



THE
RESERVE
— IN THE PINES —

**Architectural Design
Standards**

August 2020

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Introduction

The Reserve In The Pines Neighborhood Development Vision

The neighborhood community of The Reserve in The Pines will exhibit design diversity and is dedicated to enlivening residential development within the Newberry Neighborhood Planning Area in the city of La Pine. This neighborhood community will pay tribute to the past, present, and future of the city of La Pine and southern Deschutes County with themed home designs appropriate to the Pacific Northwest region. Designated architectural themes will create an active friendly neighborhood community providing affordable, livable, and sustainable single-family homes in a pedestrian friendly neighborhood, with three separately themed community parks catering to a variety of activities. To ensure the neighborhood is built and aligned within this Vision, home construction will be built by quality, licensed, and bonded builders whose designs are approved by the ARC.

Pacific Northwest themed housing designs within The Reserve In The Pines will be creatively conceived and constructed in a quality fashion. However, the Developer believes it is important to also consider divergent design styles that may be of a separate or hybrid nature encouraging design compatibility and diversity. In sum, the goal is to create a neighborhood of varied housing styles and sizes that will enhance property values in the community.

All Site Development plans must receive written approval from The Reserve In The Pines Architectural Design Review Committee (ARC) and the City of La Pine/Deschutes County Planning Department before construction can commence. *The Applicant must receive The Reserve in The Pines Architectural Design Review Committee (ARC) Approval Letter prior to obtaining a City of La Pine/Deschutes County building permit.* The ARC will assume no liability for Approved Site Plans that fail to conform to applicable city and county building codes.

The following architectural styles, all with a Pacific Northwest focus, will create the major themes and feel of the finished community. New home projects will typically follow these architectural styles, but Applicants may also submit hybrid designs or other concepts for consideration by the ARC. These submittals should be classified as “Other”.

- A) *Cascadia*
- B) *Craftsman*
- C) *Prairie*
- D) *Mid-Century Modern*
- E) *Other Architectural Style*

The ARC, at its sole discretion, shall determine whether a given submittal complies with the proposed design style of that submittal. The ARC’s determination will be based on the descriptions of the proposed style as noted in this Design Review Guidelines document or as depicted in “Other” documents submitted by the applicant.

ARC Appeals

Appeals to the ARC will be given consideration based on a request’s merit. Appeals must be submitted in writing within 14 calendar days of ARC written decisions to The Reserve In The Pines Declarant or its assigns.

ARC Architectural Standards

The ARC exists for the purpose of maintaining the high standards in design development and in overseeing appropriate building and property uses in The Reserve In The Pines. The Committee reviews submittals and may make rulings that supersede the City of La Pine and/or others. In addition to establishing and maintaining an overall aesthetic for The Reserve In The Pines, the intent of the Architectural Design Standards is to ensure that all homes and all other community improvements create and maintain a level of design quality that is compatible with The Reserve In The Pines, the best interests of its residents, and sustainable property values in the community.

City/County Building Requirements

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

Architectural Design Styles

The Reserve In The Pines Cascadia Style Guidelines

This style of architecture, also referred to as “Rustic Architecture”, is most firmly expressed in the public projects developed by the Forest Service in the Pacific Northwest during the Great Depression. Most excellent examples are Timberline Lodge and the Crater Lake Lodge. The goals of Cascadia design were to use local natural materials to achieve an aspect of permanence and to establish a connection with the regional landscape.

Typical Style Elements:

- Textured wood siding, usually shingle and board and batten
- Use of exterior stone cladding, particularly as a grounding base; large chimneys with stone
- Exposed hefty wood timbers
- Strong usually steeper roof forms with dormers
- Textures and colors harmonious with the surrounding natural setting
- Sheltered entryways
- No large areas of uninterrupted windows
- The introduction of handcrafted regional decoration reminiscent of the Arts and Crafts style
- Often divided windows with shutters





The Reserve in The Pines Craftsman Style Guidelines

Form and massing for Craftsman Style homes can vary widely. However, there are a number of basic Craftsman style building forms including side-gable with a front porch, hipped or pyramidal with attached porch, front-gable with a front porch, double front-gable with the house and the front porch roofs both creating gables, and cross-gable plan. There are many variations on these basic forms, generally adapting to the needs of the homeowner. Craftsman style houses typically have simple hipped or gabled roof forms. Dormers are often an architectural feature which can be functional to allow additional headroom on the second floor, can be merely decorative, or add light to a room or rooms below.

