjunction with submitting plans for Design Committee or Community Development Department review. This also includes all covenants, conditions and restrictions, and/or Village Declarations that may be appurtenant to the property.

1. Right of Entry. Per section 11.05 of the Consolidated Plan of Sunriver, "The Administrator of Sunriver or his duly designated agent may at any reasonable time, and from time to time at reasonable intervals, enter upon any property within Sunriver for the purpose of determining whether or not the use of such property or any improvement thereon is then in compliance with the Consolidated Plan of Sunriver or any Sunriver Declaration. No such entry shall be deemed to constitute a trespass or otherwise create any right of action in the unit owner or occupant of such parcel.

b. Sub-Association Approval. If the property is governed by a sub-association, or is within a commercial or resort area, written approval from the sub-association or owner/manager of the commercial or resort area is required prior to any submittal to the Design Committee.

c. Property Pins. Property pins must be located and visible for inspection prior to a Type 3 Review. If a property pin cannot be found, a licensed surveyor must be retained to locate or replace the pin.

d. Staking and Stringing. Staking and stringing of both the property boundary and the proposed project perimeter is required for and shall be completed prior to submitting an application for all Type 3 final review applications. If Community Development Department staff becomes aware that staking and stringing of the property boundary and/or the project perimeter has not been completed in accordance with deadlines established herein, the applicant and Design Committee shall be notified, and the proposed project shall be removed from the agenda for the scheduled Design Committee meeting. At time of submittal, photo documentation shall be provided to Community Development Department staff for verification that the staking and stringing has been completed. Staking and stringing may also be required at the discretion of SROA staff and/or Design Committee member(s) for Type 1, 2A and 2B reviews, or prior to a Type 3 Preliminary review.

1. Staking shall be accomplished with substantial stakes, that shall be a minimum of 3 feet in height. Stringing shall employ the use of durable, high visibility colored string.
2. Where staking is impractical, the Community Development Department staff may approve an alternate method of displaying the property boundary and/or project perimeter (spray paint, chalk lines, etc.).
3. Staking and stringing of the property boundary shall be maintained throughout the entire course of construction and only be removed with permission from SROA staff.

e. Review Procedure. Unless otherwise specified in Section 6, Table 1 (found at the end of this section), all reviews shall be Type 3. All reviews shall be subject to the provisions of Section 6 of this Manual.

f. Review Authority. The Community Development Department staff shall have the following review discretion to defer Type 1 reviews to the Design Committee to be processed as a Type 2A review. The Design Committee shall have the discretion to defer and process a Type 2A review as a Type 2B or Type 3. Type 2B reviews can be processed as a Type 3.

g. Reasonable Accommodations. In accordance with applicable federal, state, and local law, the Design Committee will make reasonable accommodations to rules, policies, practices, or services when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling and public or common use areas, unless such accommodations would constitute an undue hardship. The Design Committee may also permit, at the expense of the person with a disability, reasonable modifications of existing premises occupied or to be occupied by such person if such modifications may be necessary to afford such person full enjoyment of the premises. To the extent possible, reasonable accommodations and modifications will be consistent with the scenic and aesthetic values and objectives of

Sunriver, while also affording the person with a disability equal opportunity and full enjoyment.

h. Community Notification:

1. At the sole discretion of the Design Committee, if a proposed project is deemed to have a community-wide impact, notice may be issued in the following manner:

a. SROA may post notices on the SROA bulletin board at the Administrative Office and the SROA website calendar.
b. SROA may advertise in the Sunriver Scene (if publication timing permits).
c. SROA may email Sunriver owners for which an email address is available.

i. Colors & Material Boards:

1. At the sole discretion of the Design Committee, a Colors and Materials Board may be required to be submitted; and shall adhere to the specifications herein:

a. Colors and Materials Board submittals shall be no larger than 24" W x 36" H in size and shall contain material and color samples of all proposed exterior finishes, including but not limited to roofing, fascia/trim, siding, windows, stone veneer, and pavers. Garage doors and exterior light fixtures can be submitted via manufacturer's cutsheets and/or brochures.

Section 6.02 TYPE 1: OVER-THE-COUNTER REVIEW

a. Type. The project types listed in Section 6, Table 1 (located at the end of this section), as Type 1 shall be processed as an Over-the-Counter review by the Community Development Department staff. Over-the-Counter review is summarized as follows:

1. Who May Apply: Property owner or authorized representative.
2. Where to Submit: Community Development Department staff.
3. How to Submit: In-person, by email or online.
4. When to Submit: Workdays, minimum one hour before closing as applicable.
5. What to Submit: Application forms and supplemental materials addressing the applicable sections of this Manual.
6. Outcomes:
   a. Approved/Approved with Conditions: Satisfy conditions of approval and/or appeal subject to Section 6.08. Once all conditions of approval have been satisfied, a building permit can be issued.
   b. Deferred: Additional information/clarification required to be submitted or referred to a Type 2A review.
   c. Denied: Applicant may reapply with a compliant application. Denials may be appealed. See Appeals in Section 6.08.

b. Application Requirements. Applications shall be submitted on forms provided by the Community Development Department and accompanied with the required fee.

c. Review Procedure.

1. Applications for Over-the-Counter Review are reviewed by Community Development Department for completeness. Staff may require additional information from the applicant for evaluation of the application under this Manual.
2. Written decisions (approval, denial or deferred) are issued by the Community Development Department within 3 business days.
3. These submittals may require on-site review from Community Development Department staff prior to the issuance of a Building Permit.

d. Criteria. Applications for Type 1 Over-the-Counter review may be granted only upon finding the application conforms to all of the applicable requirements of Sections 3 or 4 as appropriate. Where a request for Over-the-Counter review does not meet one or more of the criteria, it shall be returned to the applicant for revision by the applicant and/or re-submittal.

e. Expiration of Design Review Approval. Approval is valid for 1 year from the date of such approval. If construction/demolition has not begun within that time frame, a new application must be made, and all previous fees and deposits will be forfeited.

Section 6.03 TYPE 2A: ADMINISTRATIVE REVIEW

a. Type. The project types listed in Section 6, Table 1 (located at the end of this section), as Type 2A shall be processed by the Design Committee. The review process for Type 2A Administrative Reviews is summarized as follows:

1. Who May Apply: Property owner or authorized representative.
2. Where to Submit: Community Development Department staff.
3. How to Submit: In-person, by email or online.
4. When to Submit: Business days (M-F), a minimum one hour before closing, as applicable.
5. What to Submit: Appropriate application form(s). One set of drawings, plans and fees.
6. Outcomes: Type 2A projects will receive a decision within 7 business days upon receipt of a completed application. Decision outcome with be one of the following:
   a. Approved/Approved with Conditions: Satisfy conditions of approval and/or appeal subject to Section 6.08. Once all conditions of approval have been satisfied, a building permit can be issued.
   b. Deferred: Additional information/clarification required to be submitted or referred to a Type 2B review.
   c. Denied: Applicant may reapply with a compliant application. Denials may be appealed. See Appeals in Section 6.08.

b. Application Requirements. Applications shall be submitted on forms provided by the Community Development Department and accompanied with the required fee. Samples of paint and stain on the materials on which they will be used, roofing and other proposed materials are to be provided by the applicant unless special arrangements are made through the Community Development Department.

c. Criteria. Applications for Type 2A review shall conform to all of the applicable requirements of Section 3 or Section 4 as appropriate.

d. Review Procedure.

1. Applications for a Type 2A Review are first checked for completeness by Community Development Department staff. Staff may require additional information from the applicant for evaluation of the application under this Manual.
2. For a Type 2A review, a designated Design Committee member or members, subject to appropriate documentation for record purposes, reviews the application and determines whether it should be reviewed by the full Design Committee as a Type 2B review pursuant to Section 6.04.
3. If referred for a Type 2B review, the application will be reviewed by the Design Committee according to the provisions of Section 6.04.
4. The Community Development Department will notify the applicant of the decision by the Design Committee. Applicant attendance will be at the request of the Design Committee to attend the non-agenda portion of the meeting. Applicants will be notified by email of the outcome of any Type 2A administrative decision within 3 business days.

e. Expiration of Design Review Approval. Approval is valid for 1 year from the date of such approval. If construction/demolition has not begun within that time frame, a new application shall be submitted, including new forms, plans and fees for review. Previous review fee will be forfeited.

Section 6.04 TYPE 2B: FULL DESIGN COMMITTEE ADMINISTRATIVE REVIEW

a. Type. The project types listed in Section 6, Table 1 (located at the end of this section), as Type 2B shall be processed by the Design Committee. The review process for Type 2B, Full Design Committee Administrative Reviews is summarized as follows:

1. Who May Apply: Property owner or authorized representative.
2. Where to Submit: Community Development Department staff.
3. How to Submit: In-person or by email.
4. When to Submit: Business days (M-F), a minimum 48-hours prior to next scheduled Design Committee meeting.
5. What to Submit: Appropriate application form(s). One set of drawings, plans and fees.
6. Type 2B projects will be reviewed as a non-agenda item after the end of the next Design Committee meeting.
7. Outcomes:
   a. Approved/Approved with Conditions: Satisfy conditions of approval and/or appeal subject to Section 6.08. Once all conditions of approval have been satisfied, a building permit can be issued.
   b. Deferred: Additional information/clarification required to be submitted or referred to a Type 3 review.
   c. Denied: Applicant may reapply with a compliant application. Denials may be appealed. See Appeals in Section 6.08.

