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93-17711

300 - 2083

STARWOOD ARCHITECTURAL REVIEW COMMITTEE OBJECTIVES AND PROVISIONS

OBJECTIVE:

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

FUNCTION OF ARC:

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

MEMBERS:

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

ACTION:

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

EFFECTIVE DATE:

These rules and regulations have been revised, and are effective as of May 1, 1993. All homes starting construction at this date, will comply with these guidelines as outlined.

STARWOOD ARCHITECTURE REVIEW COMMITTEE RULES

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

All improvements must be approved by the Architectural Review Committee. However, work done by the Declarant is not subject to formal review by the Committee but is bound by its rules, restrictions, and guidelines.

HOUSES:

BUILDING SETBACKS

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

CHIMNEYS

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

EXTERIOR COLORS

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

EXTERIOR SIDING

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

GARAGES

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

MOUNTAIN VIEWS

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

Roof

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

SIZE REQUIREMENTS

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

TIME OF CONSTRUCTION

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

WINDOW COVERINGS

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

WINDOWS & FRAMES

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

EXTERIOR:**ANTENNAS**

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

CLOTHESLINES

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

DRIVEWAYS

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

EXTERIOR LIGHTING

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

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

FENCING

Lot perimeter fencing is prohibited. Rear and side yard fencing is permitted. Courtesy fencing is required. Fences shall not block mountain views of future residences. All fences shall be of cedar or redwood material. Decorative wood rail fences will also be allowed. Maximum height of fencing is 6 feet. Absolutely no metal or wire fencing is allowed. If metal posts are used, they must be painted to blend with the fence.

GUTTERS & DOWNSPOUTS

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

HEATING & COOLING SYSTEMS

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

LANDSCAPING

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

All yards and grounds in connection with an improved lot shall at all times be kept in a neat and attractive condition. Grounds shall be cultivated and planted to the extent necessary to maintain an appearance in keeping with that of typical improved lots in the subdivision.

MAILBOXES

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

MAINTENANCE OF PROPERTY

Each lot and all of its improvements shall be maintained in a clean and attractive condition, in a state of good repair, and in such a fashion as not to create a fire hazard, visual or odor pollution.

SEPARATE STRUCTURES

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

DEFINITION OF RECREATIONAL, UTILITY & UNUSED VEHICLE ENCLOSURE

An enclosed area appropriate for recreational, utility, and unused vehicle storage is an enclosure which prevents the vehicle from being seen from roads and/or neighboring lots.

SERVICE YARDS

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

SIGNS

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

STARWOOD SUBMITTAL AND APPROVAL PROCEDURE

PURPOSE

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

ARCHITECTURAL REVIEW FORM

This is a form to be submitted for approval by all home owners prior to building on or making improvements on any site.

This includes:

- New Homes
- Additions To Existing Homes
- Fences
- Landscaping (Major Improvements) - including tree removal

NEW HOMES

Application fee of five hundred dollars (\$500.00). The submittal fee of \$500.00 is to assure satisfactory completion and compliance with ARC Rules. Up to \$425.00 of the new home deposit is refundable upon satisfactory completion of construction as approved and final approval is received.

However, if ARC action is required to identify a violation for correction, a \$50.00 fine will be assessed and deducted from refundable monies for each violation.

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

Site plan must include:

- ▶ Property lines
- ▶ Building location including:
 - Garage, decks, porches & fences
 - Set backs (distance from property lines) and all easements
 - Utility lines & connections
 - Driveway and parking
 - Height of ridge measured from street grade
 - Scale

SITE PREPARATION

- ▶ Locate all pins, stake and string property perimeters
- ▶ Stake and string house perimeter including garage and driveway
- ▶ Ribbon all trees proposed to be removed

TREES

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

FOOTING INSPECTION

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

UTILITIES

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

COUNTY BUILDING REQUIREMENTS

Deschutes County has adopted the Uniform Building Code with the State of Oregon modifications. All government building requirements are applicable. The county requires that a building permit be obtained prior to beginning construction of any improvement or making additions or changes to an existing structure.

Deschutes County has also adopted solar setback standards which may have an impact on the design and siting of residences.

ARCHITECTURAL RULES

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

EXPIRATION DATE OF APPROVAL

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

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

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

SEVERABILITY

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

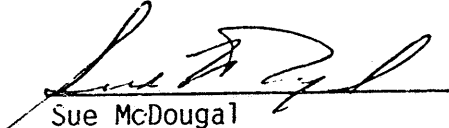
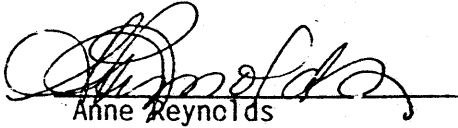
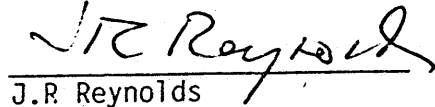
NONWAIVER

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

SUBMIT PLANS & COMPLETED FORMS TO:

Starwood Association, ARC
60335 Arnold Loop Road
Bend, Oregon 97702
(503) 382-7510

"Architecture Review Committee Rules were adopted by unanimous vote of the Architecture Review Committee of Starwood Homeowners Association, Inc. on May 1, 1993. The Architecture Review Committee may, from time to time, adopt, amend and repeal these rules and regulations."


Sue McDougal
Anne Reynolds
J.R. Reynolds

300 - 2091

STATE OF OREGON,

County of Deschutes

} ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 27 day of May, 1993,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named SUE MC DOUGAL, ANNE REYNOLDS and J.R. REYNOLDS

known to me to be the identical individual S described in and who executed the within instrument and
acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.



Nancy Small
Notary Public for Oregon.

My Commission expires 09-27-94

STATE OF OREGON)
COUNTY OF DESCHUTES) ss.

I, MARY SUE PENHOLLOW, COUNTY CLERK AND
RECORDER OF CONVEYANCES, IN AND FOR SAID
COUNTY, DO HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT WAS RECORDED THIS DAY:

93 JUN -1 PM 4:40

MARY SUE PENHOLLOW
COUNTY CLERK

BY. J. Wallace DEPUTY

NO. 93-17711 FEE 45.00

DESCHUTES COUNTY OFFICIAL RECORDS