Typical Style Elements:

- Large entrance porch with two-part support columns
- Dormers
- Low-pitched roofs with large over-hanging eaves (generally no less than 24")
- Emphasis on horizontal planes
- Exteriors clad with horizontal clapboard, brick, stone, shingles, or stucco
- Special detailing for doors, door and window trim, gable vents, knee braces, beam-ends, and columns
- Simple massing, usually of one to one-and-a-half stories
- Exposed rafter tails
- Natural earth tone exterior paint schemes with the body color for the home typically darker than the trim color
- "Mission Style" exterior light fixtures





The Reserve in The Pines Prairie Style Guidelines

The basic elements of building and roof forms are key to the Prairie Style house. Typically, a combination of horizontally oriented boxes is arranged to create the basic form of Prairie Style homes; various arrangements of these elements allows the home to adapt to differing site conditions and homeowners' unique needs. A low-pitched roof, generally not more than a 4:12 slope and with exaggerated overhangs, frequently covers each major house form. Prairie Style homes generally conceal evidence of the supporting structural system.

Typical Style Elements:

- Complex massing usually of two stories with single story wings or varied wall heights for single story plans
- Simple forms of low-pitched hipped roofs with large over-hanging boxed-in eaves typically no less than 36" deep
- Siding, trim, and window arrangements serving to emphasize horizontality
- Substantial porch columns or cantilevered porch roof forms
- Vertical style windows generally grouped in horizontal bands
- Most often stucco or brick exterior walls, but also examples of coursed shingles and clapboard/lap siding
- Trims, caps, piers, balconies, and chimneys are treated to contrast with the main building form through the use of color and material variations
- "Mission Style" exterior light fixtures





The Reserve in The Pines Mid-Century Modern Style Guidelines

This style emphasizes abundant windows and open floor plans to expand interior space and blur the line between inside and outside. This is achieved by juxtaposing solid wall segments, often masonry, with large floor-to-ceiling glazed wall segments and enclosed soffits. Floor and ceiling finishes are frequently unchanged from interior to exterior hardscapes and soffits. Many Mid-Century Style homes make use of a post and beam structure, contrary to traditional home designs where windows are “punched openings” in bulky support walls, which allows large expanses of floor-to-ceiling glass.

Typical Style Elements:

- Low pitched roof from flat to 3:12 slope with large over-hanging eaves but as per County Building Codes.
- Exterior walls clad with combinations of horizontal lap, tongue and groove siding, as well as spandrel panels, masonry, or stucco
- Limited exterior trim
- Simple massing, generally of one story
- Blurred perception between the interior and exterior spaces at courtyards and patios
- Integration of planters, screen walls, or other architectural features as elements to further tie the home interior to the exterior
- Windows with thin, unarticulated frames, and sash
- Clean lines, minimal trim, and abrupt material transitions are typical





The Reserve in The Pines “Other” Styles

The applicant must provide the Architectural Design Review Committee (ARC) a thorough set of images and details of the style they are proposing as part of a Preliminary Design Review submittal. It is the sole responsibility of the applicant to provide enough information, as ascertained by the ARC, to determine the suitability of the proposed style. The ARC will consider “Other” styles on a case by case basis and may approve a style deemed compatible with the architectural vision of The Reserve In The Pines community. Designs submitted under this category may, for example, be a hybrid of other approved styles, or something completely unique.

In general, design submittals including Victorian, Colonial, Tudor, or Ultra-Modern features, etc., will not be acceptable.

The Reserve in The Pines Design Standards

Accessory 'Dwelling' Units

Accessory Dwelling Units (ADU) and other detached buildings are allowed in The Reserve In The Pines, subject to City of La Pine building code, but require ARC approval. All detached buildings will be evaluated on an individual basis. If permitted, detached buildings shall be designed to integrate with the main residence (same materials and details) and must be on a continuous concrete foundation. An Accessory Dwelling Unit designed for living shall have at least one dedicated paved (hard surface) on-site parking space (minimum 8' wide x 20' deep clear space).