8. Full Design Committee Type 2B Administrative Reviews will be conducted following the regular meeting agenda items. Applicant attendance will be at the request of the Design Committee.

b. Application Requirements. Applications shall be submitted on forms provided by the Community Development Department and accompanied with the required fee and one set of plans. Samples of paint, roofing, and other proposed materials are to be provided by the applicant unless special arrangements are made through the Community Development Department.

c. Criteria. Applications for Type 2B review shall conform to all of the applicable requirements of Section 3 or Section 4 as appropriate.

d. Review Procedure.

1. Applications for a Type 2B Review are first checked for completeness by Community Development Department staff. Staff may require additional information from the applicant for evaluation of the application under this Manual.
2. For a Type 2B review, the application will be reviewed by the Design Committee as a non-agenda item at the close of the next scheduled Design Committee meeting unless neighbor notification is requested by the Design Committee, that will cause the application to be placed on the next available Design Committee agenda.
3. The Community Development Department staff will notify the applicant of the decision by the Design Committee. Applicant attendance will be at the request of Design Committee. Applicants will be notified by email of the outcome of any Type 2B administrative decision within 3 business days.

e. Expiration of Design Review Approval. Approval is valid for 1 year from the date of such approval. If construction/demolition has not begun within that time frame, a new application shall be submitted, including new forms, plans and fees for review. Previous review fee will be forfeited.

Section 6.05 TYPE 3: FULL DESIGN COMMITTEE REVIEW

a. Decisions of the Design Committee on applications for Full Design Review shall be made in scheduled meetings on agenda items only. Anonymous comments will not be considered by the Design Committee in their rendering of a project submittal decision. The review process for Type 3 Full Design Review is for all projects as listed in Section 6, Table 1 (located at the end of this section), or for any project otherwise not listed. The review process for a Type 3 review is summarized as follows:

1. Who May Apply: Property owner or authorized representative.
2. How to Submit: In person or email.
3. Where to Submit: Community Development Department.
4. When to Submit: By 12 noon, minimum of 15 days prior to the Design Committee meeting. Refer to the submittal deadline calendar on the SROA website.
5. What to Submit: Appropriate Application Form(s). Three sets of drawings with the information required by the application form(s) and associated fees.
6. Outcomes: For both Preliminary and Final Review as applicable.
   a. Approved/Approved with Conditions: Satisfy conditions of approval and/or appeal subject to Section 6.08. Once all conditions of approval have been satisfied, and after a 10-day waiting period has expired, a building permit can be issued.
   b. Deferred: Additional information/clarification required or requested revisions to the application are required.
   c. Denied: Redesign and resubmit as a Type 3 Review. Only final submittal decisions may be appealed subject to Section 6.08.

b. Preliminary Review. All Type 3 projects that are greater than 600 square feet, new construction and additions higher than 21 feet tall require Preliminary Review. However, for Type 2B projects that were referred for Type 3 review, a Preliminary Review is not required. See submittal checklist provided by the Community Development Department for Preliminary Review submittals.

1. Property pins shall be clearly located, exposed and identified prior to preliminary submittal. In any case, where the property pins cannot be found, a survey shall be performed, and the pins replaced. A record of the survey shall be submitted with the application.
2. Review of preliminary plans shall be of an advisory nature. See preliminary submittal checklist document for reference on SROA's website.
3. Four sets of plans (maximum size 24 in. x 36 in.) shall be submitted for Design Committee review. All plans submitted must be of a professional quality; be drawn to a recognizable scale appropriate to accurately show

existing conditions; and clearly reflect the applicant's intentions. All plans shall include the required items listed on the application form(s). Reversed (copied) plans are not accepted.

4. Caution should be exercised when using old plans of record or archived plans for remodels and additions. It is the applicant's and/or the owner's responsibility to ensure the accuracy of the plans and information submitted.

c. Full Design Review Application Requirements – for Final Review

1. In accordance with Section 6.01.c, property pins shall be located, exposed and identified. The property shall be staked and strung, and the project dimensions outlined/delineated prior to the submittal deadline.
2. All applications to be reviewed by the Design Committee are to be submitted through the Community Development Department. The plans, the application form(s), the construction agreement, the review fee and the construction deposit must be filed with and accepted by the Community Development Department no later than 12:00 noon of the submittal deadline date as specified by the Community Development Department.
3. If the applicant is other than the owner, owner authorization is required.
4. Design review applications and plans shall consist of the following:
   a. Four sets of plans (maximum size 24 in. x 36 in.) shall be submitted for Design Committee review. All plans submitted must be of a professional quality; be drawn to a recognizable scale appropriate to accurately show existing conditions; and clearly reflect the applicant's intentions. All plans shall include the required items listed on the application form(s). Reversed (copied) plans are not accepted.
   b. All conditions of approval noted for the Preliminary Review decision shall be addressed on the final plans.
   c. Caution should be exercised when using old plans of record or archived plans for remodels and additions. It is the applicant's and/or the owner's responsibility to ensure the accuracy of the plans and information submitted.

d. Criteria for Approval. Applications for Type 3 review shall conform to all of the applicable requirements of Section 3 or Section 4 as appropriate.

e. Review Procedure.

1. Notice. The applicant and owners of property immediately adjacent to a proposed construction site will be notified when a plan is either initially submitted or resubmitted for Design Committee review. Comments concerning the project are solicited via this notification. Interested parties are welcome to review the plans online or on-site. Plans shall not be removed from site. Property owners will also be notified in the following circumstances (all notification distances are from the boundary of the tax lot for the project):
   a. If located within 300 feet of a proposed new home.
   b. Within 100 feet of all other Type 3 projects.
   c. Within 500 feet for all Multi-Residential Household projects (Section 4).
   d. Within 500 feet for all Commercial, Resort and Private, Non-Residential Properties (Section 5). Such notice shall also be advertised in the Sunriver Scene and sent via email to owners who have a registered email with SROA.
2. Projects requiring notice as specified above will not be considered by the Design Committee until such notice requirements have been satisfied.
3. Existing Violations.
   a. In the event that an applicant or property owner submits a plan to the Design Committee for approval when conditions on the property are in violation of the existing Manual or other Sunriver Rules & Regulations, except as provided by Section 2.02 Nonconforming Development, the Design Committee, upon a majority vote, shall be entitled to withhold approval of the submission pending complete correction of all violations.
4. Deferrals: If the application is deferred, the applicant must resubmit under the normal guidelines. If the application is deferred three times the project is considered denied.
5. Denials: Resubmitting a substantially similar application is not allowed within a 3-year period.
6. Withdrawal: If an applicant withdraws a proposal it will not be reviewed, and all fees will be returned. A new application will be required.
7. Final Decision: A copy of the decision rendered by the Design Committee is final and will be mailed/emailed no more than 3 working days after the committee has rendered its decision. In the event that the applicant wishes to appeal the decision of the committee, refer to Section 6.08.
8. Building Permit: With the exception of any Type 1, Type 2A or Type 2B administrative approvals, when an application that requires an SROA Building Permit is approved (refer to Section 6.09), the applicant must wait 10 business days from the date of the decision and have met the conditions of approval before a building

permit through the Community Development Department can be issued.

f. Expiration of Design Review Approval. Approval is valid for 2 years from the date of such approval. If construction/ demolition has not begun within that time frame, a new application must be submitted, including new forms, plans and associated fees. Previous review fee will be forfeited.

