

AWBREY BUTTE



Design & Construction Guidelines

Revised 2023

Awbrey Butte Owner's Association
Managed by Aperion Management Group
541-389-3172

info@aperionmgmt.com

Table of Contents

Section	Topic	Page
1.0	Building on Awbrey Butte	3
2.0	ABOA Design Review Process	6
3.0	Residential Design Guidelines	18
4.0	Landscaping Design Guidelines	32
5.0	Construction Guidelines	42
Exhibit A	Buildable Area Illustration	44
Exhibit B	Additional Setbacks Illustration	46
Exhibit C	Building Height Calculations	47
Exhibit D	Landscape Zones	49
Exhibit E	Permitted Plant Materials	50

1.0 Building on Awbrey Butte

1.1 Introduction

Awbrey Butte is a unique community, which preserves the natural beauty and site integrity of individual homesites, while allowing diversity in individual residences. Awbrey Butte does not have a particular architectural theme; homes on the Butte represent a variety of styles and unique architectural design approaches. This diversity in home design contributes to the quality of the community environment as well as to the individual characteristic of its residences.

Within this diversity of design approaches, the buildings and landscapes on the Butte are expected to employ high design standards that are appropriate for the community, considerate to the site, and respectful to neighbors.

The information in this chapter is intended to help you, as well as your designer, architect, builder, or landscape professional understand the rules, guidelines, fire safety requirements and architectural standards relating to home design and landscaping on the Butte. It will also help to acquaint you with the necessary approval process required for each stage of your project. We want to ensure that the design review and approval process is administered fairly and effectively, for the benefit of individual property owners and for the Awbrey Butte community.

We urge you to contact the Awbrey Butte Owners' Association (ABOA) prior to filing any application to be sure you have the most current application form(s) and a current Owner's Manual.

1.2 Architectural Character and Style

The design and style of all homes in Awbrey Butte should complement existing homes and the natural setting. The objective is to add elements of architectural variety for each individual residence, while providing an appropriate design that is harmonious to Awbrey Butte. Harmonious architectural themes can be achieved by integrating carefully selected colors with exterior treatments and the complementary use of masonry materials. When selecting exterior finishes, consider earth tone colors in medium to dark tones that are consistent with the Awbrey Butte landscape. Please note that generally acceptable exterior materials and colors will not be approved if they do not complement the surrounding homes.

City of Bend Building Requirement - The City of Bend has adopted the State of Oregon's One-and-Two Family Dwelling Specialty Code. The City requires that a building permit be obtained prior to beginning construction of any improvement, or making additions or changes to an existing structure. The City's adopted building code may have requirements that are more restrictive than those published herein; in this case the most restrictive requirement would prevail. Application with the intent of circumventing the City of Bend height restrictions or ARC height restrictions (30' average height above the existing natural grade will not be approved (see Exhibit C). Please verify all City of Bend regulations with the City of Bend Building and Planning Department.

1.3 Architectural Review Committee (ARC): Structure, Authority, Responsibility

General

The Board of Directors of the ABOA (the Board) has established an Architectural Review Committee to oversee the application of all construction and modification procedures on Awbrey Butte. The ARC shall exercise these functions as provided in the Awbrey Butte Covenants, Conditions & Restrictions (CC&Rs) regarding the modifications, dissemination and enforcement of its rules governing the use and maintenance of homesites and the improvements thereon. The ARC retains the services of professional architects, landscape designers and wildfire mitigation specialists to assist in conducting submission reviews.

The ARC shall approve the installation of all buildings (including finishes and colors), fences, landscaping (including fountains, furniture and permanently placed play equipment), exposed solar devices, air conditioning, mechanical equipment, antennas, satellite dishes, utility meters, exposed site and building non-architectural components, and all other improvements as defined under Article X, Use Restrictions, Section 10.3 Appearance of the CC&Rs.

ARC Membership

The ARC shall consist of at least three persons appointed by the Board. Members of the ARC may be removed and replaced at any time by the Board.

ARC Meetings

ARC meetings are typically held twice per month. ARC Meetings are not open to the public. All applications are due two weeks in advance of the meeting at which it will be reviewed.

Maintaining High Standards

The ARC exists for the purpose of maintaining high standards of design development, and overseeing appropriate building and property use on the Butte. Except as noted on the following pages, the ARC's submittal reviews and subsequent rulings supersede all prior rulings.

No Waiver

The approval by the ARC of any plans, drawings, or specifications shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing or specification subsequently or additionally submitted for approval. Failure to enforce any of the Building & Design Guidelines shall not constitute a waiver of same, nor prejudice ARC's right to otherwise require performance of the same provision or any other provision

Exceptions

Exceptions to these procedures and standards shall be considered on an individual basis and may be granted based on architectural merit. The ARC reserves the right to amend or alter the procedures and standards as required.

Enforcement

Violations of the ARC Guidelines are subject to the ABOA Enforcement Policy and Fine Schedule.

2.0 ABOA Design Review Process

2.1 Minor Improvements

The Minor Improvement Application and Checklist (available by request from Aperion Management) may be submitted for any alterations to the exterior of the home including, but not limited to; solar devices; fences; heating & air conditioning equipment; minor landscape modifications; antennas; patios; retaining walls; re-painting, outdoor lighting; and permanently placed lay equipment.

The Minor Improvements Submittal and Checklist requirements include but are not limited to:

Site Plan: Plan should indicate the location of the proposed improvement on the property. Plan should be drawn to a scale suitable for the purpose of clearly illustrating the project.

Specifications: Specifications and/or manufacturer's data describing the physical characteristics of the proposed equipment.

Drawings: Detailed, scaled, plans and exterior elevation drawings, as necessary, to describe the physical size and configuration of the proposed improvements. These drawings should also illustrate the improvements in relation to the existing home.

Written Description: A brief written description of the improvements, including proposed purpose, materials, and color.

Neighbor Acknowledgements: You are requested to obtain the signatures of all lot owners whose lots are immediately adjacent to your lot. Signatures from your neighbors indicate an awareness of your proposed change and do not constitute approval or disapproval on their part.

Please review the Minor Modification Application for a full checklist of requirements.

2.2 Tree Removal

The Application for Tree Removal (available by request from Aperion Management) may be submitted for the removal of trees post-construction.

The Application for Tree Removal requirements include but are not limited to:

1. Completed and signed Application.
2. Photos of the relevant trees.
3. The marking of trees to be removed by clearly visible ribbon or tape.
4. Firewise Assessment (if available)
5. Neighbor Acknowledgments

Please see the Tree Removal Application for a complete checklist.

2.3 New Construction or Addition Process Overview

Prior to preparing and submitting Preliminary Review Plans, the owner and the owner's architect/designer are welcome to send any conceptual plans showing the location of the build to the Manager for feedback. The purpose of the Conceptual Review is to give guidance and feedback early in the design stage and to ensure the proposed home is sited correctly within the building site circle, no formal approval or denial shall be assumed as the Architectural Committee has the sole authority on rendering those decisions.

The following outlines the Architectural Review Process for any new construction or modification to an existing dwelling on Awbrey Butte. The Architectural Review Process includes the following steps:

1. Pre-Design Conceptual Review (Optional)
2. Preliminary Design Review
3. Final Design Review
4. On Site Conformance meeting prior to construction
5. Submission of Color and Material Board
6. Landscape Plan Submittal
7. Landscape Review
8. Request Final Inspection
9. Deposit Refund

2.4 Preliminary Design Review

The Preliminary Design Review (PR) is intended to give an owner feedback early in the design phase and to provide approval for the general footprint, elevations, and siting of the home within the building site circle. Preliminary submittals are reviewed by the association's architect, but technical aspects of the submission will be reviewed at the time of the Final review submission. The Preliminary Review is a required step in the approval process for new home construction and additions.

Owners or Builders shall submit a Preliminary Application and Preliminary Review Plans, along with the Application fee and refundable Deposit, to the Community Manager at least two weeks prior to the meeting in which the plans will be reviewed.

Preliminary Design Review Submittal Requirements:

1. Preliminary Review Application Form, Fee and Deposit.
2. A 3D rendering of the project sent electronically.
3. A topographic and boundary survey with north arrow and graphic scale, stamped and signed by a licensed Oregon surveyor.

Full scale set of plans to include;

4. Site Plan, (drawing scale at 1" = 10');

- a. Property lines, setbacks, sewer, and all other easements (if any);
 - b. Building site stake location and 100' building site circle clearly identified;
 - c. Building footprint location with roof plan including overhangs, and driveway clearly marked;
 - d. Existing and final grading contours of driveway and any other site modifications.
 - e. Grade elevations and dimensions of all exterior hardscapes. Note height of proposed site walls;
 - f. Existing and proposed "spot" grade elevations at all corners of the foundation.
 - g. All tree and rock outcropping locations (trees which are proposed for removal must be clearly designated as such on the plan);
 - h. Clearly marked locations of walkways, decks, retaining wall(s), parking areas, proposed utility lines, service yard/trash storage, spa/hot tub facilities, utility, mechanical equipment, HVAC, etc., and identify proposed screening for HVAC and utility meters that are exposed to neighboring properties or public streets;
 - i. The location of homes on adjacent home sites (if they exist);
5. Floor Plans: (drawing scale at 1/4" = 1'-0") to include
- a. Dimensions of all exterior walls.
 - b. Exterior features such as decks, patios, entry stairs, etc.
6. Exterior Elevations:(drawing scale at 1/4" = 1'-0") to include;
- a. North, South, East and West exterior elevations drawn to scale
 - b. The elevation of the first floor of home (in relation to existing grade);
 - c. The highest ridge elevation of the home (in relation to existing grade);
 - d. Existing and final grade lines at all elevations.
7. String Layout:
- a. A string layout of the footprint of the house, driveway and on-site parking locations shall be completed at the time of application. All corners of the lot must also be accurately staked at the time the string layout is completed. Separate colored string shall be used to distinguish the house footprint from the driveway and parking areas. Failure to properly complete this step may result in a delayed ARC review.

Please see the Preliminary Application for a complete checklist of requirements.

Comment Period: Once a completed and accurate application is received, the ABOA will notify contiguous property owners and, at the ARC's discretion, any owners living within 150 feet of the subject property regarding your intent to build. These owners will receive a copy of the reduced site plan and exterior elevations of the proposed building improvements. Owners receiving packets will be given two weeks from the date of the mailing to respond in writing with any questions or concerns. Comments from owners are considered along with the various other review criteria during the ARC meeting in which the preliminary plans are reviewed.

Architectural Review: During the two-week period following the receipt of your Preliminary Review Plans, an independent architectural consultant to the ARC will review the submittal, check for compliance and drawing accuracy, and write a summary of his or her findings.

Preliminary Design Review Approval: The PR and resulting feedback from contiguous owners, ARC members and the consulting architect provide invaluable information to be used in

the final design. If the preliminary plans are approved, the Owner will be notified in writing of the ARC's decision and specific feedback in writing, within seven (7) days after the meeting. These aspects must not be altered between the Preliminary Review and the Final Review

If the ARC does not approve the plans, the owner/builder will be notified of the issues or concerns with the application and be asked to resubmit with the required changes.

2.5 Final Design Review

The Final Design Review Application must be approved by the ARC prior to commencement of construction.

The Final Review Application is periodically revised and updated. Submittal requirements identified in the current Final Review Application supersede those identified herein.

The completed Final Review Application and all required documents must be received by the ARC two weeks in advance of the actual review meeting.

Applicable Codes: Property development and home construction on Awbrey Butte are subject to all applicable codes and ordinances for the State of Oregon, Deschutes County, and the City of Bend, as well as all other pertinent regulations. The most stringent regulations shall apply in the event of a conflict.

Authorized Inspections: (as provided under Article VI, Section 6.6, of the CC&Rs) Upon receipt of an application and submittal to build, the ARC and/or its representative(s) shall be authorized to make on-site inspections of the proposed construction site at any time.

Final Design Review Submittal Requirements:

1. Digital File: (pdf format) of all required documents, including architectural drawings (image resolution shall be a minimum of 300 dpi) All design drawing sheets are required to be bound into a single PDF file, in landscape format.
2. Hardcopies: One full sized set of all plans shall be made available to the Committee *upon request*.
3. 3D Renderings: Renderings should show all sides of the house in a manner that clearly illustrates the project.
4. Survey: A separate topographic and boundary survey with north arrow and graphic scale, stamped and signed by a licensed Oregon surveyor
5. Site Plan: (drawing scale at 1" = 10') to include:
 - a. Property lines, setbacks, sewer, and all other easements (if any);
 - b. Building site stake location and 100' building site circle clearly identified;
 - c. Building footprint with roof plan including overhangs, and driveway clearly marked;
 - d. Locations and types of exterior house and site lighting
 - e. Grading of driveway and any other exterior hardscapes:
 - f. All tree and rock outcropping locations (trees which are proposed for removal must be clearly designated as such on the plan);
 - g. Boulder/rock/masonry retaining walls must be noted and shall be designed to appear as an integrated part of the landscape design.
 - h. Clearly marked locations of fences, walkways, decks, retaining wall(s), parking areas, proposed utility lines, service yard/trash storage, spa/hot tub facilities, utility, mechanical equipment, HVAC, etc., and identify proposed screening for

- HVAC and utility meters that are exposed to neighboring properties or public streets;
 - i. The location of homes on adjacent homesites (if they exist);
 - j. The elevation of the first floor of home (in relation to existing grade);
 - k. The highest ridge elevation of the home (in relation to existing grade); and
 - l. Existing and proposed “spot” grade elevations at all corners of the foundation.
 - m. Construction staging area and access areas, and location of any temporary structures
 - n. Minimum Requirements for On-Site Water Retention: Plans submitted for Final Review must demonstrate that runoff water from all impervious surfaces are collected and routed to water retention features that are properly designed and located appropriately on your lot. Calculations and designs must demonstrate that each water retention feature can retain the runoff water collected from the identified impervious surfaces.
6. Exterior Elevations: (drawing scale at 1/4” = 1’-0”) to include:
- a. North, South, East and West exterior elevations.
 - b. All exterior building material and trim clearly identified with finish and sizes.
 - c. Show doors, window, and garage doors– include catalog cut sheets that address fire safety requirements.
 - d. Show storage enclosures, fences, heating & cooling units & enclosures, trash/recycling/wood, storage enclosures
 - e. Stairways, rails, decks, patios, porches landings, spa facilities, underdeck/stairwell screening
 - f. All utility meter housing locations, screening and materials
 - g. Material used for roof, siding, foundation, and masonry location and materials
 - h. Exterior light fixture locations and design. Include catalogue cuts
 - i. Skylight and solar collection device locations and design, satellite location
 - j. Main floor line drawn and noted
 - k. Elevation of the highest point of the roof ridge in relation to the existing grade.
 - l. Finished (solid) and existing (dashed) grade line drawn and noted
7. Floor Plans: (drawing scale at 1/4” = 1’) to include:
- a. Walls, partitions, and room use designations
 - b. Door and window openings
 - c. Utility, trash, wood storage locations
 - d. Heating & cooling system locations
 - e. Detail drawings and/or cut sheets for attic and foundation vents.
 - f. Exterior wall dimensions
 - g. North arrow
8. Color and Material Board: The Color and Material Sample Board shall be 2’ x 3’ maximum. A color photo should be emailed to Management along with your Final submittal and the physical board should be left on the lot, visible from the street. The material board and Color Submittal Form shall include:
- a. A completed Color Submittal Form identifying materials and colors,
 - b. Exterior window, siding, trim, roofing, flashing colors and other exterior materials,
 - c. Exterior light fixture catalog cuts or drawings (if custom fixtures)

- d. Masonry and paver samples.