Adjacent Private Property

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

Animal Runs and Animal Restraint Areas

Animal runs and animal restraint areas must have been reviewed and obtained written approval from the ARC prior to installation. These areas shall be situated on a lot so as to be concealed or screened from view from streets and neighboring lots and must comply with fencing standards (see Fencing). No animals, livestock, poultry, or fowl of any kind shall be raised, bred, or kept on any lot, except for cats, dogs, or other generally recognized household pets of a reasonable number, provided they are not kept, bred, or maintained for any commercial purpose; and provided further, that no more than five (5) animals may be kept on a single lot. All such animals shall be kept in strict accordance with all local laws and ordinances (including leash laws). Owners shall be responsible for cleaning up their pets' waste in The Reserve In The Pines. No animal shall be allowed to run at large, and enclosures for animals shall be kept clean, sanitary, and reasonably free of refuse, insects, and waste. Such enclosed areas shall be constructed in accordance with plans approved by the ARC and shall be of reasonable design and construction to adequately contain such animals in accordance with these provisions. Pets shall not cause a nuisance. Pet noises and smells must be limited as determined by the ARC and contained on the subject pet applicant's property. During new home construction, no dogs are allowed on-site.

Awnings

All proposed awnings must be submitted for ARC review and written approval. Awning designs/detail shall be compatible with the design theme of the home and finished to blend in with the color palette of the home. No stripes or patterns are permitted. The bottom edge of the valance must be straight in style and not decorative (no scallops, notches, etc.).

Buildable Area and Setbacks

The City of La Pine building and any applicable setbacks must be accommodated. The City of La Pine and/or the City's adopted building code may have requirements that are more restrictive than those published herein. In such case, the more restrictive requirement shall prevail.

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

Building Height

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

Burning

Burning of construction or yard debris is not permitted at any time on any lot in The Reserve In The Pines. Exterior wood burning devices, exterior gas fire pits, and similar appliances are permitted but construction details and locations must conform to city of La Pine fire and building codes and are required to be reviewed and approved by the ARC. Portable gas or electric heaters are permitted during construction provided they are operated and maintained in accordance with the manufacturer's instructions.

Chimneys

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

Conscientious Design

The design of homes and the planning of their sites shall take livability into consideration regarding neighbors' adjacent existing homes and approved home designs for lots sharing property lines. As much as feasible, windows facing side yards should not be located directly across from neighbors' windows and outdoor living areas.

Decks, Porches, Deck/Porch Skirting, Trellises and Railings

Front porches are essential to the livability and ambiance of The Reserve In The Pines. Front porches must be covered, functional, and shall have a minimum 6' clear depth. Front porches must be supported by a concrete stem wall. Where the front porch is elevated more than 2 steps, the area between the bottom of the deck and the concrete stem wall must be clad with the same material as the home. Railings, balustrades, and related components must be stained or painted wood, welded steel, or iron.

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

Drainage and Grading

A drainage plan shall be included as part of all construction and landscape submittals and is subject to ARC approval. All site drainage must be retained and disposed of on the owner’s property. Provisions for the disbursement of roof, gutter, lot, landscape, walkway, and driveway drainage are property applicant’s responsibility. The ARC recommends that applicants consult with their builder or other appropriate professionals to discuss drainage risk factors and specific solutions to effectively contain all site drainage. Design for drainage accommodations shall be in accordance with the City of La Pine standards.

Design Repetition

Repetition of a building design may be permitted but is generally discouraged. Repetition will only be considered by the ARC if the design of the street frontage of a building is adequately distanced so that repetition is not apparent. Generally, if two matching designs would be seen from any one location, repetition would not be approved. In cases where similarity in building design or appearance is deemed an issue by the ARC, modifications may be required to achieve differentiation.

Driveways

Driveway cuts onto The Reserve In The Pines streets and alley(s) will be limited on one per lot, unless otherwise approved by the ARC. Driveways shall be a maximum of 14’ wide except for the flare at the street and the apron in front of the garage. The setback from side property lines shall be in accordance with the City of La Pine setback standards. Driveways must be asphalt, concrete, or masonry pavers. The ARC may consider shared driveway access between two homesites if a benefit to both properties and the neighborhood can be demonstrated.

Earth Advantage® Certification

Earth Advantage® Silver (or higher) Energy Star Certification is highly recommended but not required for homes built in The Reserve In The Pines. Verify costs, rebates, and standards for certification with the appropriate agencies.

Exterior Colors and Stains

All exterior colors are subject to review and written approval by the ARC for both original painting and subsequent repainting. Colors shall be compatible with those represented in the natural landscape of the La Pine area and the neighborhood proper and shall be appropriate to the architectural style of the home. To assist owners with exterior color choice, The Reserve In The Pines has selected a range of pre-approved paint colors which they may consider in development of color palettes.