Section 6.06 ALL TYPE 3 NON-SINGLE HOUSEHOLD DESIGN REVIEW

a. Community informational meeting. A community-wide informational meeting is required prior to submitting for preliminary review to the Design Committee for new construction, remodel, and/or an addition where the total gross square footage (existing and/or new space) exceeds 8,000 square feet in area, or any project that requires Deschutes County Site Plan Review as follows:

1. Applicant Process:
   a. The Community Development Department will provide the applicant with suggested guidelines for the public information meeting.
   b. Applicant sets the meeting date, time and Sunriver location. The meeting must be held within 180 days of submitting to the Design Committee for preliminary review.
   c. The applicant prepares the meeting notification letter on a standard form provided by SROA, that briefly describes the proposed project.
   d. The notice shall be postmarked at least (30 days) prior to the scheduled meeting and mailed to the following:
      1. All property owners within 500 feet of the nearest point of the development property boundary.
      2. The Community Development Department.
      3. The SROA General Manager.
      4. A proposed land use sign, that must be approved by SROA, shall be posted at the location and easily viewed from the road. The sign shall state:
         a. The site may be under consideration for a SROA Design Review application and/or a Deschutes County Land Use application.
         b. Include a phone number and email address where the applicant can be reached for additional information or comments, with specific dates, times and location of availability noted.
2. SROA notice process.
   a. SROA will post notices on the SROA bulletin board at the Administrative Office and the SROA website calendar. Such notice may also be advertised in the Sunriver Scene (if publishing timing permits) and SROA will email Sunriver owners for which an email address is available.
3. Applicant's meeting requirements.
   a. The applicant holds the meeting for the community as scheduled. The meeting is informational and advisory in nature. However, the applicant shall present sufficient conceptual plans and/or master plans, including a site plan, building elevations plans, and any proposed landscaping, that depicts and represents the entire proposed project and any future phases being contemplated. Audience requests and comments will not be binding on the developer; however, the developer will demonstrate a good- faith effort to address concerns raised.
   b. The applicant maintains a sign-up sheet to record names and addresses of all individuals who attend the meeting.
   c. Applicant shall provide the Community Development Department with the list of attendees at the time of preliminary application.
   d. Following the community meeting, the applicant is then permitted to submit for preliminary review by the Design Committee. If preliminary plans are not submitted to the committee within 180 days of the community meeting, the applicant will be required to hold another informational community meeting prior to submitting an application to the committee. A summary of any comments received at the community meeting shall be submitted with the preliminary review application.

b. Master Plan. A Master Plan is required for the development of all undeveloped sites, re-developed sites, or projects, including single structures that exceed 8,000 gross square feet in area. A Master Plan shall include the following components as applicable or as otherwise approved by the Design Committee:

1. An overall conceptual property development plan showing all current and known future phases of development, including proposed timing for development.
2. A comprehensive architectural design plan showing (including but not limited to) all building elevations, pro-

posed paint colors/schemes, siding materials and roof materials intended to provide a consistent property development theme.

3. A site-specific plan showing all existing and proposed structures, parking areas, driveways, adjacent roads, adjacent pedestrian/bicycle pathways, on-site pedestrian ways, bike parking, utility and public facility locations, trash facilities, snow storage areas, natural features and landscaped areas.
4. For any proposed structure or phase of development part of an approved Master Plan, subsequent Master Plan review and approval shall not be required as long as it can be demonstrated that the structure or phase of development is consistent with the previously approved Master Plan and such previous approval was within the past 5 years.

c. Review by Design Committee.

1. Both Preliminary and Final Review by the Design Committee is required pursuant to Section 6.05b and 6.05c of this Manual.
2. If applicable, a copy of the Deschutes County final review and decision shall be submitted with the application for the Design Committee Final Review.
3. Final Review shall be conducted by the full Design Committee during a scheduled meeting.

d. Criteria for Approval. Applications for Type 3 review shall conform to all of the applicable requirements of Section 3 or Section 4 as appropriate.

e. Expiration of Design Review Approval. Approval is valid for 2 years from the date of such approval. If construction/demolition has not begun within that time frame, a new application shall be submitted, including new forms, plans and fees. Previous review fee will be forfeited.

Section 6.07 SIGN REVIEW

a. Approval Required; Procedure.

1. Written approval by the Design Committee must be granted prior to the erection, alteration or relocation of any sign. Applications for signage shall be made in writing to the Design Committee and shall demonstrate conformance with all applicable provisions of Section 4.02 of this Manual. For additional sign application processes see Section 6.03.
2. Sign removal shall be ordered by SROA for any sign in violation of this Manual and/or erected without prior approval. The order to remove any signs shall be issued in writing stating the specific reasons, with a stated period of time for compliance. Failure to comply within the stated period contained in such written notice shall result in removal of the sign at the expense of the property owner.

Section 6.08 REVIEW AND APPEAL

a. Reconsideration of Administrative Design Review Decision. An applicant for a Type 2A or 2B Administrative Design Review and Type 3 Full Design Committee Review may submit a written request for re-review of the decision for review by the full Design Committee not more than 10 days after the decision. A request for re-review is required prior to submitting for an appeal as provided in Section 6.08.b. Such re-review shall be subject to the same criteria as the original review and shall be conducted as a Type 3 Full Design Committee review procedures as specified in Section 6.05.

b. Appeal. All appealable decisions of the Design Committee shall be appealed pursuant to the provisions of Section 8.05 of the Consolidated Plan.

c. It shall be the function of the Appeals Board to review final decisions of the Design Committee when an appeal is requested by any party following the procedure for filing an appeal set forth in Section 8.05.a or 8.05.b of the Consolidated Plan of Sunriver. The Appeals Board shall consider only matters presented at the time of the Design Committee hearing and/or rehearing. The sole issues before the Appeals Board shall be whether the Design Committee properly applied the Design rules to the facts before it at the time of the meeting and/or re-review meeting, and whether any exercise of discretion granted by the design rules constituted an abuse of discretion.

d. The following decisions are not appealable: Paint colors, deferrals and preliminary project submittals.

Section 6.09 BUILDING PERMITS

a. Construction Agreement Required. The construction agreement signed by the owner of record must be on file prior to issuance of the building permit. Any ownership change prior to receiving final inspection approval must be submitted in writing to the Community Development Department. In the event that a change in ownership occurs,

new construction agreements signed by the new owners and new construction deposits must be submitted once the new owners take possession of the property. Failure to comply with this rule may result in a work stoppage and/or fine. A current permit must be kept on file until the project is completed and has received final inspection approval.

b. Display Building Permit Required. After approval of final plans, when work is ready to commence, a building permit shall be obtained from the Community Development Department and be prominently displayed at the job site prior to commencement of any construction or demolition/preparation activity, including the removal of any vegetation. Commencing construction prior to obtaining a building permit and displaying it at the job site is prohibited and may result in work stoppage and/or a fine.

1. Pre-Construction Inspection. For projects which include the addition of interior square-footage, including new homes, prior to the issuance of a SROA Building Permit a Preconstruction Meeting shall be conducted with SROA staff.

c. Permit Expiration. Building permits are valid for the time periods specified in Section 6, Table 1, of this Manual. The Community Development Department may allow a permit extension for painting, paving and landscaping between November 1 and June 1 of the following year for reasons of inclement weather. All Building Permits are eligible for a one-time 3-month extension for an additional fee, see Section 6 Table 1.

d. Final Inspection Required.

1. Final inspection and approval by the Community Development Department is required upon completion of the construction, alteration, landscaping, or minor addition. A request for final inspection must be sent to the Development Department. Any project requiring an SROA building permit will be inspected for conformity with the approved application. Any non-approved exterior changes may result in forfeiture of the construction deposit and/or a fine. Any other items not associated with the project observed to be out of compliance with this Manual and/or the Sunriver Rules & Regulations may result in a separate compliance report being generated. After Community Development Department staff have reviewed the project, any construction deposit will be returned provided:
   a. All exterior improvements, alterations or changes are completed in accordance with the approved application materials, all conditions of approval, and all applicable provisions of this Manual.
   b. Any vegetation, adjoining property, common area, roadway or pathway that is damaged or disturbed during construction/demolition shall be repaired or restored to the condition that existed prior to construction/demolition (subject to Community Development Department approval and, in the case of roads, and/or pathways, approval by the Public Works Department).
   c. Failure to comply with the requirements for inspections will result in a stop work order and/or forfeiture of construction deposits and/or a fine.
   d. The Community Development Department may defer or delay the inspection requirement for painting, paving and landscaping between November 1 and June 1 of the following year for reasons of inclement weather.
   e. SROA has no responsibility to obtain any inspections, or to fulfill any inspection-related requirements, from/by Deschutes County or any other applicable permitting agency. All such requirements are the responsibility of the general contractor and/or the property owner.
   f. Errors and/or omissions by SROA staff in conjunction with the final inspection does not constitute approval, nor overrule any written design review decision and/or design criteria, rules and regulations.
2. Right of Entry. Per section 11.05 of the Consolidated Plan of Sunriver, “The Administrator of Sunriver or his duly designated agent may at any reasonable time, and from time to time at reasonable intervals, enter upon any property within Sunriver for the purpose of determining whether or not the use of such property or any improvement thereon is then in compliance with the Consolidated Plan of Sunriver or any Sunriver Declaration. No such entry shall be deemed to constitute a trespass or otherwise create any right of action in the unit owner or occupant of such parcel.

e. Deposit Forfeit and Penalty. If, after expiration of the building permit and any extension thereof, the project is not completed in accordance with the Design Committee approval, the construction deposit may be forfeited, and the owner may be subject to a fine along with any other enforcement action necessary to bring the project into compliance.