Note: Owners are encouraged to present the Color and Material Sample Board with the Final Design Review submittal, although Owners may request a variance to submit them at a later date for review and written approval.

2.6 Landscaping

Landscape plans are required to be submitted for ARC review and approval for all new landscaping and for any changes to existing landscapes.

Owners who are re-landscaping all or a portion of their property are required to submit the same documentation as is required for new landscaping accompanied by the Minor Improvement Application

Please consult the Landscaping Guidelines for specific information about landscape standards and design philosophy.

Landscape Review

A Landscape Plan is not required during the Preliminary Design Review process. Owners are required to submit landscape plan(s) with the Final Design Review submittal. A complete Landscape Plan must be submitted for review and approval prior to the execution of any work. Beginning landscaping construction prior to ARC review and written approval may result in a partial or total forfeiture of the deposit refund. No additional fees are required for the Landscape Review.

Once a complete and accurate Landscape Plan is received, the ABOA will notify contiguous property owners and (as appropriate) those within 75 feet of the subject property of your intent to landscape. Notified owners will receive a copy of the proposed Landscape Plan, along with instructions to document questions or concerns for the ARC's review within two weeks of the plan's receipt. The Landscape Plan and owners' comments will be reviewed at the next scheduled ARC meeting. Submittal of an application shall be authorization to the ARC to make on-site inspections of the homesite and proposed construction.

Submittal of an application shall be authorization to the ARC to make on-site inspections of the homesite and proposed construction.

The Owner is responsible for notifying the ARC upon completion of the proposed landscaping. After notification by the Owner the ARC shall arrange a Final Inspection to verify compliance with the plan as submitted and approved, and to verify compliance with the design guidelines. Inspection schedules can become full during the building season. Similarly, inspections may not be feasible due to weather conditions. A request for an inspection may require a lead-time of up to three weeks or more and is weather-dependent.

Landscaping Completion Timeline: Landscaping shall be completed within six months of the completion of the exterior of the home.

Landscape Submittal Requirements: The Landscape Submittal should be received at least two weeks in advance of the ARC meeting.

1. Digital File: (pdf format) of all required documents, including planting plans, irrigation plans, low voltage lighting plans (image resolution shall be a minimum of 300 dpi) along with any other supporting documents or information.
2. Hard Copy (Upon Request): one full size print(s) identifying:
 - a. Drawing scale 1" = 10'0" with graphic scale
 - b. North arrow
 - c. Property lines, setbacks, and all other easements.
 - d. Home Ignition (Planting Zone) boundaries.
 - e. Building footprint with roof overhangs, and driveway clearly marked
 - f. All existing tree and rock outcropping locations (trees which are proposed for removal must be clearly designated on the plan)
 - g. Patios, decks, walkways, parking areas, service yard/trash storage, spa/hot tub, fences must be clearly marked.
 - h. Proposed plant material shall be clearly identified and include genus, species, common name, quantity, size at planting and location. Plants within the (Intermediate) Planting Zone 2 and (Extended) Planting Zone 3 must be from the Approved Fire Resistant Plant List.
 - i. A separate plan showing irrigation system components and their location(s)
 - j. Light post with street address plate
 - k. Retaining wall locations and materials
 - l. Drainage swales or detention areas must be located, and materials identified
 - m. Water feature location(s) including overall dimensions drawings or sketches, and materials
 - n. Proposed landscape light fixtures and location identified along with manufacturer cut sheets and intended lamp size with lumens per fixture. (see Exhibits D through I)
 - o. Landscape features such as birdbaths, sculptures, water features, garden structures, etc. shall be identified on the plan. Supporting images, sketches or catalog cut sheets may be required

2.7 ARC Design Review Approval

Final Design Approval: The Owner will be notified in writing of the ARC's decision and specific feedback in writing, within seven (7) days after the meeting. A letter is prepared listing ARC comments, requirements, concerns or conditions of approval. If there are specific areas of concern or a requirement for more information, the Owner or his agent(s) may be required to provide revised drawings or supplemental information before the ARC will issue a Final Approval allowing construction to begin.

ARC Approval Letter Requirement: Excavation and construction may begin once all conditions are resolved, a final ARC approval letter has been issued.

View Corridor Tree Removal: Except for trees that must be removed for foundation excavation, trees marked for removal within the view corridors must remain on the site until the home is framed. The request for removal of these trees will be addressed once the home is framed and ARC members conduct an on-site visit. Tree crown spacing to meet Fire Safety standards will be conducted at the same on-site visit. Unauthorized tree removal will result in immediate forfeiture of the deposit and suspension of all construction activity on the property until a remediation plan and a new deposit are received and approved by the ARC.

Supplemental Approvals: Items permitted to be omitted from the original submittal (e.g., color boards, landscape plans, etc.) must be provided for review and approval at a later ARC meeting.

Appeals: Appeals to the ARC will be scheduled as needed. Should an appeal hearing be required, the format of the hearing shall be as follows:

1. Introductions - Appellant, Board and Management;
2. Orientation and Outline of Proceedings;
3. Statement regarding the Board's goals for the hearing;
4. Summary of applicable governing documents (including the "Rules of Order" explaining which documents supersede others);
5. Outline of the powers and duties of the Board;
6. Summary of notices given to the Appellant;
7. Time constraints for the Appellant's Presentation;
8. Appellant's Presentation; and
9. Questions and Adjournment.

Appellant's Presentation: The Appellant may present supporting evidence challenging the Board's or ARC's interpretation of the pertinent governing documents, or request the Board override a provision in the pertinent governing documents. The Board does not have the authority to change or override any provision contained in the CC&Rs.

Questions and Clarifications: Members of the Board may choose to ask for clarification and/or additional information regarding one or more components of the Appellant's Presentation.

Appeal Decision: The Board will usually convene at a later date to make determinations regarding the appeal and will inform the Appellant of its decision in writing.

Approval Expiration: If construction approval has been granted and construction has not begun within one year of receiving approval (or within six months for additions or alterations), the application and approval expire and the deposit portion of the application fee will be refunded. A new application, a current fee and deposit, and a new ARC review and approval will be required if construction is scheduled to proceed after this time. All construction and landscaping on your home must be completed within eighteen months from the date of the initial ARC

approval letter. The ARC may grant extensions to the 18-month construction period due to scope of work, adverse weather conditions and other situations as deemed appropriate.

2.8 Final Inspection

The purpose of the Final ARC Inspection is (to the extent possible and reasonable) to verify that the exterior of the improvements and associated landscaping have been completed in accordance with the visual and aesthetic requirements identified in the approved application and design documents. It is the sole responsibility of the depositor to arrange the Final ARC Inspection. Questions regarding the Final Inspection process should be directed to the ABOA.

Survey and Measurements: Detailed surveys and measurements are generally not included as part of the Final Inspection; it is not the ARC's responsibility to verify lot lines, setbacks or other potential encroachments.

Non-complying Items: All non-complying items discovered during the Final Inspection must be corrected prior to the Follow-up Inspection. As previously outlined, the Application Fee includes payment for one Final Inspection and one Follow-up Inspection.

Additional Inspection Fee: A fee will be charged for additional inspections and for re-inspections due to non-compliance with prescriptive requirements. (Contact the ABOA or refer to the ABOA website for a current schedule of fees and deposits.)

Non-Compliance: Should an Owner(s) or agent(s) fail to comply with the prescribed corrective action within the specified timeline, the violation will be deemed "non-compliant" and will be subject to the ABOA's Enforcement Policy (see Enforcement Policy, sections 3.18 and 3.19). Refund of the ARC deposit will not be made to non-compliant Owner(s) or their agent(s).

Notice of Violations and Timeline for Corrective Measures: Written notice and a reasonable timeline for correction of violation(s) of the Rules and Design Guidelines discovered during an inspection will be sent to the homesite Owner(s) and (at the request of the Owner) their agents.

Scheduling Inspections In Advance: Due to the volume of inspection requests during the building season or to delays as a result of severe weather, allow for up to three weeks or more when requesting inspections.

Construction Compliance Checklist: To assist Owner(s) or their agent(s) in determining if a property is ready for Final Inspection (and to avoid the potential of costly additional inspections) the ARC has developed a checklist of the more common non-compliance issues found during the Final Inspection. Examples of typical non-compliance issues include:

1. **Paint:** All exterior components must be painted to blend in with the surrounding colors (utility meters, utility junction boxes, plumbing vents/flashings, piping, gas vents, roof vents, flue shroud, etc.).

2. **Drainage:** All site drainage must be retained and disposed of on the Owner's property. Dry wells and approved drainage swales are two commonly used methods to retain storm water. Provisions for the disbursement and containment of roof, gutter, site, landscape, walkway and driveway drainage are the property owner's responsibility.
3. **Screening:** All exterior elements of heating and/or cooling systems, trash and recycling containers, utility meters, and firewood must be screened from the view of neighboring homesites and roadways. Where applicable, HVAC units must be insulated to reduce noise transmission to acceptable levels at adjoining properties. Hot tubs must be installed in an approved location and screened as approved by the ARC.
4. **Signage:** The Contractor's sign must be removed.
5. **Site Clean-up:** All excavation spoils, construction materials, and construction debris must be removed from the site.
6. **Home Entrance Lighting:** Only two fixtures with visible light sources are permitted on a home. The shroud for these fixtures may be translucent or transparent. The fixtures must be positioned to enhance and identify the entrance of the home, and each fixture is limited to a maximum light output equivalent to a 60 watts incandescent bulb (a fixture with three lamps may have the light output equivalent to three 20-watt incandescent bulbs).
7. **Exterior Wall Lighting:** All other exterior walls must have downward-directed light sources which are shielded with an opaque material. No part of the lamp may be exposed through perforated opaque material, translucent or transparent shrouds.
8. **Foundation:** No more than eight inches of concrete/foundation may be exposed anywhere around the base of your home
9. **Driveway Lighting:** Walkway, landscape and all other decorative light fixtures may not have any portion of the lamp(s) exposed to neighboring properties or public streets.
10. **Decks and/or Porch Supports:** Elevated decks with living areas below shall have supports of not less than 6"x 6". Built-up wing walls and built-up columns clad with siding material used in conjunction with landscape screening are encouraged and may be required.
11. **Landscaping:** The landscape installation shall be completed in accordance with the approved Landscape Plan. Any areas disturbed during construction that are not landscaped must be restored to a native state.
12. **Curbs, Sidewalks and Driveway Apron:** Curb cuts and sidewalks damaged during construction must be repaired prior to inspection. The Driveway apron must be installed to meet the City of Bend standards.
13. **Miscellaneous Items:** The location of items such as play structures, hot tubs, satellite dishes, dog runs, etc., must be approved by the ARC

2.9 Deposit Refund

To initiate the deposit refund process Owners must notify the ABOA in writing that all requirements have been met and must request a Final Inspection. All deposits eligible for refund shall be refunded to the depositor, unless the depositor provides written consent to transfer the deposit to another party.

Forfeited Deposits: Forfeited deposits may be used by the ABOA to bring the subject's property into compliance with the ARC approved plans and specifications or the ARC standards, requirements, conditions and Design Guidelines, for general ARC expenses, or for other association expenses as deemed appropriate by the ABOA.

Deposit Refund: Deposits shall be refunded if the building and landscaping improvements are completed as approved (as determined during the ARC's Final Inspection), providing:

1. Improvements meet all standards, requirements, conditions and Design Guidelines, and construction is consistent with the ARC approved plans and specifications; and
2. The ARC Final Inspection approval is obtained within 24 months of the date of the initial ARC approval letter.

Deposit Forfeiture – The deposit shall be forfeited if the ARC's Final Inspection approval is not obtained within 24 months of the date of the initial ARC approval letter.

2.10 Fees & Deposits

Fees and deposits are required for most proposed improvements.

Architectural schedule of fees and refundable deposits

- New construction: Design Review Fee \$5,000.00; Deposit \$5,000
- Remodel/Addition: Design Review Fee \$2,000; Deposit \$2,000
- Full Landscape Remodel: Design Review Fee \$750.00; Deposit \$750.00

Preliminary Design Review and Final Design Review Fees

The Application's Design Review Fees are non-refundable, and must be paid in the form of a check made payable to the Awbrey Butte Owners Association.

The Design Review (PR) application fee is a one-time payment due at the submission of preliminary application and plans.

The Application Fee includes;

- a. (1) re-review per application,
 - b. (1) Final Inspection, and
 - c. (1) Follow-up Inspection.
4. The cost of additional follow-up inspections, for non-compliance with perspective requirements, shall be charged at the rate of \$100 per inspection.

Remodel and Alterations Deposit

Alterations and additions also require a refundable deposit. The purpose of the ARC deposits is to ensure compliance with all applicable requirements. The deposit will be refunded when the building and landscaping are completed and meet all ARC requirements, standards, CC&Rs and Design Guidelines.

3.0 Residential Design Guidelines

3.1 Accessory Buildings

Temporary Construction Shelters: Only buildings to be used as a temporary construction shelters may be placed on a homesites during the construction of the main residence.

Miscellaneous Structures: Separate garages, dog houses, tool sheds, play houses, wood storage, greenhouses, etc., which are not integrated as part of the main residence, will not be allowed without written ARC approval.

Greenhouses: Will be evaluated on an individual basis by the ARC. If approved, greenhouses shall be designed and integrated as part of the main residence. Separated or non-integrated greenhouses will generally not be allowed (see Accessory Buildings, section 2.1).

Fire Safety: All accessory structures must meet the same wildfire resilience requirements as the home structure and have its own 5 feet of defensible space (as prescribed under Home Ignition Zone) that does not overlap the 5-foot HIZ required for the home, decks, or other structures within 30 feet of the home.

3.2 Aluminum Windows, Door Frames, Skylights, and Solar Collection

Aluminum windows, door frames and skylights must be vinyl clad or bronze anodized, unless other treatments are specifically authorized in writing by the ARC. The use of Sola-Tube type skylights must have prior ARC review and written approval.

All exterior windows, skylights, and glazed openings within doors must comply with one of the following requirements:

- Multi-paned glass with a tempered outer pane.
- Glass with a minimum of 20-minutes fire-resistance rating when tested in accordance with NFPA 257.
- Glass blocks (windows only).

All Exterior Doors must comply with the following requirements:

- Exterior surface or cladding of the exterior doors shall be constructed with noncombustible materials.
- Doors made of combustible material are permissible provided a noncombustible exterior storm door is installed as the outermost door.

All skylights or solar devices shall have non-glare glazing. The glazing color shall be clear, bronze or gray. The absorption surface shall be black or blue. Skylight surfaces shall be flat.

Solar Collectors - Collectors must be installed flat to the roof, and the majority of the mechanical portion of the system must be contained within the structure and not positioned on

the roof. All solar collection systems must be presented to the ARC for review and approval prior to installation.

Solar Encroachment - Any planting which interferes with the use of solar energy on an adjacent property is prohibited. The City of Bend solar setback standards must be accommodated.

Solar Heating System - Solar heating systems are permitted and shall be reviewed and approved on an individual basis by the ARC.

3.3 Awnings

All proposed awnings must be submitted for ARC review and written approval. The awnings must be constructed of a material selected to blend with the body color of the home. No stripes or patterns will be permitted. The bottom edge of the valance must be straight as opposed to decorative (i.e., no scallops, notches, etc.).