Exterior Design Treatment

Careful attention to the Architectural Styles as approved by the ARC is critical. Roof slopes and overhangs shall be consistent for the proper architectural style as approved by the ARC.

The use of architectural elements consistently around the entire building will enhance the structure as a whole and strengthen the architectural style of the home. Materials used on the home's exterior walls shall be consistent on all elevations of a residence in order to achieve a cohesive design as determined by the ARC.

Exterior Lighting

The goal of the exterior lighting requirements for The Reserve In The Pines is to have light fixtures that are consistent with the architectural style of the home, to eliminate glare, and to avoid direct light shining onto adjacent properties or rights-of-way.

All exterior light fixtures, both on buildings and within the landscape, shall be downward directed with opaque shielding, except for two decorative fixtures at the entry of the home. These decorative fixtures may have lamps which are visible through transparent or translucent side panels. Maximum lumen output for the entry fixture is 1,000; lamps for landscape fixtures are limited to a lumen output of 300. All fixture lamps shall have color temperatures between 2,700K and 3,000K.

All exterior light fixture locations must be shown on the submitted site and floor plans as well as the exterior elevations. All exterior lighting shall have ARC written approval prior to installation. The ARC reserves the right to limit the quantity, location, and design of all exterior lighting.

Holiday lighting is permitted after Thanksgiving and must be removed before the end of January.

Exterior Walls and Trims

All siding material shall extend to within 8" of the finished grade in order to minimize the amount of exposed concrete foundation. The following materials are approved for use on exterior walls and trims:

- Wood (stained or painted),
- Cement based trim and siding products.
- Brick, stone, and cultured stone.
- Stucco and synthetic stucco.

Other Finish Materials and Conditions:

- Panelized products such as plywood and other modular panels will only be considered by the ARC if the panels can be integrated in a manner that renders the installation indistinguishable from a uniform siding application, or if the proposed siding patterning installation is judged to be appropriate to the particular design style of the home.
- Materials inconsistent with a home's architectural style will not be approved by the ARC.

Fencing and Screening

All fencing and screen walls require review and written approval from the ARC prior to installation. Fencing is to be used as a demarcation between private and public or semi-public portions of a property and to serve to secure dogs. Screen walls serve to conceal from the street and from the view of neighboring homesites such items as trash and recycle containers, outdoor heating equipment, service yards, utility panels, meters, etc.

Fences with The Reserve In The Pines on the street-side of the front of the home are not allowed; side yard fences must be six (6) feet and setback to no further than the front of the home; back yard fences must be six (6) feet. In addition, all fencing in The Reserve In The Pines shall conform to the following:

- Fence heights shall be measured from the existing natural grade of the lot at the time the lot was platted. Fill material brought to a site, after platting, does not change this grade.
- Wood fences must be constructed of grade #2 (or better), no-hole cedar, with a stain or paint finish.
- Cyclone, metal mesh or chain link fences and fences of PVC or similar materials are not permitted.
- Neither fences nor privacy screens may be attached to any tree.
- 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 not permitted. However, invisible fences designed for pets are allowed.
- All fencing must meet City of La Pine Building Codes.
- Common area fencing owned and maintained by the HOA (e.g., Open Space/Park perimeter), shall be constructed of a uniform material, style, and height appropriate to the specific common area. The HOA is responsible for the maintenance and upkeep of the fence side facing the common areas. Individual Lot homeowners are responsible for the maintenance and upkeep of that portion of fencing facing their individual Lots.



Garages and Parking

The design of homes shall minimize the visual impact of the garage component in relation to the overall front façade of the structure. Garage side approaches are encouraged where possible. In general, for single story homes, garage roof heights exceeding 15 feet above the garage floor may not be approved.

Homes shall meet the following garage requirements:

- Garage conversions to living space are prohibited.
- Garage doors up to 8-feet tall are permitted outright. Larger doors require ARC review and written approval.
- Homes must have a minimum of one attached garage bay but no more than three attached garage bays without ARC review and specific written approval. A third garage bay requires an offset of at least 2-feet from the adjoining bays.

Vehicle space requirements:

- Each required garage/parking area shall provide a minimum net clear space 8-feet wide and 20-feet deep.
- Residential properties with Accessory Dwelling Units (ADU), at a minimum, must provide one paved (hard surface) onsite parking space. The ADU parking space is in addition to the parking requirements for the primary residence.