Continue to Section 6, Table 1 on next page & other Manual Appendices

SECTION 6 - 2025

Table 1: Development Applications by Project & Review Type

Project Type (Category)	Review Type	Manual Section	Building Permit Fee/Timeline	Review Fee
Enclosed additions up to 600 square feet*	Type 2a	Section 3.00	$1,000/1 year	$500 & $1,000 deposit
Enclosed additions more than 600 square feet*	Type 3	Section 3.00	$2,500/2 years	$1/sqft & $5,000 deposit
ALL New Home Construction Requires prelim & final review*	Type 3	Section 3.00	$3,000/2 years	$1/sqft & $10,000 deposit
Replacement: Of any previously approved improvement in a like-for-like fashion*	Type 1	Section 3.00	$0/3 months	$100
Preliminary Review*	Type 3	Section 3.00	N/A	$500
Demolition not associated with another application*	Type 3	Section 3.00	$400/6months	$1/sqft & $500 deposit
DRIVEWAYS				
Driveway Alteration	Type 2A	Section 3.04	$200/3 months*	$150
WALKWAYS				
Adding or Altering	Type 1	Section 3.05	$200/3 months*	$150
SIDING & TRIM				
Re-siding with Different Siding and/or Trim	Type 2A	Section 3.06	$400/6 months	$200
DOORS				
Installation of Doors or Screens	Type 1	Section 3.07	$200/3 months*	$150
GARAGE & GARAGE DOORS				
Garage Door Replacement other than Same Door	Type 2A	Section 3.08	$200/3 months	$150

*** Single household residential only**

Continued, next page

Project Type (Category)	Review Type	Manual Section	Building Permit Fee/Timeline	Review Fee
WINDOWS				
Window Replacement Different Color, Material, Location	Type 2A	Section 3.09	$200/3 months*	$150
SOLAR PANELS/TUBES & SKYLIGHTS				
New Solar Panel/Tube or Skylight Installation	Type 2A	Section 3.09	$200/3 months*	$150
EXTERIOR COLORS				
Painting Using One or Two SROA Standard Color	Type 1	Section 3.10	N/A	$50
Painting Trim and/or Accent Color	Type 2A	Section 3.10	N/A	$50
ROOFS				
Re-Roofing	Type 1	Section 3.11	$200/3 months*	$150
GUTTERS & DOWNSPOUTS	N/A	Section 3.12	N/A	N/A
EXTERIOR EXPOSED METAL	N/A	Section 3.13	N/A	N/A
MASONRY				
Masonry Addition/Alteration	Type 2A	Section 3.14	$200/3 months*	$150
HOT TUBS, SCREEN WALLS & FENCING				
Trash Enclosure	Type 1	Section 3.15	N/A/3 months*	No fee
Privacy Screen	Type 2A	Section 3.15	$200/3 months*	$150
Hot Tub	Type 2A	Section 3.15	$400/6 months	$250
Dog Pen	Type 2A	Section 3.15	$400/6 months	$250
Outdoor Storage	Type 2A	Section 3.15	$400/6 months	$250
Fencing (community/commercial)	Type 3	Sections 4.02 & 5.02	$400/6 months	$250
DECKS				
Grade Level Deck Modification/Alteration	Type 2A	Section 3.16	$200/3 months*	$150
Elevated Deck, Substantial Alteration	Type 2B	Section 3.16	$400/6 months	$250
RAILINGS				
Railing Modification	Type 2A	Section 3.17	$200/3 months*	$150
Railing Substantial Alteration	Type 2B	Section 3.17	$400/6 months	$250

Continued, next page

Project Type (Category)	Review Type	Manual Section	Building Permit Fee/Timeline	Review Fee
LANDSCAPING				
Landscaping (plants/trees only)	Type 1	Section 3.18	N/A	N/A
Landscaping – Substantial Alteration	Type 2A	Section 3.18	$200/3 months*	$150
Removal of Non-Native Tree Species and/or Landscaping	Type 1	Section 3.18	N/A	N/A
Removal of Native Tree Species not Approved by SROA Natural Resources Department	Type 2A	Section 3.18	N/A	$250
LIGHTING				
Lighting Not Part of Structure Remodel or Addition, including Driveway and Walkway Lighting	Type 2A	Section 3.19	$200/3 months*	$150
GRADING				
Grading	Type 2A	Section 3.20	$200/3 months*	$100
ANTENNAS / FLAG POLES				
Antennas Less than 4 Feet in Height	N/A	Section 3.21	N/A	N/A
Satellite Dishes Less than 3 Feet or 1 Meter in Size	Type 1	Section 3.21	N/A	N/A
Ground Mounted Flag Poles	Type 1	Section 3.21	$200/3 months*	$150
All Other Applications for Antenna, Flag Poles or Satellite Dishes (if not attached to principle structure)	Type 2A	Section 3.21	$200/3 months*	$150
HEAT PUMPS & A/C				
Heat Pump, Air Conditioner or Similar Mechanical Equipment	Type 1	Section 3.22	$200/3 months*	$150
PERMANENT OUTDOOR FIREPLACES				
Outdoor Fireplace Addition	Type 2A	Section 3.23	$200/3 months*	$150

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Project Type (Category)	Review Type	Manual Section	Building Permit Fee/Timeline	Review Fee
AWNINGS & EXTERNALLY AFFIXED MATERIALS				
Sun Shade or Retractable Awning	Type 1	Section 3.24	N/A	$100
GOLF NETS				
Installation	Type 2B	Section 3.25	$200/3 months*	$150
AFFIXED OUTDOOR RECREATION EQUIPMENT				
Add Play Structure, Basketball Hoop/Backstop, Horseshoe Pit, etc.	Type 2A	Section 3.26	$200/3 months*	$150
ELECTRIC VEHICLE CHARGING STATIONS				
Addition or Modification	Type 2A	Section 3.27	$200/3 months*	$150
DETACHED STRUCTURES	NOT ALLOWED	Section 3.28	NOT ALLOWED	N/A
PERGOLAS				
Addition or Modification	Type 2A	Section 3.29	$200/3 months*	$150
OUTDOOR KITCHENS				
Addition or Modification	Type 2A	Section 3.30	$200/3 months*	$150
PATIOS				
Addition or Modification	Type 2A	Section 3.31	$200/3 months*	$150
OUTDOOR TELEVISIONS				
Addition or Modification	Type 2A	Section 3.32	$200/3 months*	$150
SIGNAGE - AUO				
Signs/other	Type 2a	Section 4.02	$200/3 months*	$150
FENCING - AUO				
Installation, Modification	Type 3	Section 4.02	$200/3 months*	$150
ELECTRIC VEHICLE CHARGING STATIONS - AUO				
Addition or Modification	Type 2A	Section 4.03	$200/3 months*	$150

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Project Type (Category)	Review Type	Manual Section	Building Permit Fee/Timeline	Review Fee
SIGNAGE - COMMERCIAL				
Signs/other	Type 2a	Section 5.02	$200/3 months*	$150
FENCING - COMMERCIAL				
Installation, Modification	Type 3	Section 5.02	$200/3 months*	$150
ELECTRIC VEHICLE CHARGING STATIONS - COMMERCIAL				
Addition or Modification	Type 2A	Section 5.03	$200/3 months*	$150

Community Development Miscellaneous Fees

Application Type	Fee
Changes to projects under construction. (Exception: The square footage is increased, or any improvement requiring full Committee review (Type 3)	No Charge
Contractor Annual Parking Pass	$100
Property for Sale Inspection (includes one re-inspection within 90 days) *Additional re-ispections within 90 days (beyond 90 days requires a new applicaiton)	$225 *$100ea
Plan copies, 24"x36" (per sheet)	$10
Appeal Fee (by anyone other than the applicant)	$500