3.4 Buildable Area – Building Circle and Building Setbacks

Building Site Circle: Each Awbrey Butte homesite has an established building site location at the center of a 100' diameter circle (i.e., 50' radius). With the exception of decks or roof overhangs, Owners should strive to design their homes so that the footprint of the home is contained within the 100' circle.

1. **Building Circle Measurement** - The building circle is measured in “plan” (horizontal plane); houses built on steeply sloping lots will appear to be closer to the downhill lot lines.
2. Homes that are outside of the circle are subject to the concerns of adjoining property owners. Adjoining property owners have a reasonable expectation that neighboring homes will be built within the building circle, will conform to the height limit, and will meet all other criteria in the CC&Rs and Design Guideline Standards.
3. If it appears that the best location for the home (or any portion thereof) is outside of the building circle, the use of the Preliminary Review process is strongly encouraged. The Preliminary Review process tests the building/site concept. Challenging design issues are easier to work with when they are known at the beginning of the design process. The ARC will have final authority to approve, or not approve all encroachments of the building circle.

Building Setbacks: Building setbacks are measured from the property line(s) to the farthest extent of the building (including roof overhangs, footings, trash/recycling/HVAC enclosures, fireplace projections, window bays or any other portion of the building). On grade improvements such as decks, patios, driveways, turnarounds, retaining walls and walkways shall have a minimum 5' setback and have additional setback requirements as described in the “Additional Setbacks” section (see Exhibit “B”, Additional Setbacks Illustration, section 2.48).

Setback Requirements from Property Lines

- a. Street Frontage - Minimum 20' setback from each street frontage property line.
- b. Side Property Lines - Minimum 10' setback from each side property line.
- c. Rear Property Lines - Minimum 10' setback from the rear property line.

Additional Setbacks: (see Exhibit "B", Additional Setbacks Illustration)

- a. **On-grade Improvements < 30"**: On-grade improvements (i.e., decks, patios, driveways, turnarounds, retaining walls and walkways with surfaces that are 30" or less above the existing grade) must maintain a 5' minimum setback from any property line.
- b. **On-grade Improvements > 30"**: On-grade improvements (i.e., decks, patios, driveways, turnarounds, retaining walls and walkways with surfaces that are more than 30" above existing grade) must comply with the following:

The improvement's height above the existing grade must have at least a 2:1 (i.e., horizontal: vertical) relationship from a property line (e.g., a retaining wall with a finished surface that is 3' above the existing grade shall be a minimum of 6' from the property line) (see Exhibit "B", Additional Setbacks Illustration)

3.5 Building Height

All Awbrey Butte Homesites are subject to the Awbrey Butte Rules & Design Guidelines' height calculation formula (see Exhibit "C", Building Height Calculation). Awbrey Butte's Rules and Design Guidelines enforce a 30' average building height limitation. (Note: The City of Bend's 30' height limitation is determined using a different calculation.)

Backfilling: Backfilling does not affect the Awbrey Butte Rules & Design Guidelines building height calculation. Application with the intent of circumventing the City of Bend height restrictions or Awbrey Butte Rules & Design Guidelines height restrictions will not be approved.

Height Calculation: The height of a home is determined by the Awbrey Butte Rules and Design Guidelines as an average of two specific measurements: The first measurement is that from the highest point on the roof to the lowest elevation of the natural grade along the proposed building's perimeter; and the second measurement is that from the highest point on the roof to the highest elevation of the natural grade along the proposed building's perimeter. No single elevation will be permitted to be higher than 39' (even if the average height is below 30').

Height Confirmation: In instances where proposed building heights are close to the established limit, the ARC may (during the construction process) require that the owner of a homesite have specific site and building elevations confirmed by a licensed surveyor.

Exhibit "C" illustrates and explains how building height is calculated in determining compliance with the Awbrey Butte Rules and Design Guidelines (refer to *Exterior Design Treatment*, for more information on reducing the impact of imposing façades).

3.6 Chimneys

All exterior chimney chases surrounding flues and gas fireplace vents must be constructed of wood, stone or brick. The chimney chase and shroud must be large enough to completely cover the metal fireplace flue; the flue must be topped with a spark arrestor.

Paint Requirements: All chimney chases, flues and shrouds shall be painted to match surrounding materials; unfinished metal flues are not permitted.

3.7 Decks, Porches and Deck/Porch Skirting

Elevated decks with living areas below shall have supports of not less than 6"x 6". Built-up wing walls and built-up columns shall be clad with siding material.

Skirting Requirement: Decks and/or porches which are more than 24" above existing grades and have no living area below shall be skirted. Skirting shall be recessed 18" to 24" to create shadows and alleviate the appearance of massive under deck /porch walls. Skirting shall be made of the same material and applied in the same direction as the home (unless otherwise approved by the ARC).

Long Deck Runs: The deck areas of homesites are an integral part of living in Awbrey Butte, as well as an integral part of the view from neighboring properties. Long uninterrupted runs of deck will not be permitted. Projections, steps or other architectural features must be incorporated in the deck design.

Hillside Homesites: Exposed understructures of homes built on hillside homesites are prohibited. Siding material must extend to within 8" of the finished grade, and skirt walls (pony walls) exceeding 3' in height shall be landscaped to reduce the scale of the wall. Additionally, all decks which are more than 24" above the grade must have skirt walls which are recessed 18" to 24" from the deck/porch edge to create shadow lines. Decks more than 3' above grade shall be landscaped to reduce the scale of the skirt wall (see Decks, Porches and Deck/Porch Skirting, section 2.8).

Fire Safety: In addition to the above requirements, decks and porches must conform to the following fire safety protocols:

- Be maintained clear of debris.
- Enclose no woody vegetation (trees, shrubs). No more than 10 potted plants that should not exceed 36 inches in height and width, including the noncombustible planter, are permitted.
- To the greatest extent possible have only noncombustible or ignition-resistant items (such as cast aluminum furniture) on top of the deck or porch.
- Have no vegetation of any kind (trees, bushes, shrubs, plants, grass, weeds, etc.) immediately against or underneath. Noncombustible ground cover or bare earth are permitted.

- Have nothing stored underneath.
- Have 5 feet of defensible space (as part of the 5-foot Home Ignition Zone required for the home).
- Install noncombustible, corrosion-resistant mesh material with openings not to exceed 1/8 inch around the outer edge of the deck from the walking surface to the ground to prevent ember intrusion.
- Fully enclose with a noncombustible wall covering/cladding.

3.8 Design Duplication

Duplication of an Awbrey Butte house design is discouraged. In cases where similarity in home design or appearance is deemed a concern by the ARC, modifications to the home may be required to eliminate similarities.

3.9 Drainage

A drainage plan must be included as part of all construction and landscape submittals, and is subject to ARC approval. All site drainage must be retained and disposed of on the Owner's property. Provisions for the disbursement of roof, gutter, homesite, landscape, walkway and driveway drainage are the property owner's responsibility. Owners should consult with professionals to discuss their drainage risk factors and specific solutions.

Exceeding Drainage Capacity - Some homes in Awbrey Butte may be subject to additional water drainage and erosion problems (e.g., drainage from street run-off) that could exceed their system's designed capacity. Owners or agents who encounter drainage or erosion problems should investigate the possibility of a free-draining foundation system around the entire perimeter of the foundation, or other effective drainage systems recommended by their drainage professional.

3.10 Driveways

Only one driveway connection to the street is allowed per homesite. Except at the connection to the street and at the parking area in front of the garage, the driveway shall be a maximum of 14' wide. Homes located close to the street need not conform to the 14' width requirement, but the width of the driveway must be kept to a minimum and is subject to ARC review.

3.11 Excavation and Landscape Treatment

Each homesite shall be developed with minimal modification of the existing topography. All excavation spoils must be removed from the site. All areas disturbed during construction must be restored to their original/ natural appearance or modified in accordance with an approved Landscape Plan.

Natural Restoration: Natural area restoration includes replanting native grasses and other native plant materials, and redistributing a blend of 50/50 mulch and clean dirt feathered into existing soil to cover raw earth.

Landscaping Excessive Slopes: Landscaping shall be designed to “disguise” excessive slope areas caused by fill for driveways and around the foundation of homes.

Existing Grade: Existing or natural grade is defined as the site topography which exists at the time a lot is sold to the first Owner by the project developer. Fill material subsequently brought to a site does not modify the existing grade reference.

3.12 Exterior Colors and Stains

All exterior colors are subject to review and written approval by the ARC; this includes both the original painting and subsequent repainting. Exterior colors must be of medium to dark tones. The exterior color treatment shall be continuous on all elevations. Earth tone colors are strongly recommended. Very light or bright body colors will generally not be acceptable.

Color Duplication: Avoid duplicating the colors of nearby homes.

Repainting: Colors used to repaint must also be approved by the ARC. Time and weather will degrade the original exterior color of a home. As a result, partial repainting of the home using the originally approved color(s) will not be allowed.

Natural Siding and Logs: Natural wood siding must be stained, painted or otherwise treated. No peeled logs or shake are allowed.

3.13 Exterior Design – Elevation and Materials

Consistency: Exterior treatments used on the building walls shall be continuous and consistent on all elevations of the residence in order to achieve a uniform and complete design, and to avoid a “veneer” look. Exterior siding material must be carried down to within eight inches of the grade and must be sloped (i.e., not stepped) to match the finished grade. Only 8” of exposed foundation is permitted on any exterior elevation. All exterior walls must have a minimum of 6 vertical inches (6”) of noncombustible material, measured from the ground (at grade).

Design Coordination: The ARC encourages and may require that fenestrations, projecting bays, and all other architectural features be coordinated on all sides of the building. Integrating architectural elements into the design will enhance the architectural character of the building.

Metals and Plastics: All exterior metals and plastics (vents, flashing, conduits, gutters, etc.) must be painted or treated to blend in with the surrounding material. All utility meter housings must be painted to match the body color of the home.

Shutters: Shutters, if used, shall be incorporated on all façades and shall be of a size adequate to cover the window(s) they decorate and must be made of noncombustible materials.

Stucco & Masonry: The use of stucco and/or masonry materials may be exempt from the above “Consistency” requirement. Many times, these materials may be used in conjunction with other approved siding materials to enhance the architectural style and appeal of all sides of a home. When masonry is used on the front of a home and it extends to any front corner, it must extend at least two feet around the adjoining side elevation.

Steep Slope Conditions: The design of a dwelling shall consider the negative visual impact of tall and imposing façades on neighboring properties. This is of concern with any home designed for a homesite of considerable slope; it is of particular concern where a tall, flat face of a building may be exposed to roads or adjacent downhill sites. Steep slope design features to consider include:

- Adequately excavating for the lowest floor to better ‘marry’ the building to the site;
- Selecting roof pitches and roof massing that lessen the perception of height;
- Stepping the building profile from the point of low grade back toward the higher grade to reduce the building mass (particularly as seen from lower viewpoints); and
- Reducing story heights at the ends of the building adjacent to neighboring properties to substantially soften such end conditions.

Tall and Uninterrupted Walls: Prudent use of materials may be effective tools to reduce the appearance of height and mass (masonry wainscoting, base trim boards and frieze boards are a few design alternatives for effectively eliminating long, tall, uninterrupted walls).

Exterior Walls and Trim: For home designs proposing the application of composite exterior materials, consideration shall be given to the appropriate balance and proportion of the proposed materials, as well as to the specific areas of their use. Materials approved for use on exterior walls and trims include non-combustible or ignition resistant material:

- Brick - Natural and cultured stone of medium to dark colors.
- Textured masonry - Block units are not to exceed four inches in height and must be of medium to dark colors unless approved by the ARC.
- Stucco - Stucco and synthetic stucco.
- Fiber cement siding such as Hardiplank
- Metal (accent only)

Prohibited Materials and Conditions - Exposed plain concrete (8" maximum exposure at the foundation), plain concrete blocks, corrugated metal, unarticulated panel siding (e.g., T-1-11, plain plywood, sheet press board), exposed seams on sheet products (e.g., plywood or pressboard type) and other similar quality, non-durable products are prohibited. The use of metal siding (other than for accent only) and board formed concrete is not permitted.

3.14 Exterior Lighting

The purpose of the exterior lighting requirements is to eliminate glare and annoyance to adjacent property owners and passersby. Exterior light fixtures installed without ARC review and written approval must be removed.

Lighting Design and Location: The design, number, light source wattage and location of all exterior lighting fixtures is subject to ARC review and written approval. Examples of exterior lighting fixtures include (but are not limited to) exterior wall, pendant, driveway, walkway and landscape lighting. See also 4.13 Low Voltage Landscape Lighting.

Light Fixture Submittal: The light fixture submittal must be an actual fixture, a legible drawing and/or a catalog cut showing the design.

Exterior Light Locations, Buildings: All exterior wall light fixtures must be shown on the exterior elevations of all new construction submittals.

Exterior Light Locations, Other: All driveway, walkway and landscape lighting must be included with the landscape plan.

Visible Light Source: Only two fixtures with a visible light source are permitted on a home and are subject to ARC review and written approval regarding their exact location. The shroud for these fixtures may be translucent or transparent. The fixtures must be positioned to enhance and identify the entrance of the home. Each fixture is limited to a maximum light output equivalent to a 60 watts incandescent bulb (a fixture with three lamps may have the light output equivalent to three 20-watt incandescent bulbs). Colored lamps are prohibited.

Shielded Light Fixtures: All other exterior wall fixtures (including driveway, landscape and all other decorative light fixtures) must have downward-directed light sources which are shielded with an opaque material. No part of the lamp may be exposed through perforated opaque material, translucent or transparent shrouds. Colored lamps are prohibited.

3.15 Fencing and Screening

Fences are discouraged in Awbrey Butte and require specific review and written approval from the ARC before they may be placed. A fence is defined as a structural or ornamental barrier separating one space from another.

Any screening approved by the Committee by use of plant material shall be required to provide immediate screening. The Committee will not allow a growing period to achieve adequate screening. Mature trees and/or other plant material to be installed will be required in some cases.

All fencing and screening will be judged on an individual basis by the ARC taking into consideration such factors as location, exposure to public view, and natural screening in the immediate vicinity. Fencing and screening considerations include:

Promoting Open Space: The design concept in Awbrey Butte is one that promotes a feeling of open spaces. Therefore, no fencing or other structures of any nature will be allowed outlining front, side or rear property lines or within property setback lines.

Fencing Height: Fences shall be limited to 4' in height from ground level, shall be connected to the house structure, and shall blend or follow natural terrain and landscaping. Long runs of fencing shall be avoided and, if approved, must be articulated to create interest in the fencing surface.

Height Exceptions: In some cases taller fencing may be allowed or even required to properly screen mechanical equipment, laundry drying apparatuses or similar installations.

Fence Material: All fencing shall be faced with materials and finishes compatible with the principal structure on the site. Fencing within 5 feet of the home must be constructed of a noncombustible material including where fences attach to the home. The use of monofilament line, netting or electric fences for the protection of any part of the landscaped area, individual beds or along property perimeters is prohibited. No fencing is permitted on berms. Inconspicuous fencing may be permitted with ARC approval around individual plants or shrubs until they are of a size less vulnerable to the deer population

Fence Attachment or Support: No tree, whether in a setback or on private property, shall be used for the attachment or support of any fence or privacy screen.