Garbage and Trash Removal

- Owners are responsible for their own garbage and trash removal during and after construction.
- Construction sites shall be kept clean from trash and construction debris must be cleaned at least 2X per week during the construction period. Fines may be imposed for unkempt sites.
- Trash cans must be stored in an area that is not visible from the street or adjoining lots.
- Burning or dumping of garbage, landscape debris or trash anywhere in The Reserve In The Pines is prohibited.

Gutters and Downspouts

Gutters are recommended in The Reserve In The Pines and may be required on some homes. Gutters and downspouts shall be painted or finished with manufacturers' prefinished color options to blend in with the color of the surfaces to which they are attached. Chain "downspouts" are also allowed.

Heating and Cooling Systems/Above Ground Propane Tanks

All exterior components of heating and/or cooling systems must be fully enclosed to screen from the view of adjacent lots, rights of way, and pedestrian pathways. All propane tanks must be installed above-ground in compliance with the applicable code(s). In ground propane tanks are not allowed.

Screening around HVAC ground level systems shall be constructed to match adjacent materials and colors. HVAC enclosures and location must be reviewed and approved by the ARC. Above ground propane tanks may have a standalone enclosure designed to allow access for refilling.

Home Business

Any home office/business within The Reserve In The Pines is subject to The Reserve In The Pines CC&Rs and City of La Pine Ordinances.

Hot Tubs and Spas

Hot tub and/or spa installations are subject to ARC review and approval. The hot tub unit may not be visible from streets or neighboring homesites. Location shall consider audio impact on neighbors and their homesites.

Landscaping

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

Landscaping is preferred to be natural, native, no or low maintenance, fire-safe, and should appropriately blend in with the architectural style of the home. All landscaping, including lawns, are allowed only with underground irrigation systems. All areas disturbed by home construction not yet formally landscaped must be re-naturalized to match the natural appearance of adjacent native ground.

Other Landscaping Requirements and Considerations: Landscaping (formal or re-naturalizing) of the entire lot shall be completed prior to or at the time of construction completion. The ARC may approve an extension for landscape completion due to inclement weather or availability of proposed planting materials. Front yards and side yards along public rights of way and pedestrian easements shall be landscaped as required elsewhere herein.

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





Laundry Screening

Outdoor laundry drying facilities are encouraged; however, all outdoor laundry drying areas must be screened from ground level view of other properties. The screening may be achieved with the use of landscape and/or architectural elements. Each submittal will be reviewed and evaluated on an individual basis. In general, approved screening must be integral to the architecture of the home and minimally impact neighboring homes.

Metals and Plastics

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

Outdoor Heating Appliances

All outdoor heating appliances such as fireplaces, fire pits, and barbeques are subject to ARC review and approval and shall be selected and installed / integrated with community fire safety in mind.

Parking

On-site parking for one vehicle must be provided in addition to garage parking. Parking areas may be no closer than side property setback lines and may not extend into front yard setbacks.

Roofing

Concrete tiles, concrete and wood simulated shakes and composition roofing (with at least a 30-year warranty) are approved roofing applications. Non-reflective metal roofing may be approved if determined by the ARC to be suitable for the architectural style of the home. Roof pitches shall be appropriate to the architectural style of the home.

Satellite Dishes and Antennas

Satellite dishes shall be no more than 24" in diameter and shall be painted to match the color of their background. Dish locations are subject to ARC review and approval.

Service Yards

When not provided by other structures, each residence shall have a storage or service yard for garbage, recycling, compost bins, bicycle, outdoor maintenance equipment, and so forth which is enclosed by a screen-wall. These enclosures shall be attached to the home.

Signage

- Subcontractor, lender, and supplier signs are prohibited.
- No signs shall be displayed in the windows of homes (except approved block home and Neighborhood Watch signs)
- Signs are not permitted to be nailed or otherwise affixed to any tree.
- Signs may not be illuminated with artificial light.
- No directional signs may be used without prior ARC approval.
- No offsite signage within The Reserve In The Pines may be posted without prior ARC approval. All signs must appear to be professionally designed and constructed.
- Any sign which, in the sole judgment of the ARC, is deemed to be non-conforming will be removed and held by the ARC for 14 days, after which time they will be destroyed.
- Political signs are permitted and may be placed on the property 30 days prior to any election—these signs must be removed the day following the election. If not removed, the HOA will remove and dispose them. Political signs of a non-election nature are prohibited.
- “For Rent” signs shall comply with the same standards as “For Sale” signs.
- Special event and temporary signs must obtain ARC approval prior to their use.
- All exceptions to these sign standards must be submitted to the ARC for review and specific written approval prior to their use.