APPENDIX A DEFINITIONS OF MANUAL TERMS

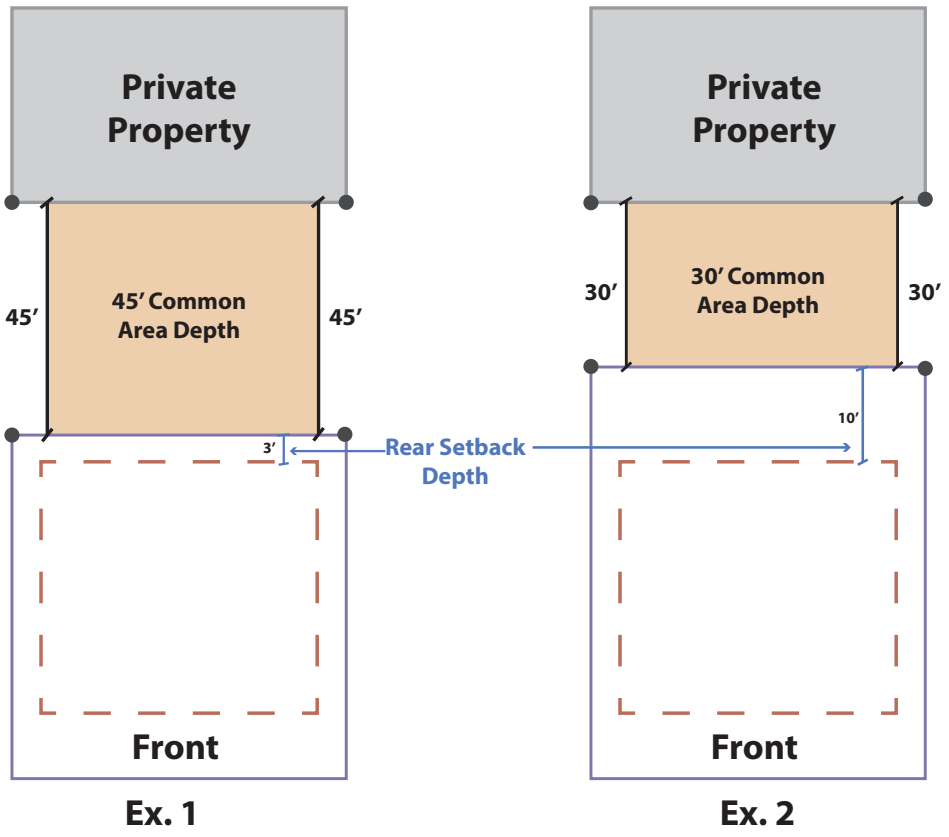
- **Accent:** shingled gable ends and exposed timber elements of the structure.
- **Administrative Review:** a review of application materials conducted by a Design Committee member or members outside of a regularly scheduled public meeting agenda. This may or may not include the presence of the applicant at the sole discretion of the Design Committee.
- **Affixed**: any item or structure that is attached to a wall or location on the ground with permanent/semi-permanent armature so that it cannot be readily moved or brought indoors when not in use.
- **Aggregate**: a material comprised of a loosely compacted mass of fragments, such as crushed rock.
- **Alteration**: the act of or result of a substantive change to a physical structure to an improvement from that that was originally approved.
- **Arbors**: an outdoor structure, typically arched, built of homogeneous material that people can walk under designed to support climbing vines and plants.
- **Awning**: a sheet of fabric or other material supported by a static frame that is permanently/semi-permanently affixed to a surface for the purpose of screening sun, rain or to otherwise provide protection or be a shelter from the elements.
- **Berm**: a small rise or hill in a landscape that is intended to buffer or visually screen certain aspect of development, such as a patio, deck, windows or driveway.
- **Backlit sign**: a sign face affixed to a cabinet that contains internally enclosed bulbs or lighting elements so as to allow the sign face to be lit while containing ambient light.
- **Compatible**: a harmonious relationship between multiple elements that allows them to exist in a consistent manner with no or minimal conflict.
- **Complete**: a project that has finished all aspects of proposed and approved construction and fulfilled all required conditions of approval.
- **Complement**: to add to or complete by adding something that enhances a design or element of design.
- **Contrast**: the state of being strikingly different to another feature or design element that is in close proximity or juxtaposed.
- **Construction**: the physical act of converting a site or otherwise developing an approved plan to erect a physical feature or improvement.
- **Covered**: a defined area, such as a deck, patio, porch (including only the portion thereof), over which a physical feature that provides protection from the elements is extended.
- **Decorative ornamentation**: elements or features of a design that are present only or primarily for the enhancement of the aesthetics of a development and offer no or little functional value.
- **Deferred decision**: an action that does not include a final determination of approval or denial for lack of appropriate information from which such decision can be made and requests additional information to provide a basis for a final decision.
- **Design Excellence**: integrity in the use of materials and acknowledgment of surroundings to achieve the highest architectural and landscape design standard.
- **Encroachment**: an extension across a defined boundary or otherwise into an area for which a separate set of development standards or regulations apply.
- **Excessive**: exceeding what is usual, necessary or normal.
- **Expansion**: an addition that enlarges or extends beyond the bounds of the original design.
- **Fascia**: a wooden board or other flat piece of material lying below the low end of a roof, deck, etc., that typically covers rafters and/or joists.
- **Floor Area Ratio**: a measurement of a structure's floor area in relation to the size of the lot/parcel that the structure is located on. .
- **Floor Area**: The total floor area contained within a structure measured to the external face of the external walls, excluding open vaulted space above the first floor.
- **Footprint**: the horizontal area of a building within the enclosed walls extending vertically from the foundation but excluding eave overhangs and other features not covered by a roof, such as unsheltered steps, porches, patios or decks.
- **Full Design Committee Review**: a review of application materials conducted by the entire Design Committee present during a regularly scheduled public meeting agenda.
- **Grade (original and final)**: means the vertical location of the ground surface. Original grade means the existing condition of the elevation of the ground surface or the natural grade prior to grading, placement of fill, or the excavation or removal of earth from the site. Final grade means the completed/finished grade of the site after all clearing and grading

has been completed that conforms to an approved clearing/grading or development plan.

- **Grading**: the excavation and movement of earthen material on a site, including fill/removal of such material, to alter the original grade and natural topography.
- **Hardscape**: the non-living, non-vegetative elements of a development, such as concrete, pavers, wood, or stone used for driveways or walkways.
- **House body**: all siding surfaces of the structure.
- **Ladder Fuels Reduction Plan**: The Sunriver Ladder Fuels Reduction (LFR) Plan establishes guidelines, that apply to all Sunriver Owners Association (SROA) owned property and privately owned property. Created in 1995, the implementation of these guidelines was made mandatory for all properties in Sunriver in 1996 (Section 4.01 of the Sunriver Rules & Regulations) and has been periodically revised to reflect evolving wildfire science, best practices, and legislative standards. The Sunriver LFR Plan contains guidelines that are consistent with achieving the three goals of the National Cohesive Wildland Fire Management Strategy: resilient landscapes, fire-adapted communities, and safe and effective wildfire response.
- **Like for Like**: a replacement item of the same type and value as the existing or previous with no major differences between the two.
- **Lot Coverage**: all areas of a platted lot or parcel covered by buildings (as defined by building footprints) and other structures with surfaces greater than 12 inches above the finished grade, but including the portions of porches, patios, and decks covered with fixed benches, as well as carports and balconies. Eaves are not included in lot coverage.
- **Lot Lines**: The property line bounding a lot.
    - o Front Lot Line: The lot line separating the lot from the lane on which the lot is located and that is intended to provide access to the lot.
    - o Side Lot Line: Side lot line is any lot line other than the front or rear.
    - o Rear Lot Line: For square and rectangular shaped lots, the rear lot line is the lot line opposite and most distant from the front lot line. In the case of an irregular, triangular or uniquely shaped lot, the Design Committee will determine which lines are defined as the rear.
- **Maintenance**: to cause or to permit the continuation of existence by allowing the preservation and care for a structure, improvement, or area to such an extent that it remains attractive, safe and presentable and carries out the purpose for which it was installed, constructed or required.
- **Mass**: The expanse and bulk of the main parts of a structure.
- **Modification**: the act of or result of a limited change to a physical structure or an improvement from that which was originally approved.
- **Non-conforming**: a structure that was approved (record of SROA Design Review approval) in its current state and has continued in such state without alteration but does not conform to the current Design Manual standards.
- **Outdoor storage area**: an unroofed location enclosed on all sides for storage of household goods.
- **Over-the-Counter Review**: a review of application materials conducted by SROA Community Development Department staff without input from the Design Committee.
- **Pavement edge zone**: the three-foot portion, that commences at the pavement edge and extends toward the Property Line Zone. In those instances, where the pavement edge is less than 3 feet from the property line, the pavement edge zone shall extend beyond the property line to maintain the 3 foot separation between the pavement edge and any landscaping improvements.
- **Pergola:** a substantial outdoor structure featuring vertical posts or columns that support a grid of beams and open rafters, which creates an outdoor living space designed to provide shade for seating areas.
- **Physical tree protection barrier**: A continuous welded (minimum 14-gauge thickness) wire that is moldable to wrap around a tree for protection from wildlife grazing, chewing, and climbing. The color of the welded wire can only be galvanized, dark green or black.
- **Property line zone:** the portion of right-of-way that commences at the applicant's front property line and extends to within 3 feet of the pavement edge zone.
- **Project perimeter**: the approved footprint of the proposed structure or defined project area; may include the footing of a structure or defined location of other on-site fixtures.
- **Repair**: to fix or mend damage by physical means to return to the original or similar functional state.
- **Replacement**: an object of the same or different design that takes the place of another in entirety to achieve the same purpose and function and is consistent with the original approval even if non-conforming.
- **Ridge height**: the tallest point of a building; this can include the peak of a roof where two roof areas intersect as measured in a straight vertical line from the existing grade.