Fire Safety: Back-to-back fencing (meaning separate fences that are closer than 3 feet apart) is not permitted. Meeting this requirement may necessitate coordination with neighboring parcels to eliminate duplicative fences that can trap debris between them.

Hot Tub Screening: Hot tubs are required to be screened from the view of neighboring home sites and roadways and, where applicable, insulated to reduce noise transmission to acceptable levels at adjoining properties. Hot tub enclosures must be constructed to match the materials, finishes, and paint colors of the adjacent principal structure on the site. Hot tub location and screening requires ARC review and written approval.

Heating and Cooling System Screening: All exterior elements of heating and/or cooling systems (HVAC) shall be screened from the view of neighboring homesites and roadways and, where applicable, insulated to reduce noise transmission to acceptable levels at adjoining properties. The HVAC enclosures must be constructed to match the materials, finishes, and paint colors of the adjacent principal structure on the site. Alternatively, HVAC screening may also be incorporated as part of rock features, retaining walls or other permanent landscape features; a Landscape Plan showing the HVAC alternated screening feature must be included with the submittal. HVAC screening requires ARC review and written approval.

Outdoor Play Equipment: The location of permanently or semi-permanently placed outdoor play equipment (e.g., swing sets, basketball backboards, trampolines and similar items) must be stored in the rear or side yard and must have prior ARC review and written approval. Outdoor equipment must be maintained in good repair and screened from the view of other homesites and

roadways. Back or side yards of homesites which are not well screened may require additional landscaping. Play equipment shall be painted or stained, as approved by the ARC, to blend with the natural surroundings.

Service Yards: When not provided by other structures, each residence shall have a screened service yard enclosing garbage, recycling, compost bins and trash containers, apparatuses, bicycles, landscape debris, outdoor maintenance equipment, and similar items to ensure that they are not visible from roadways or neighboring homesites. Service yards must be attached to the home, must be gated, and shall be faced with materials and finishes compatible with the principal structure. Lattice shall not be considered an acceptable siding material.

3.16 Garages

All garages must be attached to the home or designed to give the appearance of being attached to the home. The maximum height of a garage door is 8'. Larger doors require ARC review and written approval. Garages with three bays must offset one of the bays a minimum of 3'. Homes with more than three garage bays will be reviewed on an individual basis and require specific ARC written approval.

Garage Massing: Owners or their agents are strongly encouraged to minimize the massing and visual impact of the garage. The space between the top of the garage door(s) and the roof shall be kept to a minimum (see Buildable Area, section 2.5 & Exterior Design Treatment, section 2.14).

3.17 Grading

To the maximum extent feasible, all grading on a homesite shall conform to existing topography; the grading plan must be approved by the ARC at the time of the construction and/or landscaping review. For purposes of drainage, grading must slope away from the structures.(see *Drainage*).

Grading Plan

- Both existing (indicated by dashed line) and finished (indicated by solid line) grading contours must be represented on the Site Plan and each exterior building elevation submitted to the ARC (see Exhibit C)
- Revised grading contours must be shown returning to the existing grade contour within the building setbacks.
- Graded slopes shall not exceed 2:1 without retaining or some other method of slope stabilization. Method of stabilization should be noted on plans.

3.18 Gutters and Downspouts

Gutters: Gutters are highly recommended in Awbrey Butte and may be required on some homes. All gutters and downspouts shall be designed as a continuous architectural design

feature. Exposed gutters and downspouts shall be colored or painted to blend with the surface to which they are attached, maintained clear of debris and be manufactured of noncombustible material. It is recommended that gutters be covered with a noncombustible material to prevent collection of debris such as leaves and pine needles.

Drainage Pipes: All drainage pipes from downspouts must be concealed from the view of neighboring properties. The drainage from the downspouts must be accommodated on the Owner's property. French drains, other types of dry well systems, and/or storm water retention swales must be provided to accommodate gutter drainage (See Drainage, section 2.10).

3.19 Mailboxes and Light Posts

Mailbox: Group mailboxes are provided throughout Awbrey Butte. Keys for the mailboxes are available through the US Post Office, 2300 NE 4th Street, Bend, Oregon 97701.

Light Post: A standard light post with a street address plate is required and can be purchased through Dana Signs.

Light Post Installation: Light posts shall be installed such that the top of the post is a minimum of 6' from the adjacent grade. It is advisable to treat any unpainted areas below the surface with suitable waterproofing sealant and to keep irrigation water away from the post. Using concrete to install the post may increase the life span and avoid having to replace it due to rotting or termites in the future. Rotted or broken light posts may not be reinstalled in a shorter configuration.

Light Post Operation: The light post is equipped with a photocell. The electrical connection (120 Volt) and light post installation are the responsibility of the Owner. The light post may be installed on either side of the driveway. Burned out light post bulbs must be replaced immediately.

Light Post Design and Color: The design and color of the light post and street address plate may not be altered. The approved colors are: Post - Pittsburgh Saltbox Grey latex (SC-62); and Metal - Rustoleum- Dark Bronze (77-13). If those colors are unavailable, Home Depot in Bend, has a color matched formula on file for the post: Glidden #400818379812 flat matte finish. A matching alternative for the metal is Behr Marquee in Grizzly #MQ2-38 matte finish. Modification of the light post design is not allowed.

The light post must be installed on either side of the driveway and shall be noted on the site plan during Preliminary Review. The location of the light post must be reviewed and approved by the ARC.

3.20 Minimum Square Footage

Although there are no minimum or maximum square footage requirements for new construction, all homes built within Awbrey Butte must be of comparable size and appearance to those surrounding them.

3.21 Roofing

Slate and concrete tiles, concrete and wood simulated shakes, and composition roofing (with at least a 30-year warranty) are considered as acceptable roofing applications for Awbrey Butte. Best practice for fire safety are roofs that are Class A fire-resistant rated and kept clear of debris. Several roofing materials have been tested as a roofing system to meet the ASTM E108 or UL 790 Class A requirements, including but not limited to the following:

- Asphalt shingles.
- Concrete, brick, or masonry tiles with bird stops to reduce debris accumulation.
- Metal shingles or sheets.

Textured metal with a matte finish may be considered on some homes. Wood shakes and shingles are prohibited due to fire danger. Roofing applications will be reviewed on an individual basis. Even though the product is approved, some colors will not be permitted on homes in Awbrey Butte.

Roof Pitch: A minimum of a 4/12 pitched roof is recommended in Awbrey Butte. Roof pitches under 4/12 will be reviewed on a case-by-case basis, based on aesthetic merit.

Vents: Vents include all openings for enclosed attics, gable ends, ridge ends, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, underfloor ventilation, foundations, and crawl spaces; under eaves and cornices; or for any other opening intended to permit ventilation, either in a horizontal or vertical surface.

All vents must resist the intrusion of burning embers and flames by meeting one of the following requirements:

- Corrosion-resistant vents conforming with ASTM E2886 test requirements:
 - No flaming ignition of the cotton material during the Ember Intrusion Test.
 - No flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
 - Temperature of the unexposed side of the vent does not exceed 662°F.
 - Prescriptive: Vents must be made of a noncombustible material and covered with noncombustible, corrosion-resistant mesh with openings not to exceed 1/8 inch.
- Exceptions:
- Dryer vents should not have mesh and must have a louver or flap.

In addition to the requirement for vent openings at eaves and soffits listed above, eaves and soffits must be enclosed or protected on the exposed underside by one of the following:

- Noncombustible materials.
- Ignition-resistant materials.
- Materials approved for not less than 1-hour fire-resistance-rated construction.
- 2-inch nominal dimension lumber.

3.22 Signs

There are only four types of signs permitted within Awbrey Butte and those signs must adhere to the individual specifications and requirements established for their use. All other signs must be reviewed and approved by the ARC. The community manager at the discretion of the ARC may remove unapproved or non-conforming signs.

General Signage Information:

- All signs must appear to be professionally produced, as determined by the ARC
- Signs must be placed parallel to and facing the street providing access to the property.
- Signs may not be illuminated with artificial light.

Builder/Contractor/Architect/Designer Signs.

- One Sign Permitted - One sign identifying the builder/general contractor is permitted during the course of construction. The sign must be single-sided and may include the builder's logo, company name, CCB number, website and phone number. The sign's design and color scheme shall be chosen by the builder.
- Architect/designer identification may be incorporated into the builder's sign, but may not be displayed as a separate sign attached to the builder sign.
- Builder signs must be no larger than 1,200 square inches, must be applied to their own posts, and must be placed parallel to the road providing access to the site.
- Builder signs may only be placed after the homesite construction has received written ARC approval.
- Builder signs must be removed as soon as the home is occupied or when the home is complete. No builder/architect information boxes are permitted. If the home is for sale by builder, for sale information must be included on a separate sign meeting the "for sale" criteria (see The Owner's Manual, For Sale Signs).

3.23 Staging Area

Each construction submittal must designate at least one staging area per homesite, subject to approval by the ARC. Each staging and construction area must be kept clear of trash and debris (see Trash and Construction Debris Removal, section 3.26).

Construction Tarps: Tarps may be used during the construction period to protect construction materials, equipment and activities. Tarps visible from roadways and other homesites must be brown in color. Brightly colored tarps (including blue and green) are prohibited.

3.26 Trash and Construction Debris Removal

Owner(s) or agent(s) are responsible for their own trash removal during and after construction. Construction sites must be kept clean from trash and construction debris at all times. Construction dumpsters must be removed within 24 hours of being placed on the site.

Weekly Removal Requirement: Construction sites that are not cleaned on a weekly basis may be subject to the ARC action of having the trash and construction debris removed and disposed of; the cost for ARC removal and disposal of debris shall be deducted from the ARC deposit.

3.27 Utilities and Utility Meters

All connections from trunk lines to individual structures must be underground. Exposed plumbing, electrical, and all other utilities and services are prohibited. All areas of excavation for site utility work must be restored (see sections 2.27.1 Landscape Re-naturalization and 2.50 Landscaping Standards).

All utility meters (gas and electric) should not be visible to roadways or neighboring homesites (unless screened in an approved manner), and shall be installed according to the guidelines provided by the utility companies. All exposed housings, junction boxes and conduits must be painted to match the siding color of the house.

4.0 Landscaping Design Guidelines

4.1 Landscape Design Philosophy

The unique location of Awbrey Butte, a sensitive area between the City and open spaces, creates a desire to preserve the area's natural beauty, to develop continuity throughout the neighborhood, and to blend the homes with this special environment.

A high quality landscape design and a consistent overall neighborhood character are important to both the appearance of each individual homesite and the overall continuity of the Awbrey Butte community. All homesites must respect and defer to, rather than dominate, the natural environment. The transition between individual homesites must be left in its undisturbed natural state. All homesites shall strive to create a unified, natural landscape based upon the existing vegetation and natural site features. Although landscaping is required on all Awbrey Butte Homesites, extensive formal landscaping is not. Most of the home sites on the Butte will benefit from an approach which perpetuates the natural appearance of Central Oregon's native forests and meadows. In addition, all landscaping shall be organized in a casual, fluid manner so as to integrate the natural setting of Awbrey Butte with the more formal landscaping components.

Fire Safety must take a significant priority in the consideration of landscaping for any home site, either new construction or remodel. The concept of defining defensible landscape zones was developed in the late 1990's following breakthrough experimental research into how structures ignite due to the effect of radiant heat.

The "Zone" concept adopted here is part of the National Fire Protection Association "Firewise USA" community recommendations, whose Design Guidelines have been incorporated. Limiting the amount of flammable vegetation and materials surrounding a structure and increasing the moisture content of the remaining vegetation are the primary goals of these standards.

There are three defensible landscape zones (also referred to as the Home Ignition Zones or Awbrey Butte Planting Zones):

- Immediate (noncombustible) Zone 1.
- Intermediate Zone 2.
- Extended Zone 3.

The defensible zone method of landscaping must be demonstrated by the Owner in the landscape final design submittal. Definitions and requirements for each zone type follow below.

4.2 Landscape Design

Careful consideration should be given to the selection and coordination of the landscape elements and the architectural features of the home. Decks with large, solid under skirting must be visually interrupted with hardscape or zone appropriate plant materials, creating periodic vertical elements. Areas of individual homesites that are exposed to other home sites and

roadways require thoughtful choices to integrate the home into the natural setting of Awbrey Butte.

All home site landscapes shall be designed to present a neat and pleasing appearance to all off-property vantage points, to minimize fire danger, maximize weed control, and moderate the problem of wind-blown dust. When appropriate, contiguous property owners should work together to create a continuous visual transition from one property to the next, avoiding a straight delineation of property lines.

Owners are required to use landscape materials listed on the Awbrey Butte plant list in regards to Fire Safety requirements. In planning the landscape, consideration should be given to water conservation and each design should incorporate techniques that limit the landscape's water demands; for example, use of drought tolerant plants and limited turf areas.

It shall be the responsibility of the Owner to follow the Landscape Plan(s) submitted to and approved by the ARC. Landscapes must be completed within six months of substantial completion of the home. The landscape plan(s) must include the following:

- a. Drawing scale 1" = 10'0" labeled with graphic scale
- b. North arrow
- c. Property lines, setbacks, and all other easements
- d. Home Ignition, Planting Zone boundaries.
- e. Building footprint with roof overhangs and driveway
- f. All existing tree and rock outcropping locations (trees which are proposed for removal must be clearly designated on the plan)
- g. Patios, decks, walkways, parking areas, service yard/trash storage, spa/hot tub, fences must be clearly marked
- h. Proposed plant material shall be clearly identified and located. Plant zones must be clearly labeled. Genus, species, common name, quantity, size at planting are required information. Plants within all Zones must be from the Approved Fire Resistant Plant List.
- i. A separate plan showing irrigation system layout and components
- j. Light post with street address plate
- k. Retaining wall locations, materials and dimensions
- l. Drainage swales or detention areas must be located and materials identified
- m. Water feature location(s) including overall dimensions. Drawings or sketches, and proposed materials must also be included
- n. Proposed landscape light fixtures and location identified along with manufacturer cut sheets and intended lamp size with lumens per fixture. (see Exhibits D - I)
- o. Landscape features such as birdbaths, sculptures, water features, garden structures, etc. shall be identified on the plan. Supporting images, sketches or catalog cut sheets may be required

Landscaping must be completed within six months of substantial completion of the home.

4.3 Plant Design Strategies

Owners of Awbrey Butte homesites shall develop landscape designs that preserve, protect and enhance the existing natural environment of Awbrey Butte. The landscape shall be designed to blend with the existing landscape and compliment the architecture. It may incorporate existing natural landscape features and topography that will seamlessly blend into all new landscaping. All proposed landscaping is encouraged to protect and enhance distinctive natural land formations and preserve Heritage Juniper (ones that usually have a diameter greater than 20 inches at chest height) and viable Ponderosa pine trees considered within fire-safe areas. The size of the planting zones should be proportionate to the size and shape of the homesite. Planting zones must be shown and identified on the Landscape Plan as Zones 1, 2, and 3. In some situations, the ARC may require an Owner to plant trees and/or add contouring to a site to screen on-site elements from off-site vantage points.

Other Considerations: Juniper trees are found throughout Awbrey Butte and are attractive elements of the natural landscape, but they also can cause difficulty for other plant materials due to their root systems and considerable water consumption habits. They are also more flammable than other evergreen trees such as Ponderosa pine. Carefully consider the locations of the existing junipers in relation to proposed plantings of shrubs, trees and grasses for the most successful landscape design.

Modifications: Prior to or during execution of an approved Landscape Plan, any proposed changes to this plan must be resubmitted to the ARC for review and written approval before being implemented.