Builder/Architect/Designer Signs – One sign, identifying the builder/general contractor, is permitted during construction. The sign must be single-sided and may include the builder’s logo, company name and phone number and be of the builder’s own design and choice of colors. Architect/designer identification may be incorporated into this sign but may not be a separate sign attached to the builder sign. Unless otherwise approved by the ARC, builder signs shall be limited in size to 18” x 24” installed with a single or double post no higher than 48” above the immediately adjacent ground plane and must be placed parallel to the road; corner lots shall place the sign on the street address side of the home. All signs must be removed upon sale of the property, upon completion of the construction project, or at the direction of the ARC.

Real Estate “For Sale” Signs – Only one “ForSale” sign is permitted on each home-site and must comply with The Reserve In The Pines sign standards. It can be single or double-sided, with a single or double post limited in size to 18” x 24”, no higher than 48” above the immediately adjacent ground plane, and must be placed parallel to the road; corner lots shall place the sign on the street address side of the home. Content of a “For Sale” sign shall be limited to the words “For Sale” and contact information of the listing real estate agency or homeowner (if for sale by owner) and must comply with The Reserve In The Pines common signage standards. All signs must be removed upon sale of the property or at the direction of the ARC.

Site Work / Excavation

Each lot must be developed with reasonably minimal alteration to the existing topography. All excavation spoils shall be promptly removed from the site.

Skylights and Solar Applications

Skylights and solar applications are subject to ARC review and approval. Collector panels must be installed tight to the roof plane and associated piping and wiring shall be concealed from view.

Stucco & Masonry

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

The use of masonry façade must achieve the appearance of consistent architectural masonry applications. Faux stone and other fabricated masonry products will only be approved if they have fabricated outside corners of appropriate thickness to meld with the architectural style.

Tree Preservation Standards

The Reserve In The Pines has many native trees that make the building sites unique. To maximize the likelihood of saving existing trees, follow these basic tree preservation methods:

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

Trees – Existing

Existing Ponderosa pines greater than six inches in diameter (trunk base diameter) which are proposed for removal must be clearly identified on the construction submittal site plan. Ponderosa removal proposals must be evaluated and subsequently approved by the ARC before implementation.

The removal of any Ponderosa larger than six inches in diameter (19 inches in circumference) or removal of limbs above fifteen feet without the written approval of the ARC are prohibited, and subject to a fine up to \$500 per tree. Ponderosas less than six inches may be removed in accordance with fire safety standards.

Any tree may be trimmed up six feet from ground level for fire safety. Dead limbs up to 15' should be removed. Unauthorized tree removal during construction will result in immediate forfeiture of the deposit and suspension of all construction activity on the property until a remediation plan is approved by the ARC and a new deposit is received. Tree topping or thinning on trees located off the applicant's property is prohibited and is subject to a fine up to \$500 per altered tree. If an applicant or their agent(s) ignore this prohibition, the applicant will be required to pay the fine, completely remove and replace the topped tree with a tree or trees (with the size(s) and species as required by the ARC) at the applicant's expense.

Utilities

Meters and utility panels may not face the street and shall be screened from neighboring views. Screen-walls are preferred to landscape screening where feasible. When screening is provided by landscaping, gas meters and electric meter housings shall be painted to match the body color of the home.

Water Features

Water features shall be integrated with the overall landscape plan and are subject to ARC review and approval. Water features shall not generate noise levels bothersome to neighboring homesites.

APPLICATIONS

Two phases for required review have been established and are as follows:

Preliminary Review Submittal Requirements

- Application Form
- Site Plan at a scale of 1" = 20'-0"
- Floor Plans at a scale of 1/4" = 1'-0"
- Exterior Elevations at a scale of 1/4" = 1'-0"
- Digital Files
- No fee required

Construction Review Submittal Requirements

- Application Form
- Review Fee
- Topographic Map prepared and stamped by a licensed surveyor
- Site Plan at a scale of 1" = 20'-0"
- Floor Plans at a scale of 1/4" = 1'-0"
- Exterior Elevations at a scale of 1/4" = 1'-0"
- Roof Plan at a scale of 1/4" = 1'-0"
- String Layout (Perimeter of the building footprint and perimeter of the driveway)
- Color/Material board with samples mounted on one side and a referenced legend on the other side
- Landscape Plan at a scale of 1"=20'