- **Road right-of-way**: the portion of the private way owned by the SROA which is divided into two zones: Property Line Zone and Pavement edge zone.
- **Shielded (completely, partially)**: to prevent from being seen. Completely shielded means to obscure from all view from all angles. Partially shielded means to obscure from view from most angles but allowing some degree of visibility.
- **Signs**: sign types are defined as follows:
    - o Building directory: a sign that only identifies the name and location of businesses within the building to which it is affixed. Such signs may be hanging or wall signs.
    - o Commercial: a sign that identifies, advertises, or directs attention to a business, or is intended to induce the purchase of goods, property, or a service.
    - o Directional: a sign that only identifies the name and location of businesses within a commercial complex located on the same premises. Such signs may be a free-standing, ground-mounted, hanging, kiosk or wall sign.
    - o Display case: a solid, enclosed cabinet with a glass surface that is affixed to an external wall of a structure that allows messaging to be placed and displayed from within.
    - o Drive-thru: a menu or other merchandise sign that lists materials available for purchase at a business with a drive-through facility.
    - o Free-standing: an outdoor advertising sign, sign structure, display or device including its ground - anchored supporting elements, that is entirely self-supporting upon the ground, and not attached to, anchored to, mounted upon, secured by, supported by, stabilized by, or in any other way dependent upon, any other structure or device.
    - o Ground-mounted: an outdoor advertising sign, sign structure, display or device including its ground – anchored supporting elements, that is entirely self-supporting upon the ground, and not attached to, anchored to, mounted upon, secured by, supported by, stabilized by, or in any other way dependent upon, any other structure or device.
    - o Hanging: a projecting sign that is suspended from an overhang, canopy, marquee, or awning, or from a mounting attached directly to the building wall.
    - o Interior lighted: an illuminated sign located on the interior of a building that is intended to be viewed from the outside through a window.
    - o Kiosk: a small, self-supporting structure located in a common/public area used for providing general information and not necessarily for the advertisement of a specific business or product.
    - o Sandwich board: a sign consisting of two (2) faces, hinged together at one end that is self-supported, easily moved, and not affixed to a building, base structure, or the ground.
    - o Walk-up window: a sign located adjacent to an exterior service/purchase walk-up window that advertises only the goods or services that are available for purchase at the walk-up window.
    - o Wall: a building-mounted sign affixed to an external wall of a structure, not including sign copy that is directly painted on the surface of the wall.
- **Similar**: an object that resembles the original without being identical but achieves the same purpose and function
- **Site**: the area within the boundary of a platted lot/property
- **Sole discretion:** shall mean that the Design Committee may make a requirement of the Design Manual less restrictive, unless making a requirement of the Design Manual more restrictive is required to protect significant natural features of Sunriver (in which case, the Design Committee may make a requirement of the Design Manual more restrictive).
- **Structure**: anything constructed or built, any edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, that requires location on the ground or is attached to something having a location on the ground, including swimming/wading pools, decks and covered patios, but excepting ground-level outdoor areas such as paved areas, driveways or walks.
- **Subordinate**: of lesser importance and less prominence.
- **Substantially**: to a great degree or significant extent with only minor differences of no significant concern.
- **Tree**: Refer to Appendix F of this Manual compiled by SROA's Natural Resources Department, for a verified listing of "trees" that are adaptable to the Central Oregon environment
- **Trellis:** a supportive outdoor structure featuring a framework of interwoven homogeneous material, built specifically for climbing plants to cling to.
- **Trim**: the material that edges the windows, doors, corners and wall edges of a structure, but not including the fascia board that runs along the lower edge of the roof and the soffits beneath the roof.
- **Xeriscape**: a landscaping method developed especially for arid and semiarid climates that utilizes water-conserving techniques (such as the use of drought-tolerant plants, and reduced irrigation).

APPENDIX B PROPERTY SETBACK EXAMPLES



Depth of Common	Rear Setback
44'	3'
43'	3'6"
42'	4'
41'	4'6"
40'	5'
39'	5'6"
38'	6'
37'	6'6"
36'	7'
35'	7'6"
34'	8'
33'	8'6"
32'	9'
31'	9'6"
30'	10'
29'	10'6"
28'	11'
27'	11'6"
26'	12'
25'	12'6"
24	13'
23	13'6"
22	14'
21	14'6"
20	15'
19	15'6"
18	16'
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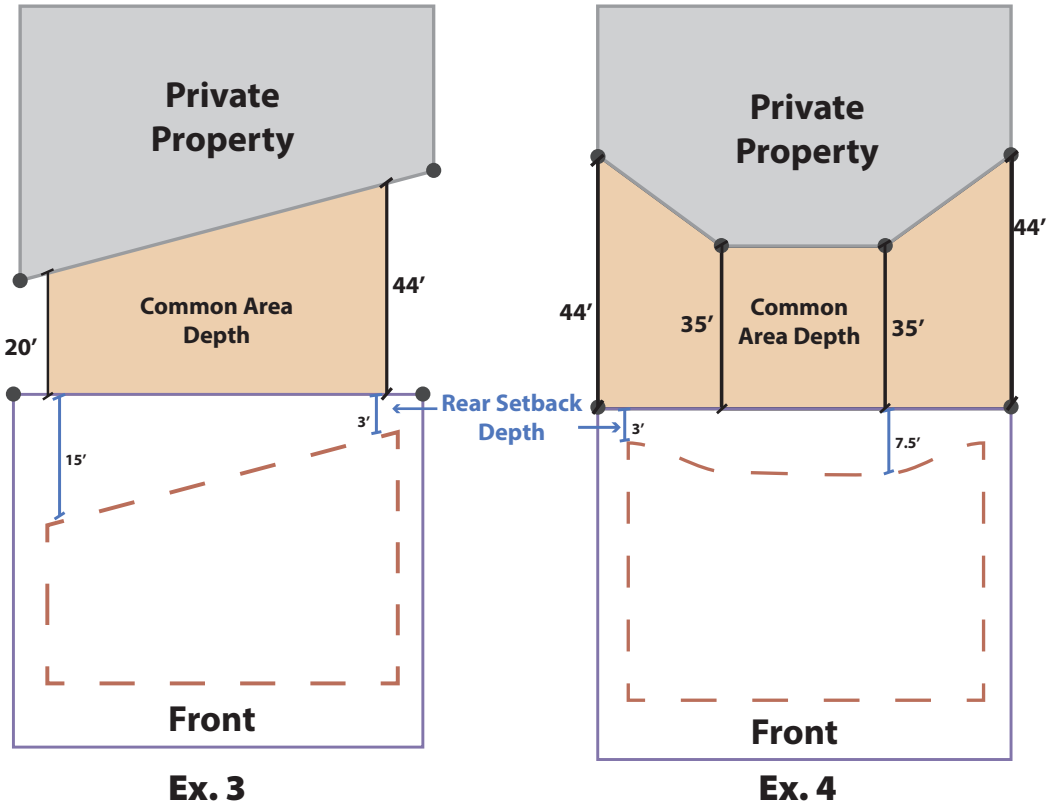
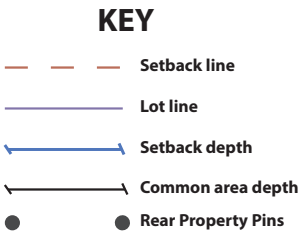
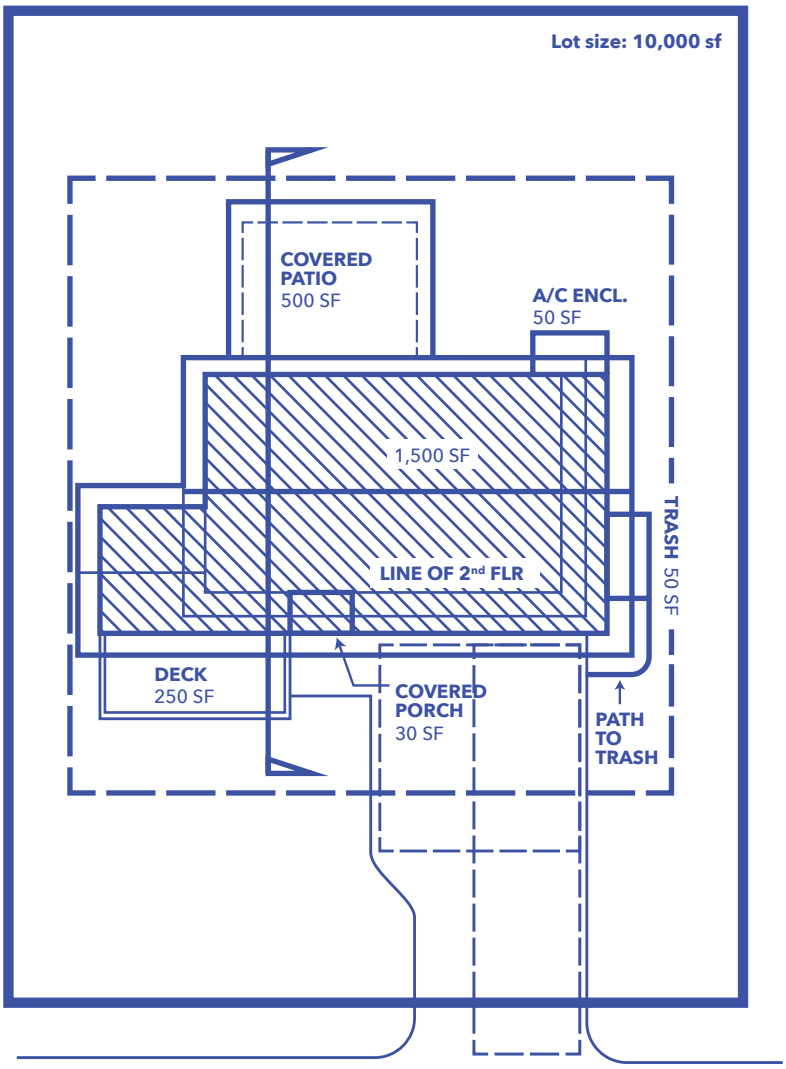
12	19'
11	19'6"
10	20'
9	20'6"
8	21'
7	21'6"
6	22'
5	22'6"
4	23'
3	23'6"
2	24'
1	24'6"
0	25'