4.4.1 Plant Zone 1 (Immediate)

Zone 1 is the area 0'-5' from the exterior point of all structures and attachments (including fences). Research shows this is the most important fire zone to take immediate action on as it is the most vulnerable to embers causing home ignition. The objective is to develop and maintain a space free of any highly combustible materials. Zone 1 should consist of material such as gravel, concrete pavers, decorative boulders etc. The area of application may be larger, or create and undulating, free-form layout. No plant material shall be planted or encroach within this zone. Selected perennials of groundcover may be permitted upon specific approval.

Landscape Design Requirements

- Only hard surfaces, such as a concrete walkway or noncombustible products such as rock and gravel should be used in this zone. No bark mulch or other flammable ground cover should be used.
- No plants are allowed within this zone and should not overhang this zone.
- Removal of dead vegetation and implementation of a maintenance strategy to keep the 5-foot zone clear of dead plant materials is crucial.
- Tree placement should be planned to ensure the mature canopy is no closer than 10 feet to the edge of the structure.

- Existing trees should be limbed/pruned to ensure no limbs over-hang the structure and the canopy is at least 10 feet away from the structure.
- In this zone, irrigation is not required. Reference section 7.5 Irrigation for additional irrigation requirements.

4.4.2 Plant Zone 2 (Intermediate)

Zone 2 is the area 5'-30' from all structures and attachments. It is the area in which landscaping, ornamental or native, terraces, walls, patios, gardens, lawns, water features, dry streambeds, sculptures, bird baths may be located. A critical purpose of this zone is to employ careful landscaping to significantly decrease fire behavior. Vegetable gardens which need fences or barriers for protection from wildlife must be developed so as to comply with the regulations for fencing as outlined in the Awbrey Butte Rules and Design Guidelines (see Fencing and Screening).

Greenhouses – see Accessory Building, section 3.1

Landscape Design Requirements

- Bark Mulch is a combustible material and is not allowed in this zone. Compost mix of 50/50 (50% soil/50% mulch) is an acceptable alternative
- Select plants from the Approved Plant List Appendix F.
- Native Shrubs including (Bitterbrush, Sagebrush, Manzanita) should be significantly thinned or removed.
- Lawn is permitted and should be irrigated and mowed regularly.
- Mature trees should be pruned up six to ten feet from the ground (measured at the uphill side), juvenile trees are not to be pruned up higher than 20% of the tree's height or as advised by an arborist.
- Existing conifer trees will be thinned if needed to achieve a target crown spacing of 18 feet between crowns (48 feet trunk to trunk) of single trees in this zone. This will be assessed by the ARC.
- It is highly recommended that existing juniper trees less than 6" in diameter (19" circumference) at chest height be removed.
- Newly planted conifer trees shall be spaced 40 feet apart to ensure adequate crown spacing at maturity. Crown spacing requirements do not apply to deciduous trees. They can be planted near and between conifer trees.
- Remove native shrubs, juvenile trees and needle cast from under the driplines of conifer trees.
- Shrubs and ornamental grasses from Appendix F should be spaced at a distance of at least twice the height of the plants at maturity. Rows of shrubs or ornamental grasses are not allowed.
- Remove dead vegetation within 30 feet of all structures. Dead logs and standing dead (ghost) trees/stumps are generally not permitted in this zone.
- All vegetation to be watered regularly with an automated irrigation system.

- Consider fire-resistant material and stain and paint additives for patio furniture, play structures, swing sets, etc.

Landscape Maintenance Requirements: It is the Owner's responsibility to implement a maintenance strategy to keep the Intermediate zone located around the perimeter of all structures clear of debris and dead vegetation. The Owner must remove all debris and dead vegetation and dispose of off-site. It is also the Owner's responsibility to maintain a permanent automatic irrigation system that provides regular watering to maintain optimal plant health.

4.4.3 Plant Zone 3 (Extended)

Zone 3 is the area 30' from all structures and attachments to property lines. This area is to remain native, or be restored to a native, natural condition excepting walking paths, driveways and address signs. A goal in this zone is not to eliminate fire but to interrupt fire's path and foster a low intensity fire that remains on the ground surface and out of the canopy. The size of this zone is relative to each individual homesite. Clearing of this zone should be limited to approved fire prevention efforts including consideration of tree spacing guidelines, and elimination of weeds. Irrigation of this zone is discouraged, other than to reestablish native plant materials during the first few years after planting.

Natural Areas are encouraged as they require significantly less maintenance and irrigation once established. Owners are encouraged to keep construction activities or other disturbances in the natural areas to a minimum.

Landscape Design Requirements

- Existing conifer trees should be thinned, if needed, to achieve 18 foot crown spacing (48 feet trunk to trunk) between clusters of two to three trees, or 12 feet between crowns (42 feet trunk to trunk) of single trees. This will be assessed by the ARC.
- It is highly recommended that existing juniper trees less than 6" diameter (19" circumference) at chest height be removed.
- Newly planted groups of two to three conifer trees shall be spaced 50 feet apart from other groups to ensure adequate crown spacing at maturity.
- Crown spacing requirements do not apply to deciduous trees. They can be planted near and between conifer trees.
- Mature trees should be pruned up six to ten feet from the ground (measured at the uphill side), juvenile trees are to be pruned up no more than 20% of the tree's height or as advised by an arborist.
- Remove native shrubs, juvenile trees, and needle cast from under the driplines of conifer trees.
- Artificial turf may be approved in small amounts on the condition that it is not visible from the street or neighboring homes.

Landscape Maintenance Requirements: It is the Owner's responsibility to implement a maintenance strategy to keep this outer zone clear of debris and dead vegetation. The Owner must remove all debris and dead vegetation and dispose of off-site.

4.5 Native Restoration Option

Owners may choose to develop their home sites using only Zones 2 and 3 strategies as long as they comply with Fire Safety standards. This informal blend of native and non-native materials applies only to Zones 2 and 3.

Areas disturbed by construction or other activities need to be replanted or seeded and irrigation. Regular monitoring for weed removal is necessary during the establishment period. This strategy typically requires two growing seasons to become established. Annual maintenance and irrigation is significantly reduced after establishment.

If a property owner chooses to maintain the natural appearance of the site, steps must be taken to restore/re-naturalize the unsightly scarred (raw) areas resulting from construction activity. Re-naturalizing includes: planting native plant material; spreading native soil and feathering the transitions between truly native areas and newly restored areas.

Other landscaping considerations include:

- Landscaping must be completed within six months of substantial completion of the home.
- Areas of the site that are exposed to the neighborhood shall be treated in a casual, fluid manner so as to integrate comfortably with the natural settings and surrounding homesites of Awbrey Butte; and
- In some situations the ARC may require an Owner to plant trees and/or add contouring to a site to screen on-site elements from off-site vantage points.

It shall be the responsibility of the Owner to follow the Landscape Plan submitted to the ARC. When appropriate, contiguous property owners should work together to create a continuous visual transition from one property to the next, avoiding a straight-line delineating property lines.

4.6 Tree Preservation

Trees are regularly killed because of failure to adhere to basic arborist guidelines regarding tree protection. The effects of poor tree preservation measures and the blatant disregard for tree protection may not be apparent for up to 10 or 15 years. Many people buy their property because it has trees and assume that the trees will remain in good health. In fact the very activities which help produce a beautiful home on undeveloped property may be that which kills the trees on that property. Here are some ways of guarding your investment:

- Seek an arborist's advice before purchasing a lot or starting construction. The adjustment an arborist suggests may cost more money initially, but in the long run may save the cost of removing and replacing dead trees.
- During construction, erect a boundary with stakes connected by brightly colored ribbons around trees; make sure the stakes extend past the drip line to the outermost reach of the branches.
- Make it clear to your builders that no one should park or store vehicles, equipment or materials within the tree's drip line, and that they will be held liable for any injury to tree bark or roots.
- Tell your builder not to add more than two inches of fill within the drip line of any tree. Amounts in excess of two inches can cause root loss from earth compaction and suffocation. You can compensate for raising the grade near a tree by installing wells to provide underground drainage and aeration.
- Make sure the builder does not remove any soil within the drip line of any protected tree.
- Let your builder know they may not remove or trim any tree without your permission.
- Finally, it's the builder's responsibility to route utility services so they don't injure trees. Utility ditches must be located nine inches away from the tree trunk for each inch of trunk diameter (e.g., 6" tree diameter multiplied by (x) 9 = 54" of separation). If exposed, roots should be pruned to promote healing, closure and re-growth.

4.7 Tree Removal and Trimming

Tree removal and trimming may be required to address fire safety issues, improve neighborhood aesthetics, restore a view, and/or accommodate construction activities.

Authorized Tree Removal: The removal of any tree, larger than 6 inches in diameter (19 inches in circumference) at chest height requires prior written approval by the ARC. Trees less than 6 inches in diameter may be removed in accordance with fire safety guidelines. Juniper trees larger than 20 inches in diameter (63-inch circumference) at chest height require prior written approval by the ARC.

Unauthorized Tree Removal - Unauthorized tree removal at any time will result in immediate forfeiture of the deposit and suspension of all construction activity on the property until a remediation plan and a new deposit are received and approved by the ARC. Similarly unauthorized removal of trees post-construction, at any point, will result in potential fines and the requirement of the owner to replace the removed tree with one of a similar species and size.

Tree Trimming - Any tree may be trimmed up from ground level to one-third its height. Any dead limbs above this height may also be removed. The height of owner-planted trees should be maintained so as not to impair the view of other lot owners. Tree trimming must produce a natural-looking appearance that can be maintained in a healthy state. Tree topping of existing Ponderosa Pines is prohibited. The service of a qualified arborist is recommended when significantly reducing the height of mature trees. If an Owner(s) or their agent(s) does not follow

these requirements, they will be required to completely remove the tree(s) and replace it (them) with a tree(s) of a species and size determined by the ABOA.

Tree Removal for Fire Safety- Any tree removal requests based on eliminating or lessening fire hazards will require approval from the Architectural Committee pursuant to the Application for Tree Removal form. This applies to all trees in excess of 6" diameter (19" circumference) at chest height. The Committee may require that a report be submitted by a representative of the Fire Department, Project Wildfire or Firewise Committee to confirm the necessity for tree removal.

4.8 View Preservation

View preservation is an important goal of the ABOA, but is not the only consideration when evaluating view impairment issues that may arise between Lot Owners. The naturally occurring trees and vegetation are an important part of preserving the Central Oregon environment and neighborhood aesthetics in Awbrey Butte. The Architectural Review Committee (ARC) is responsible for evaluating and ruling on all view impairment issues, and will be the sole judge of view impairment.

The following restrictions and requirements form the basis for deciding view impairment issues:

- The height of any landscape improvements made to a homesite shall not significantly impair the view of other Lot Owners.
- The original Lot Owner and any subsequent Owners of the Lot are responsible for keeping owner-planted trees and vegetation maintained and trimmed as they grow, so as not to materially impair the view of other Lot Owners
- ARC approval of Landscape Plans does not exempt trees and vegetation planted by an Owner or a previous Owner from view preservation restrictions and requirements.
- Naturally occurring trees that existed prior to the original purchase of the Lot are protected but are not exempt from the view preservation restrictions and requirements. These naturally occurring trees can still be removed by mutual agreement of Owners, however, if a tree/s is over six (6) inches in diameter, it will require written approval from the ARC before being removed (see above sections 4.7 Tree Removal and Trimming and 4.6 Tree Preservation).
- The ARC may require an Owner to plant trees and/or add contouring to a site to screen on-site elements from off-site vantage points.

4.9 Slopes

Care should be taken when planning landscaping of site gradients to ensure proper drainage to support the intended plant materials. Terracing is recommended for extreme slopes.

The following are maximum recommended slopes for specific treatments:

Grass (mowable) = 3:1	Grass (unmowed) = 2:1
Parking = 5%	Driveway = 8%
Planted Banks = 2:1	Firm Earth = 1½:1

Any reshaping or re-grading of the site is subject to review and approval by the ARC, and must be shown on the Landscape Plans submitted for ARC review (see *Grading*, section 3.17).

4.10 Irrigation

Irrigation is required to establish and maintain landscape plantings on all homesites. The automatic irrigation system shall be designed and installed in accordance with all local and state laws, rules and regulations governing or relating to irrigation systems. The Owner's system should also be designed to meet or exceed all water conservation practices required by the County and all other governing bodies. Irrigation of installed landscapes should be adequate to maintain the health and vigor of installed plantings, but not excessive to the point of flooding properties or creating drainage issues on the subject or adjacent homesites.

The City of Bend recommends watering between the hours of 7:00 pm and 6:00 am. Watering during these hours means relatively low wind conditions and less water loss due to evaporation. The City of Bend has implemented the following water code:

- Irrigation hours apply all year.
- Irrigation is not allowed between the hours of 9:00 a.m. and 5:00 p.m.
- Even address numbers may water only on even-numbered days of the month.
- Odd address numbers may water only on odd-numbered days of the month.
- Watering is allowed for all addresses on the thirty-first day of the month.
- These regulations apply to hoses or hose-end devices left unattended.
- These regulations do not apply to watering by hand-held hose while continuously being attended.

4.11 Water Features

All water features must have written ARC approval prior to their construction and/or installation. The ARC has sole discretion and may reject any water feature deemed inappropriate. Guidelines include:

- Water features shall be integrated as part of the landscape and have a natural appearance.
- Water features shall be oriented to benefit those within the home or on the decks or patios.
- Water features shall be scaled as a minor landscape element - they shall not dominate or distract from the landscaping or the architecture of the home.

4.12 Low Voltage Landscape Lighting

Exterior lighting shall be low intensity, shielded from view from neighboring sites. As with all exterior design work, lighting should be used to enhance the overall design concept of the home and landscape features.

Exterior lighting may be located only in Zones 1 and 2 and along the driveways. The primary purpose of exterior lighting is to allow safe navigation to outdoor areas. Limited accent lights will be considered based on type of fixture and watts/lumens. Fixtures should direct light downward only.

Plastic light fixtures are discouraged. No high pressure sodium, mercury vapor or other high intensity lighting is allowed. No unshielded bare light bulbs are allowed. Light sources should be placed close to grade or concealed. All lighting conduit and fixtures must be as inconspicuous as possible, especially by day for exterior lighting located above grade level.

Light fixtures must be included on the Landscape Plan(s) and approved in writing by the ARC. Manufacturer cut sheets are required with Landscape Plan(s) submittal.

4.14 Fire Control

Awbrey Butte is a Firewise Community and places heavy emphasis on fire safety within its building and landscaping guidelines. The Design Guidelines generally conform with the best practice recommendations of the City of Bend, Deschutes County, The Oregon Department of Forestry and fire risk assessment guidance provided by insurance organizations. In addition to adherence to the Design Guidelines, general precautions shall be taken against potential fire danger, as outlined and enforced by the City of Bend Fire Prevention Officer. The specific rules of the Uniform Fire Code and the rules for outdoor burning are available for review at the City of Bend Fire Department.

5.0 Construction Guidelines

The following is a list of Construction Guidelines that are intended to provide guidance to the owner, builder, and all subcontractors during the construction process. The following guidelines shall in no respect modify the Covenants, Conditions and Restrictions for the Awbrey Butte Owners Association.

5.1 Construction Trailers & Vehicles

Construction trailers and vehicles must be kept in the approved construction staging area(s). Overnight parking of construction trailers and vehicles is not permitted within the Awbrey Butte Owner's Association.

5.2 Construction Vehicle Parking

Construction workers may not park on, or otherwise use, neighboring lots or open space. All vehicles shall be parked on the public streets within 50 feet of the construction site. Where parking is not permitted (e.g., Summit Drive), vehicles are to be parked on the nearest cross street. Overnight street parking of any vehicles or trailers, is not permitted on the within the Awbrey Butte Owner's Association.

5.3 Dust and Noise Control

The contractor shall be responsible for controlling dust and noise from the construction site, including the removal of dirt and mud from public or private streets that are the result of construction activity on the site.

The noise from radios or other audio equipment played by construction workers shall not be audible from neighboring properties. Abuse of this requirement may result in the banning of the playing of all audio equipment during construction of the home.

5.4 Fires and Flammable Materials

Careless disposition of cigarettes and other flammable materials, as well as the build-up of potentially flammable materials constituting a fire hazard, is not permitted.

5.5 Material Deliveries

All building materials, equipment and machinery required to construct a residence shall be delivered to and remain on the lot. No materials may be stored on the streets of the Awbrey Butte Owners Association.

5.6 Sanitary Facilities

Each owner or contractor shall be responsible for providing adequate sanitary facilities for construction workers. Portable toilets shall be located on the lot, at a location approved by the Manager.

5.7 Site Preparation

Retention of existing trees over 6" in diameter is strongly encouraged. Cutting, removal or pruning of any trees which is necessary for the development and landscaping of any site shall be approved by the ARC. All trees to remain on the lot must be protected throughout construction. Prior to excavation, the builder and Community Manager will meet on site to review the trees that are approved for removal and those to remain.

5.8 Site Drainage and Erosion Control

All site drainage must be retained and disposed of on the Owner's property. The collection system may include gutters, surface swales, or buried drain lines. The owner is responsible for establishing finished floor elevations that ensure positive drainage away from the home; installing and maintaining a subsurface drainage dispersal system that has adequate capacity; and ensuring that concentrated run-off does not flow onto adjacent property. The storm drainage plan should consider the off-site improvements and the grading and drainage of the building site circle should be designed accordingly.

The owner is responsible for installing and maintaining adequate erosion control measures during construction.

5.9 Trash

Owners or their contractors shall clean up all trash and debris at the end of each day. An approved trash receptacle shall remain on-site at all times. Dumping, burying, or burning trash anywhere on the site or elsewhere in Awbrey Butte Owners Association is not permitted. Heavy debris, such as broken stone and wood scrap, shall be immediately removed from the site upon completion of the work of the trade that generated the debris. Any clean-up costs incurred by the ARC or Awbrey Butte Owners Association in enforcing these requirements shall be the responsibility of the owner.

5.10 Working Hours

Working hours shall be Monday through Sunday from 30 minutes before sunrise, but not prior to 6:30 a.m.; and until 30 minutes after sunset, but not later than 8:30 p.m. Construction activities which generate excessive noise, such as hammering, sawing, excavation work, and concrete delivery, shall be confined to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and 8:00 a.m. to 7:00 p.m. on Saturday & Sunday. Work activities that generate excessive noise are not permitted on national holidays.

Exhibit A: Buildable Area Illustration

See Buildable Area

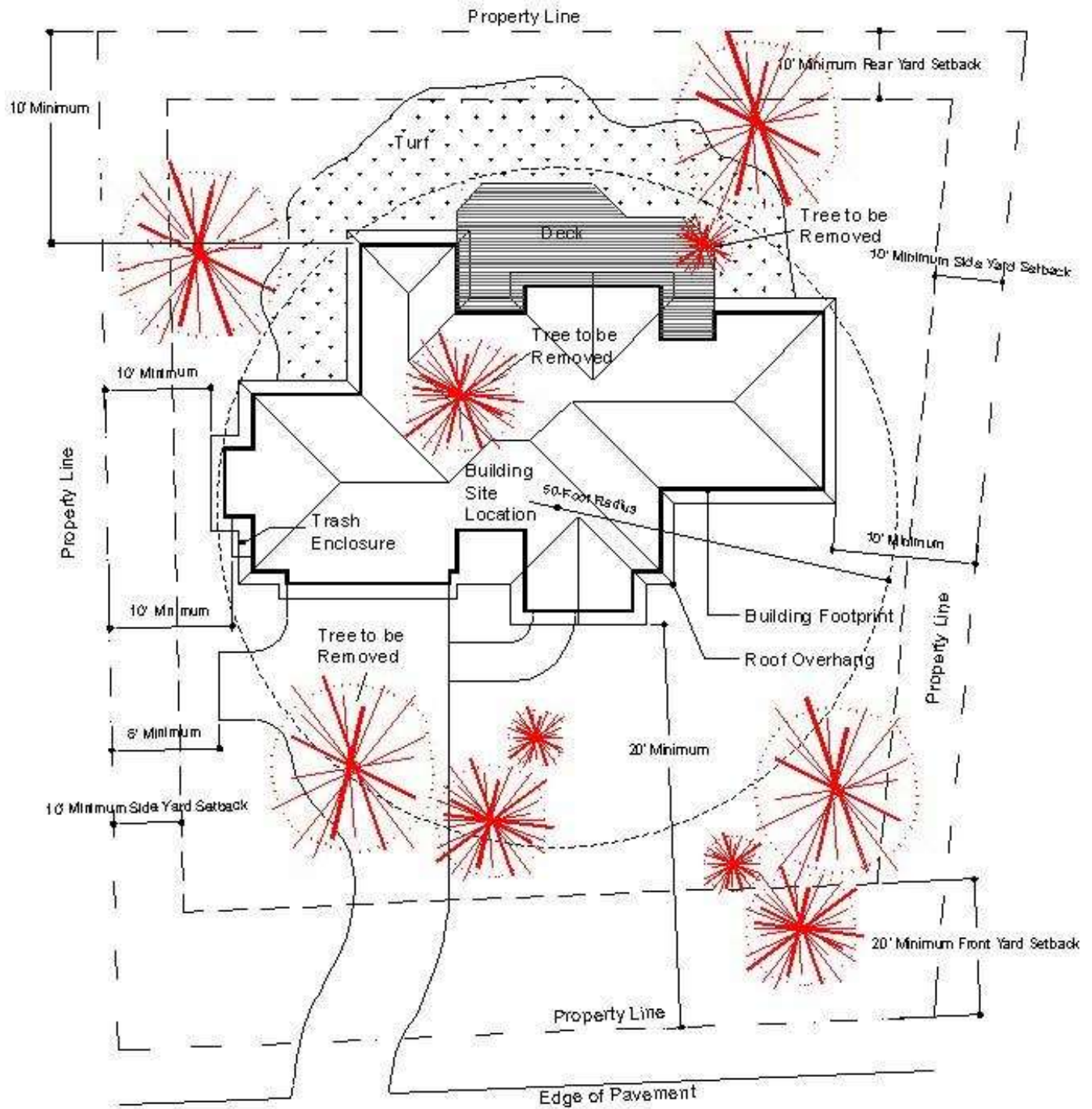


Exhibit B: Additional Setbacks Illustration

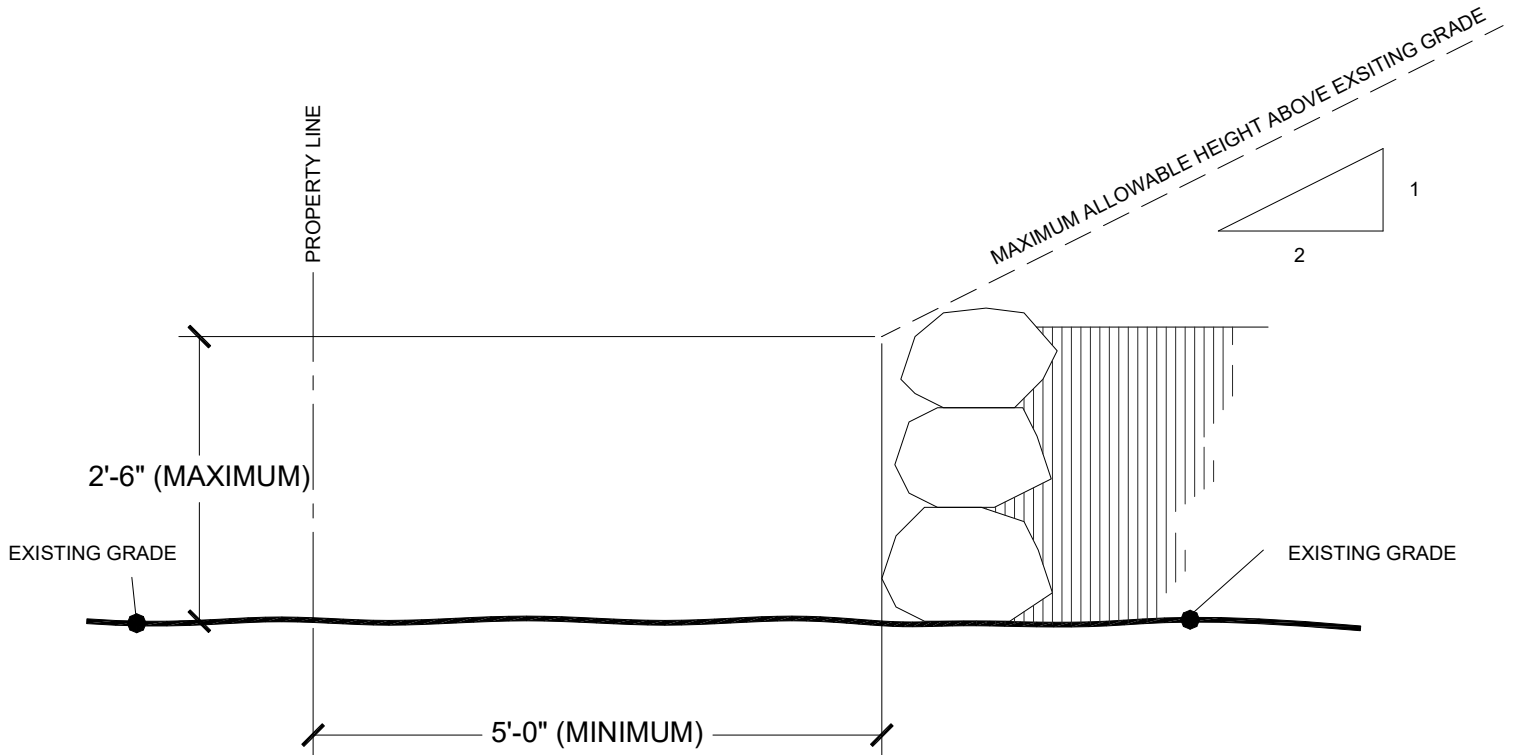


Exhibit C: Building Height Calculation

Building Height Calculation:

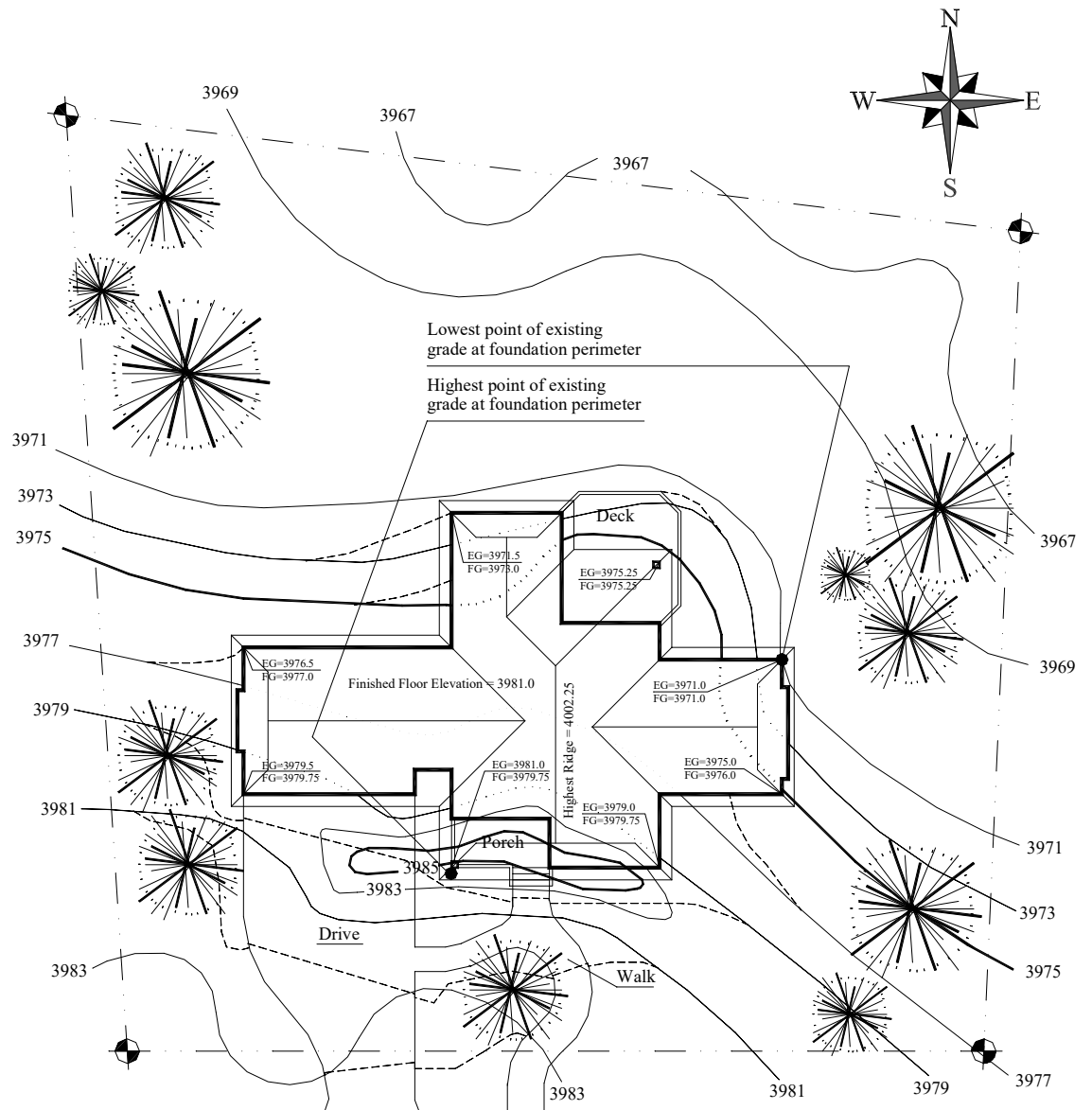
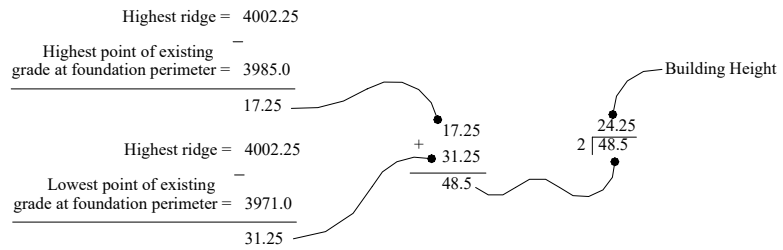
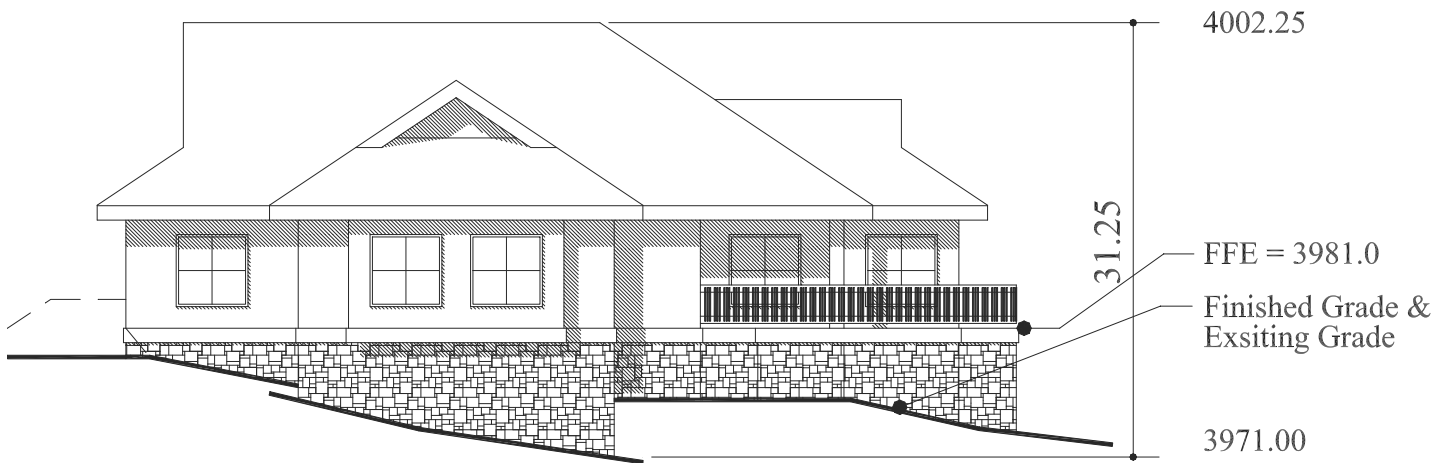
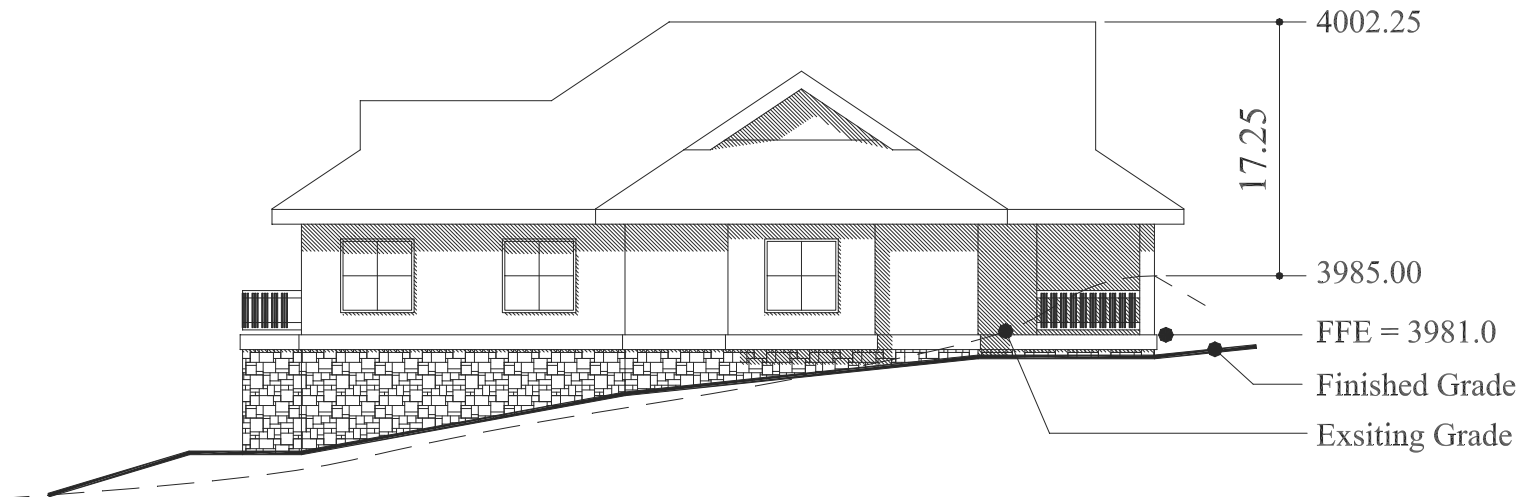