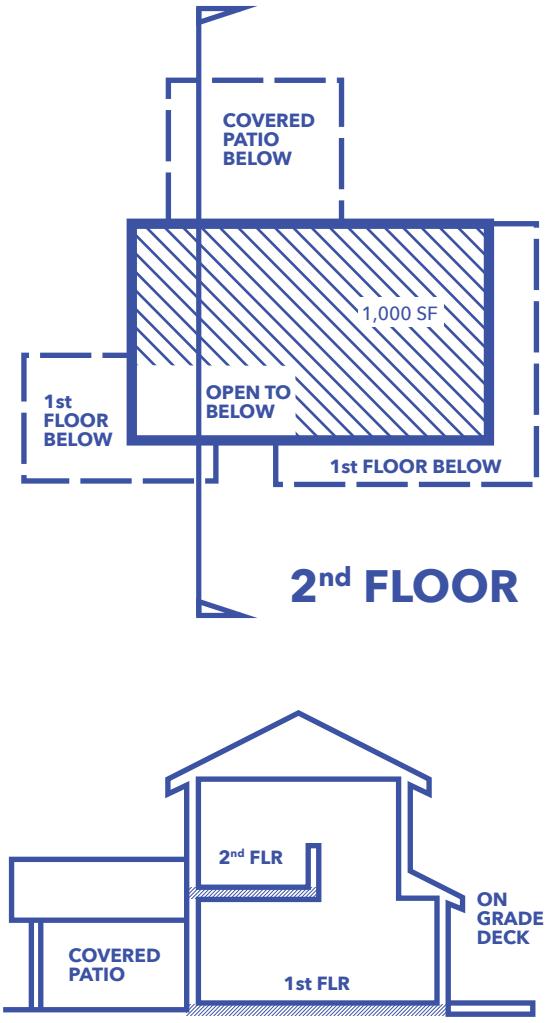




APPENDIX C FLOOR AREA RATIO EXAMPLE



1st FLOOR/SITE PLAN



CROSS SECTION

Lot Coverage: Max allowed = 35%

House footprint: 1,500 SF (including garage)
Trash enclosure: 50 SF
A/C enclosure: 50 SF
Covered rear patio: 500 SF
Covered front porch: 30 SF
Driveway & pathways: Do not include
Grade level deck: Do not include
Roof overhangs: Do not include

LC = 21.3% (2,130sf lot coverage ÷ 10,000 sf lot)

Floor Area Ratio(FAR): Max allowed = 45%

Interior 1st Floor Area: 1,500 SF (including garage)
Interior 2nd Floor Area: 1,000 SF

Interior 2nd Floor Area "Open to Below" - Do not include.

FAR = 25% (2,500sf floor area ÷ 10,000sf lot)

Protective Root Zone

What is a PRZ?

The minimum amount of roots trees need for survival are called the "critical roots." These critical roots exist in the soil surrounding the tree and should be protected during construction activity. This area of root protection is called a "protective root zone" or PRZ.

In Sunriver, a PRZ is typically defined as a circle on the ground corresponding to the dripline of the tree and the materials used to protect this area. PRZs protect the tree's critical roots against cutting or tearing, soil compaction, grade changes and contamination.

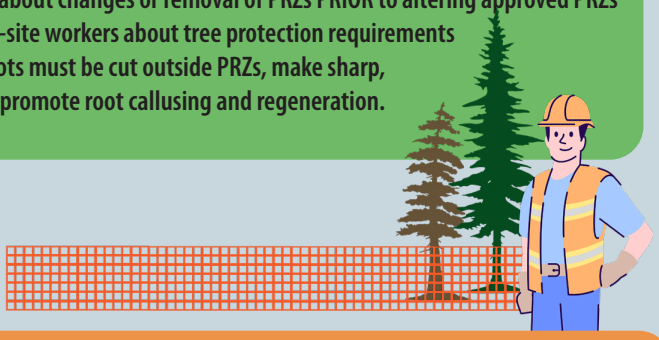
When are PRZs Required?

At a minimum, PRZs are required around ponderosa pine trees – trees equal to or greater than 4 inches at diameter breast height (dbh) – that may be negatively affected by nearby construction activity. This can include trees within the property boundaries as well as trees on neighboring lots whose critical roots may extend into the construction area.

PRZs may be required for ponderosa seedlings or other trees depending on site conditions and other factors.

Tree Protection: What to do

- Construct PRZs around select trees as directed by SROA using required materials:
  - –Metal t-posts standing 4' above grade and spaced 6' apart
  - –4' snow fencing OR double row of polypropylene rope; pulled taut and secured with zip ties to the posts
- Maintain PRZs for the duration of construction activity
- Treat PRZs as a "zero access" zone where no construction activity, staging or storage takes place
- Contact SROA about changes or removal of PRZs PRIOR to altering approved PRZs
- Educate all on-site workers about tree protection requirements
- Where tree roots must be cut outside PRZs, make sharp, clean cuts to promote root callusing and regeneration.



PRZ Compliance

Once PRZs have been approved, they must stay in place for the duration of the construction project. No changes may be made to the PRZs without advance approval from SROA Community Development staff.

Properties under construction will be inspected periodically for tree protection compliance. Failure to maintain PRZs may result in a stop-work order, fines or forfeiture of construction deposit.

Tree Protection: What NOT to do

- Do not move or alter the PRZ at any time until the project has received final approval
- Do not park or drive cars, trucks or any mechanical equipment within the PRZ
- Do not store materials or equipment within the PRZ
- Do not dig or trench within the PRZ without SROA authorization
- Do not pile dirt, gravel, rocks, etc. around tree trunks or change soil grade
- Do not wash out cement, paint or other chemicals near trees
- Do not attach wires, cables, conduit, job boxes or other objects to any tree

QUESTIONS?

SROA Community Development
541-593-6645
designinfo@srowners.org

SROA Natural Resources
541-593-1522
naturalresources@srowners.org

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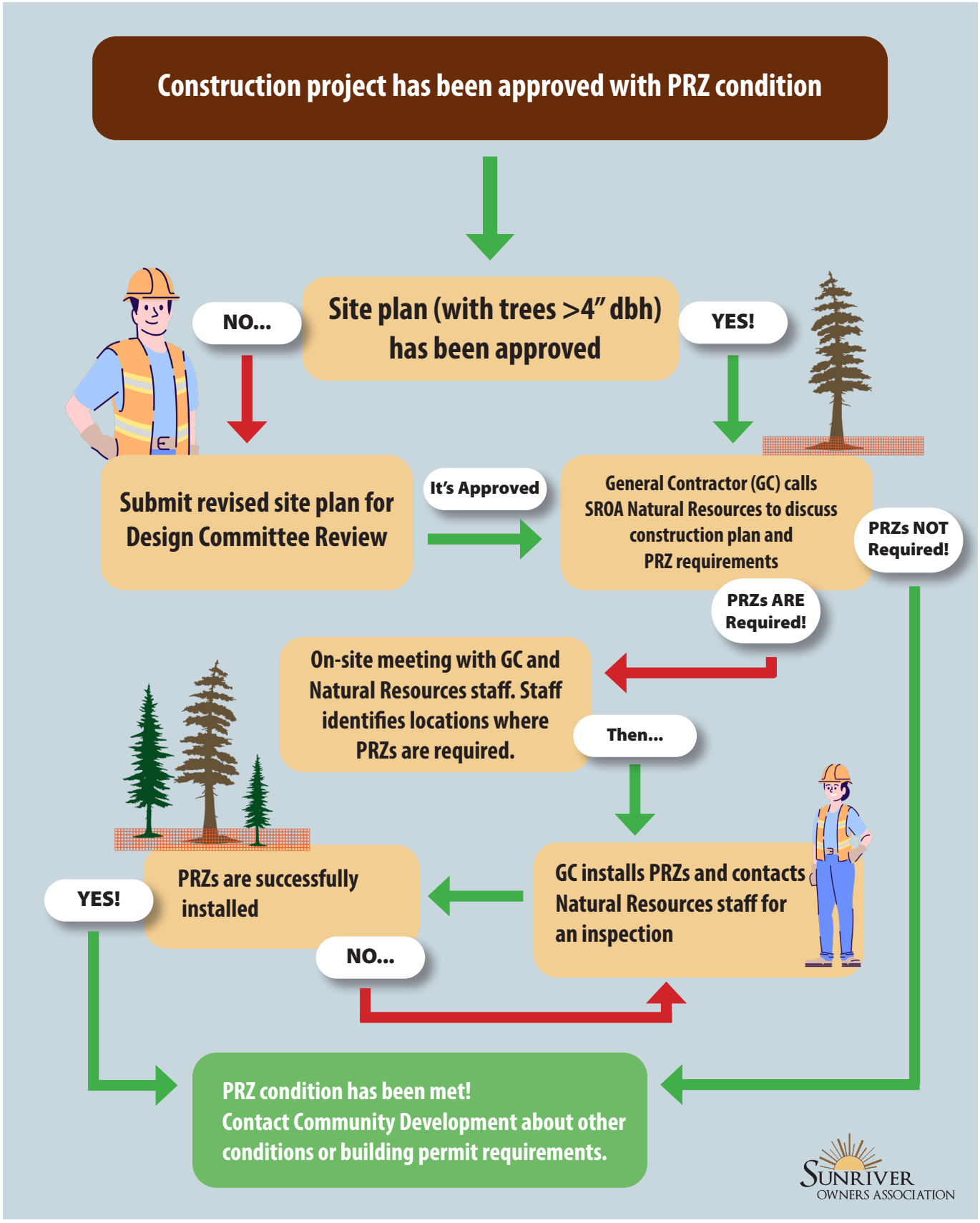
Protective Root Zones (PRZs) Flowchart



APPENDIX E SCHEDULE OF FINES

Except as otherwise provided in Sunriver Rules & Regulations, the scheduled fine for violation of any rule or provision shall be an initial amount not exceeding the amounts noted in the chart below. However, if the infraction is not corrected in the required timeframe, the continued infraction may be subject to a graduated fine schedule noted in Section 1.05 of the Sunriver Rules & Regulations.