Exhibit C (Continued)

Building Height Calculation



East Elevation



West Elevation

Exhibit D: Landscape Zones

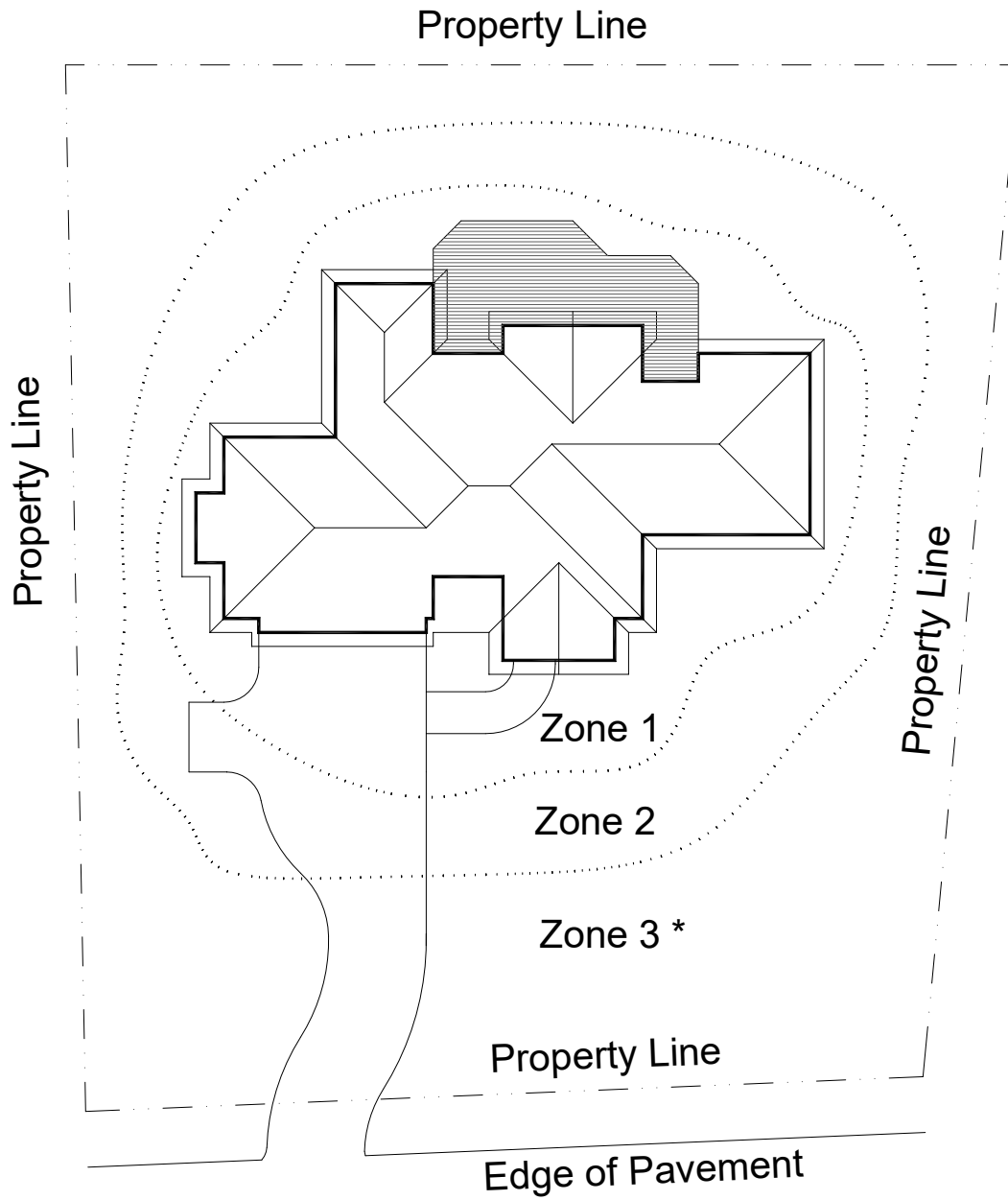


Exhibit E: Permitted Plant Materials**FIRE-RESISTANT: TREES**

Latin Name / Common Name	Zone(s)	Native Plant (X)	Deciduous (X)	Evergreen (X)
<i>Acer circinatum</i> / Vine Maple	2,3	X	X	
<i>Acer ginnala</i> / Amur Maple	2 only		X	
<i>Acer glabrum</i> / Rocky Mountain Maple	2,3	X	X	
<i>Acer negundo</i> / Boxelder	2 only		X	
<i>Acer palmatum</i> / Japanese Maple	2 only		X	
<i>Acer platanoides</i> / Norway Maple	2 only		X	
<i>Acer rubrum</i> sp./ Red Maple species	2 only		X	
<i>Acer tataricum</i> / Tatarian Maple	2 only		X	
<i>Aesculus hippocastanum</i> / Horsechestnut	2 only		X	
<i>Aesculus x carnea 'Briotii'</i> / Red Horsechestnut	2 only		X	
<i>Alnus glutinosa</i> / Black Alder	2 only		X	
<i>Alnus tenuifolia</i> / Mountain Alder	2 only		X	
<i>Amelanchier alnifolia</i> / Western Serviceberry	2,3	X	X	
<i>Amelanchier</i> spp. / Serviceberry Species	2 only		X	
<i>Betula</i> spp. / Birch Species	2 only		X	
<i>Carpinus betulus</i> spp. / Hornbeam Species	2 only		X	
<i>Catalpa speciosa</i> / Western Catalpa	2 only		X	
<i>Celtis occidentalis</i> / Common Hackberry	2 only		X	
<i>Cercis canadensis</i> / Eastern Redbud	2 only		X	
<i>Cercoparpus ledifolius</i> / Curl-leaf Mountain Mahogany	2,3	X	X	
<i>Cornus</i> spp. / Dogwood Species	2 only		X	
<i>Cotinus coggygria</i> / Common Smoke Tree	2 only		X	
<i>Crataegus columbiana</i> / Hawthorn	2, 3	X	X	
<i>Crataegus</i> spp. / Hawthorn	2 only		X	
<i>Fagus</i> spp. / Beech Species	2 only		X	
<i>Fraxinus americana</i> Autumn Purple® / Autumn Purple® Ash	2 only		X	
<i>Fraxinus pennsylvanica</i> 'Marshall' / Marshall's Seedless Ash	2 only		X	
<i>Fraxinus pennsylvanica</i> 'Patmore' / Patmore Green Ash	2 only		X	
<i>Fraxinus pennsylvanica</i> 'Summit' / Summit Green Ash	2 only		X	
<i>Gleditsia triacanthos</i> f. <i>inermis</i> 'Skyline®' / Honeylocust	2 only		X	
<i>Larix occidentalis</i> / Western Larch	2,3	X		X
<i>Malus</i> spp. / Apple Species	2 only		X	
<i>Malus</i> spp. / Crabapple Species	2 only		X	
<i>Pinus ponderosa</i> / Ponderosa Pine	2,3	X		X
<i>Populus</i> spp. / Poplar	2 only		X	
<i>Populus tremula</i> / Swedish Aspen	2 only		X	
<i>Populus tremuloides</i> / Quaking Aspen	2,3	X	X	
<i>Prunus</i> spp. / Cherry Species	2 only		X	
<i>Prunus</i> spp. / Plum Species	2 only		X	
<i>Prunus virginiana</i> 'Shubert'/Red Leaf Chokecherry	2 only		X	
<i>Prunus virginiana</i> / Common Chokecherry	2,3	X	X	

ABOA Design & Construction Guidelines

<i>Pyrus spp.</i> / Pear Species	2 only		X	
<i>Quercus spp.</i> / Oak Species	2 only		X	
<i>Robinia pseudoacacia</i> / Black Locust	2 only		X	
<i>Salix spp.</i> / Willow Species	2 only		X	
<i>Sorbus spp.</i> / Mountain Ash Species	2 only		X	
<i>Thuja plicata</i> / Western Red Cedar	2 only			X
<i>Tilia spp.</i> / Linden Species	2 only		X	

*Spacing between plants should be three times the diameter at maturity. Plant in groups of no more than two plants.

FIRE-RESISTANT: SHRUBS*

Latin Name / Common Name	Zone(s)	Native Plant (X)	Deciduous (X)	Evergreen (X)
<i>Amelanchier alnifolia</i> / Western Serviceberry	2,3	X	X	
<i>Amelanchier spp.</i> / Serviceberry Species	2 only		X	
<i>Arctostaphylos x coloradensis</i> 'Panchito' / Panchito Manzanita	2 only			X
<i>Aronia spp.</i> / Chokeberry Species	2 only		X	
<i>Berberis spp.</i> / Barberry	2 only		X	X
<i>Buxus sempervirens</i> / American Boxwood	2 only			X
<i>Caryopteris x clandonensis</i> / Blue Spirea	2 only		X	
<i>Cercocarpus intricatus</i> / Littleleaf Mountain Mahogany	2 only			X
<i>Cercocarpus montanus</i> / Mountain Mahogany	2,3	X		X
<i>Chaenomeles speciosa</i> / Flowering Quince	2 only		X	
<i>Chamaebatiaria millefolium</i> / Desert Sweet	2,3	X	X	
<i>Chrysothamnus nauseosus</i> / Gray Rabbitbrush	2,3	X		X
<i>Chrysothamnus viscidiflorus</i> / Green Rabbitbrush	2,3	X		X
<i>Clematis spp.</i> / Clematis Species	2 only		X	
<i>Cornus alba</i> / Tatarian Dogwood	2 only		X	
<i>Cornus mas</i> / Cornelian Cherry Dogwood	2 only		X	
<i>Cornus serica</i> / Redosier Dogwood	2,3	X	X	
<i>Cornus serica</i> 'Kelsey' / Kelsey Dogwood	2 only		X	
<i>Cotoneaster spp.</i> / Cotoneaster Species	2 only		X	X
<i>Daphne cneorum</i> / Rock Daphne	2 only			X
<i>Daphne x burkwoodii</i> 'Carol Mackie' / Carol Mackie Daphne	2 only			X
<i>Erica Carnea</i> / Winter Heath	2 only			X
<i>Euonymus fortunei spp.</i> / Wintercreeper Species	2 only		X	X
<i>Euonymus spp.</i> / Burning Bush	2 only		X	
<i>Forsythia spp.</i> / Forsythia	2 only		X	
<i>Hamamelis virginiana</i> / Common Witchhazel	2 only		X	
<i>Hamamelis x intermedia</i> / Witchhazel	2 only		X	
<i>Hibiscus syriacus</i> / Rose of Sharon	2 only		X	
<i>Holodiscus discolor</i> / Oceanspray	2,3	X	X	
<i>Kerria japonica</i> / Japanese Kerria	2 only		X	
<i>Mahonia aquifolium</i> / Oregon Grape	2,3	X		X
<i>Mahonia nervosa</i> / Dwarf Oregon Grape	2,3	X		X
<i>Paxistima myrsinites</i> / Oregon Boxwood	2,3	X		X