SECTION	***CLASS***
1.02	C
2.01	C
2.02	C
2.03	C
2.05 c	C
2.05 d 1-2	E
2.05 d 3-5	C
2.05 d 6-7	D
2.05 d 8	C
2.06 a-c	C
2.06 d 1	A
2.06 d 2	C
2.06 e	C
3.01 – 3.17	C
3.18 b	A
3.19 – 3.31	C
4.00	C
5.00	C
6.01 b-d	C
6.09	C

Fine Amounts per Class

Class A: $2,500 and/or suspension of recreation access privileges.
Class B: $500 and/or suspension of recreation access privileges.
Class C: $250 and/or suspension of recreation access privileges.
Class D: $100 and/or suspension of recreation access privileges.
Class E: $50 and/or suspension of recreation access privileges.

LANDSCAPING IN SUNRIVER

Finding landscaping plants and trees to suit your needs can be challenging. We've compiled a list of landscaping plants that do well in our drier region. All landscaping must conform to the standards in the Sunriver Ladder Fuels Reduction (LFR) Plan and major changes must receive approval via the SROA Design Committee. For more information contact SROA Natural Resources at naturalresources@srowners.org or SROA Community Development at designinfo@srowners.org.

FLOWERS

Yarrow	*Achillea millefolium*
Pearly Everlasting	*Anaphalis margaritacea*
Rosy Pussytoes	*Antennaria microphylla*
Western Columbine	*Aquilegia formosa*
Showy Milkweed	*Asclepias speciosa*
Arrow-leaf Balsamroot	*Balsamorhiza sagitata*
Indian Paintbrush	*Castilleja* spp
Plains Coreopsis	*Coreopsis tintoria*
Bleeding Heart	*Dicentra formosa*
Purple Coneflower	*Echinacea purpurea*
Fireweed	*Epilobium angustifolia*
Creamy Buckwheat	*Eriogonum heracleoides*
Oregon Sunshine	*Eriophyllum lanatum*
Western Wallflower	*Erysimum asperum*
Prairie Rocket	*Erysimum capitatum*
California Poppy	*Eschscholtzia californica*
Indian Blanket	*Gailardia* spp
Roundleaf Alumroot	*Heuchera cylindrica*
Scarlet Gilia	*Ipomopsis aggregata*
Blue Flax	*Linum lewisii*
Lupine (various)	*Lupinus* spp
Pink Monkey Flower	*Mimulus cusickii*
Evening Primrose	*Oenothera* spp
Penstemon (various)	*Penstemon* spp
Black-Eyed Susan	*Rudbeckia hirta*
Stonecrop	*Sedum lanceolatum or stenopetalum*
Blue Eyed Grass	*Sisyrinchium* spp
Oregon Checkermallow	*Sidalcea oregano*
Scarlet Globemallow	*Sphaeralcea coccinea*
Orange Globemallow	*Sphaeralcea munroana*
Phlox	*Phlox diffusa*
Rocky Mountain Iris	*Iris Missouriensis*
Russian Sage	*Perovskia atriplicifolia*
Common Sneezeweed	*Helenium autumnale*
Sweet William	*Dianthus* spp

SHRUBS

Western Serviceberry	*Amelanchier alnifolia*
Kinnikinnick	*Arctophylos uva-ursi*
Big Sagebrush	*Artemisia tridentata*
Mahala Mat	*Ceanothus prostratus*
Curl-leaf Mountain Mahogany	*Cercocarpus ledifolius*
Rabbitbrush	*Chrysothamnus nauseosus*
Green Rabbitbrush	*Chrysothamnus viscidiflorus*
Oceanspray	*Holodiscus discolor*
Tall Oregon Grape Creeping	*Mahonia aquafolium*
Mahonia (Holly)	*Mahonia repens*
Mockorange	*Philadelphus lewisii*
Potentilla	*Potentilla/Dasiphora fruticosa*
Mallow Ninebark	*Physicarpus malvaceus*
Wax or Golden Currant	*Ribes cereum or aureum*
Wood's Rose	*Rosa woodsii*
Western Spirea	*Spirea douglasii*
Snowberry	*Symphoricarpos albus*
Rock Daphne	*Daphne cneorum*
Dwarf Burning Bush	*Euonymus alatus*
Siberian Pea Shrub	*Caragana arborescens*
Redosier Dogwood	*Cornus sericea*
Vine Maple	*Acer circinatum*
Western Sandcherry	*Prunus besseyi*

SUNRIVER ...
naturally different

TREES

Ponderosa Pine	*Pinus ponderosa*
Western Larch/Tamarack	*Larix occidentalis*
Maple	*Acer species*
River Birch	*Betula nigra*
Swedish Aspen	*Populus tremula*
Crabapple	*Malus* spp
Chokecherry	*Prunus virginiana*
Mountain Ash	*Sorbus aucuparia*
Mugo Pine	*Pinus mugo*
Firs	*Abies* spp
Green Spruce	*Picea* spp
Colorado Blue Spruce	*Picea pungens*

(Must be single stem & minimum 6ft. in height to qualify for tree protection barriers)

GRASSES

Bluebunch Wheatgrass	*Agropyron spicatum*
Sandberg Bluegrass	*Poa sandbergii*
Tufted Hair Grass	*Deschampsia caespitosa*
Great Basin Wild Rye	*Elymus cinereus*
Idaho Fescue	*Festuca idahoensis*
Sheep Fescue	*Festuca ovina*
Indian Ricegrass	*Oryzopsis hymenoides*
Bottlebrush Squirreltail	*Sitanion hysterix*
Prairie Junegrass	*Koeleria macrantha*

PROHIBITED/NOT RECOMMENDED PLANTINGS IN SUNRIVER

The following are prohibited or not recommended for the following: fire hazard, susceptible to pests/disease, non-native or unsuitable for Sunriver's climate zone, are not drought tolerant or have high water requirements.

PROHIBITED

Juniper
Manzanita
Arborvitae
Bitterbrush
*Lodgepole pine
All Brooms
(Scotch, Lydia, etc.)
Topiary
Yews
Snowbrush

NOT RECOMMENDED

Quaking Aspen
Austrian Pine
Scotch Pine

SUNRIVER OWNERS ASSOCIATION

* Can be protected per DCM 3.18c&d

NOTE: This flyer is not all-inclusive and is subject to additions and deletions.

APPENDIX G LOTS WITH SPECIAL RESTRICTIONS

- **Bunker Ln., Lot: 9-20**
- **Central Ln., Lots: 1-3, 13**
- **Cottonwood Ln., Lot: 25**
- **Cypress Ln., Lots: 10-22**
- **Duck Pond Ln., Lots: 5-9**
- **Golden Eagle Ln., Lots: 10-23**
- **Loon Ln., Lots: 5-13**
- **Maury Mtn. Ln., Lots: 13-29**
- **McKenzie Ln., Lot: 4**
- **McNary Ln., Lots: 1-19**
- **Modoc Ln., Lot: 3**
- **Mt. St. Helens Ln., Lots: 8-9**
- **Mulligan Ln., Lots: 8-10**
- **Oregon Lp., Lots: 27-37**
- **Playoff Ln., Lots: 2, 10**
- **Polehouse Ln., Lots: 1-2**
- **Red Cedar Ln., Lots: 14-15, 33-34**
- **River Rd., Lots: 1-12**
- **Shamrock Ln., Lots: 1-16**
- **Summit View Dr., Lots: 1-10**
- **Tan Oak Ln., Lots: 14-16**
- **Three Iron Ln., Lots: 1-7**
- **Topflite Ln., Lots: 8-9**
- **Tournament Ln., Lots: 7-28**
- **Trophy Ln., Lots: 1, 10-11**
- **Vine Maple Ln., Lots: 1, 17**
- **White Elm Ln., Lot: 18**
- **Winners Circle Ln., Lots: 4, 13, 24-25, 35, 37-40**

See SROA Community Development Department Staff for more information.