ABOA Design & Construction Guidelines

<i>Philadelphus lewisii</i> / Mock Orange	2,3	X		X
<i>Philadelphus spp.</i> / Mock Orange Species	2 only			X
<i>Physocarpus malvaceus</i> / Mountain Ninebark	2,3	X		X
<i>Physocarpus opulifolius</i> 'Dart's Gold' / Dart's Gold Ninebark	2 only			X
<i>Potentilla fruticosa</i> / Shrubby Potentilla	2 only			X
<i>Potentilla fruticosa</i> 'Pink Beauty' / 'Lovely Pink'	2 only			X
<i>Prunus spp.</i> / Bush Cherry Species	2 only			X
<i>Pyracantha angustifolia</i> 'Gnozam' / Gnome Pyracantha	2 only			X
<i>Rhamnus frangula</i> 'Asplenifolia' / Aspenifolia Buckthorn	2 only		X	
<i>Rhamnus frangula</i> 'Columnaris' / Tallhedge Buckthorn	2 only		X	
<i>Rhododendron occidentale</i> / Western Azalea	2 only	X		X
<i>Rhus spp.</i> / Sumac Species	2 only		X	
<i>Ribes aureum</i> / Golden Currant	2,3	X	X	
<i>Ribes cereum</i> / Wax Currant	2,3	X	X	
<i>Ribes spp.</i> / Flowering Currant	2 only		X	
<i>Rosa gymnocarpa</i> / Baldhip Rose	2,3	X	X	
<i>Rosa nutkana</i> / Nootka Rose	2,3	X	X	
<i>Rosa spp.</i> / Rose Species	2 only			X
<i>Rosa woodsii</i> / Wood's Rose	2,3	X	X	
<i>Rubus spp.</i> / Raspberrie Species	2 only		X	
<i>Salix scouleriana</i> / Scouler Willow	2,3	X	X	
<i>Salix spp.</i> / Willow Species	2 only		X	
<i>Sambucus nigra ssp. caerulea</i> / Blue Elderberry	2 only		X	
<i>Shepherdia argentea</i> / Silver Buffaloberry	2,3	X	X	
<i>Spiraea x bumalda</i> 'Froebelii' / Froebelii Spirea	2 only		X	
<i>Spiraea x bumalda</i> 'Goldflame' / Goldflame Spirea	2 only		X	
<i>Spiraea x bumalda</i> 'Monhub' / Limemound® Spirea	2 only		X	
<i>Symphoricarpos albus</i> / Common Snowberry	2,3	X	X	
<i>Symphoricarpos spp.</i> / Snowberry Species	2 only		X	
<i>Syringa spp.</i> / Lilac Species	2 only		X	
<i>Teucrium chamaedrys</i> / Wall Germander	2 only			X
<i>Viburnum spp.</i> / Viburnum Species	2 only		X	X
<i>Yucca glauca</i> / Small Soapweed	2,3	X		X
<i>Yucca spp.</i> / Yucca Species	2 only			X

FIRE-RESISTANT: PERENNIALS

Latin Name / Common Name	Zone(s)	Native Plant (X)	Herbaceous (X)	Evergreen (X)
<i>Achillea millefolium lanulosa</i> / Western Yarrow	2,3	X	X	
<i>Achillea spp.</i> / Yarrow Species	2 only		X	
<i>Alcea rosea</i> / Hollyhock	2 only		X	
<i>Alchemilla spp.</i> / Lady's mantle	2 only		X	
<i>Allium schoenoprasum</i> / Chives	2 only			X
<i>Alyssum saxatilis</i> / Basket of Gold	2 only		X	
<i>Aquilegia formosa</i> / Western Columbine	2,3	X	X	
<i>Aquilegia spp.</i> / Columbine Species	2 only		X	
<i>Armeria maritima</i> / Sea Thrift	2 only		X	

ABOA Design & Construction Guidelines

<i>Artemisia absinthium</i> / Wormwood	2 only		X	
<i>Artemisia frigida</i> / Fringed sage	2 only			X
<i>Artemisia ludoviciana</i> / Prairie Sage	2,3	X	X	
<i>Artemisia stelleriana</i> / Dusty Miller	2 only		X	
<i>Aster spp.</i> / Aster Species	2 only		X	
<i>Carex spp.</i> / Sedge Species	2 only			X
<i>Chrysanthemum maximum</i> / Shasta Daisy	2 only		X	
<i>Coreopsis spp.</i> / Coreopsis Species	2 only		X	
<i>Crocus spp.</i> / Crocus Species	2 only		X	
<i>Delphinium spp.</i> / Delphinium Species	2 only		X	
<i>Dianthus gratianopolitanus spp.</i> / <i>Dianthus</i> or Pinks species	2 only			X
<i>Dianthus petraeus ssp. noeanus</i> / Fragrant Snowflake Pink	2 only			X
<i>Dianthus pinifolius</i> / Pineleaf Pink	2 only		X	
<i>Dianthus simulans</i> / Cushion Alpine Pinks	2 only			X
<i>Diascia intergerrima</i> 'Coral Canyon' / Coral Canyon Twinspur	2 only		X	
<i>Dicentra formosa</i> / Western Bleeding Heart	2,3	X	X	
<i>Epilobium angustifolium</i> / Fireweed	2,3	X	X	
<i>Erigeron linearis</i> / Desert Yellow Fleabane	2 only		X	
<i>Eriogonum heracleoides</i> / Creamy Buckwheat	1,2,3	X	X	
<i>Eriogonum ovifolium</i> / Cushion Buckwheat	1,2, 3	X		X
<i>Eriogonum spp.</i> / Buckwheat Species	2 only		X	
<i>Eriogonum umbellatum</i> / Sulphur Buckwheat	1,2,3	X		X
<i>Eriophyllum lantum</i> / Oregon Sunshine	2,3	X	X	
<i>Gaillardia aristata</i> / Indian Blanket Flower	2,3	X	X	
<i>Gaillardia spp.</i> / Blanket Flower Species	2 only		X	
<i>Geranium spp.</i> / Cranesbill Species	2 only		X	
<i>Helianthella quinquenervis</i> / Aspen Sunflower	2 only		X	
<i>Helianthemum nummularium spp.</i> / Sunrose Species	2 only			X
<i>Helianthus pumilus</i> / Bush Sunflower	2 only		X	
<i>Helianthus salicifolius</i> 'Low Down' / Willow-Leaved Sunflower	2 only		X	
<i>Hemerocallis spp.</i> / Daylily Species	2 only		X	
<i>Heuchera spp.</i> / Heuchera Species	2 only		X	
<i>Hosta spp.</i> / Hosta Species	2 only		X	
<i>Hymenoxys scapose</i> / Thrift-Leaf Perky Sue	2 only		X	
<i>Ipomopsis aggregata</i> / Scarlet Gilia	2,3	X	X	
<i>Iris spp.</i> / Iris Species	2 only		X	
<i>Kniphofia uvaria</i> / Red Hot Poker	2 only		X	
<i>Leucanthemum x superbum</i> / Shasta Daisy	2 only		X	
<i>Lewisia longipetala</i> 'Little Plum' / Little Plum Lewisia	2 only			X
<i>Liatris aspera</i> / Blazing Star	2 only		X	
<i>Liatris punctata</i> / Dotted Blazing Star	2 only		X	
<i>Lilium species</i> / Lily Species	2 only		X	
<i>Limonium latifolium</i> / Sea Lavender	2 only		X	
<i>Linum perenne var. lewisii</i> / Blue Flax	2,3	X	X	
<i>Linum spp.</i> / Flax	2 only		X	
<i>Lupinus sericea</i> / Silky Lupine	2,3	X	X	
<i>Lupinus spp.</i> / Lupine Species	2 only		X	
<i>Mimulus spp.</i> / Monkey Flower Species	2,3		X	

ABOA Design & Construction Guidelines

<i>Muscari armeniacum</i> / Grape Hyacinth	2 only		X	
<i>Narcissus spp.</i> / Daffodil Species	2 only		X	
<i>Nepeta faassenii</i> 'Walker's Low' / Walker's Low Catmint	2 only		X	
<i>Nepeta racemosa</i> / Catmint	2 only		X	
<i>Nepeta subsessilis</i> / Japanese Catmint	2 only		X	
<i>Oenothera spp.</i> / Evening Primrose Species	2 only		X	
<i>Papaver spp.</i> / Poppy Species	2 only		X	
<i>Penstemon cinicola</i> / Small Flower Penstemon	2,3	X	X	
<i>Penstemon euglaucus</i> / Glaucus Penstemon	2,3	X	X	
<i>Penstemon humilis</i> / Low Penstemon	2,3	X	X	
<i>Penstemon pinifolius Compactum</i> / Pineleaf Penstemon	2,3	X	X	
<i>Penstemon richardsonii</i> / Richardson's Penstemon	2,3	X	X	
<i>Penstemon spp.</i> / Penstemon Species	2 only			
<i>Perovskia atriplicifolia</i> / Russian Sage	2 only		X	
<i>Phlox paniculate</i> 'Barsixtyone' / Violet Flame Garden Phlox	2 only		X	
<i>Polemonium pulcherimum</i> / Jacob's Ladder	2,3	X	X	
<i>Polygonatum commutatum</i> / Solomon's Seal	2 only		X	
<i>Polystichum munitum</i> / Sword Fern	2 only			X
<i>Potentilla fissa</i> / Bigflower Cinquefoil	2 only		X	
<i>Ratibida columnifera</i> / Prairie Coneflower	2 only		X	
<i>Redbeckia fulgida ssp/ Black-eyed Susan species</i>	2 only		X	
<i>Rudbeckia hirta ssp/ Coneflower species</i>	2 only		X	
<i>Rudbeckia maxima</i> / Giant Coneflower	2 only		X	
<i>Salvia spp.</i> / Sage Species	2 only		X	
<i>Saponaria spp.</i> / Soapwort Species	2 only		X	
<i>Scutellaria alpina</i> 'Moonbeam' / Alpine Skullcap	2 only		X	
<i>Sisyrinchium bellum</i> / Blue-eyed Grass	2 only		X	
<i>Solidago sphacelata</i> 'Golden Fleece' / Golden Fleece Autumn	2 only		X	
<i>Sphaeralcea coccinea</i> / Scarlet globemallow	2,3	X	X	
<i>Sphaeralcea munroana</i> / Orange Globemallow	2,3	X	X	
<i>Sphaeralcea spp.</i> / Globemallow Species	2 only		X	
<i>Stachys byzantina</i> / Lamb's Ear	2 only		X	
<i>Tradescantia occidentalis</i> / Western Spiderwort	2 only		X	
<i>Trifolium spp.</i> / Clover Species	2 only		X	
<i>Tulipa spp.</i> / Tulip Species	2 only		X	
<i>Valeriana rubra</i> / Jupiter's Beard	2 only		X	
<i>Viola spp.</i> / Violet Species	2 only		X	
<i>Xerophyllum tenax</i> / Bear Grass	2,3	X		X

FIRE-RESISTANT: GROUNDCOVER

Latin Name / Common Name	Zone(s)	Native Plant (X)	Herbaceous (X)	Evergreen (X)
<i>Antennaria macrophyllum</i> / Rosy Pussytoes	1,2,3	X		X
<i>Arabis spp./</i> Rock Cress Species	2 only			X
<i>Arctostaphylos uva-ursi</i> / Kinnikinnick	2,3	X		X
<i>Artemisia caucasica</i> / Silver Spreader	2 only		X	

ABOA Design & Construction Guidelines

<i>Artemisia viridis</i> / Creeping Artemisia	2 only		X	
<i>Aubrieta deltoidea</i> / False Rockcress	2 only		X	
<i>Callirhoe involucrata</i> / Purple Poppy Mallow	2 only		X	
<i>Calluna vulgaris</i> / Scotch Heather	2 only			X
<i>Ceanothus prostratus</i> / Mahala-mat	2 only			X
<i>Cerastium tomentosum</i> / Snow-in-Summer	2 only		X	
<i>Convallaria majalis</i> / Lily-of-the-Valley	2 only		X	
<i>Delosperma</i> sp./ Ice Plant species	2 only			X
<i>Euphorbia</i> spp. / Spurge Species	2 only		X	X
<i>Fragaria</i> species / Strawberry	2 only		X	
<i>Fragaria virginiana</i> var. <i>platypetala</i> / Broadpetal Strawberry	2,3	X	X	
<i>Galium odoratum</i> / Sweet Woodruff	2 only			X
<i>Helianthemum</i> spp. / Rock Rose Species	2 only			X
<i>Iberis sempervirens</i> / Candytuft	2 only			X
<i>Lamium</i> spp. / Laminum Species	2 only		X	
<i>Liriope</i> / Spinder Grass	2 only			X
<i>Mahonia repens</i> / Creeping Oregon Grape	2,3	X		X
<i>Pachysandra terminalis</i> / Japanese Pachysandra	2 only			X
<i>Phlox diffusa</i> / Spreading Phlox	2,3	X	X	
<i>Phlox kelseyi</i> 'Lemhi Purple' / Lemhi Purple Creeping Phlox	2 only			X
<i>Phlox subulata</i> / Creeping Phlox	2 only		X	
<i>Potentilla neumanniana</i> / Spring Cinquefoil	2 only			X
<i>Sedum</i> spp. / Stonecrop Species	2 only			X
<i>Sempervivum</i> spp. / Hens and Chicks Species	2 only			X
<i>Teucrium aroanum</i> / Grey Creeping Germander	2 only			X
<i>Thymus</i> spp. / Thyme Species	2 only		X	
<i>Veronica</i> spp. / Speedwell Species	2 only		X	
<i>Vinca minor</i> 'Bowles' / Bowles Periwinkle	2 only			X
<i>Vinca minor</i> spp. / Dwarf Periwinkle Species	2 only			X

FIRE-RESISTANT: VINES

Latin Name / Common Name	Zone(s)	Native Plant (X)	Herbaceous (X)	Deciduous (X)
<i>Campsis radicans</i> / Trumpet Vine	2 only			X
<i>Clematis</i> spp. / Clematis Species	2 only			X
<i>Humulus lupulus</i> / Common Hops	2 only		X	
<i>Hydrangea anomala petiolaris</i> / Climbing Hydrangea	2 only			X
<i>Lathyrus</i> spp. / Sweet Pea Species	2 only			X
<i>Lonicera sempervirens</i> 'Magnifica' / Trumpet Honeysuckle	2 only			X
<i>Parthenocissus quinquefolia</i> / Virginia Creeper	2 only			X
<i>Vitis</i> spp. / Grapes Species	2 only			X

FIRE-RESISTANT: GRASSES

Latin Name / Common Name	Zone(s)	Native Plant (X)
<i>Achnatherum hymenoides</i> / Indian Rice Grass	2,3	X
<i>Festuca glauca</i> / Elijah Blue Fescue	2 only	
<i>Festuca idahoensis</i> / Idaho fescue	2,3	X
<i>Festuca ovina</i> / Sheep Fescue	2 only	
<i>Koeleria cristata</i> / Prairie Junegrass	2,3	X
<i>Poa sandbergii</i> / Sandberg's Bluegrass	2,3	X
<i>Pseudoroegneria spicatum</i> / Bluebunch Wheatgrass	2,3	X
<i>Schizachyrium scoparium</i> / Little Bluestem	2,3	
<i>Sitanion hystrix</i> / Squirreltail Bottlebrush	2,3	X

Check with a landscape professional, local nursery or your neighbors to determine a plants resistance to deer browsing in your area prior to planting. Plants should have a cold hardiness rating of USDA Zone 4 or 5.