

Record and return to: Sage Meadow Homeowners' Assn.  
PO Box 1384, Sisters, OR 97759

**AMENDED ARCHITECTURAL GUIDELINES**  
**Sage Meadow Subdivision**  
**Deschutes County, Oregon**

As provided in ARTICLE III, Section 2. b., PROTECTIVE COVENANTS AND CONDITIONS for Sage Meadow Subdivision, the Architectural Committee has adopted and the Board of Directors of Sage Meadow Homeowners' Association has approved on this 8th day of May, 1997, the following guidelines that expand the provisions set forth in said ARTICLE III.

**A. Architectural Committee**

1.00 Terms.

- a. Three active members shall be appointed for staggered three-year terms on the Architectural Committee, and one of these shall be a non-officer member of the Board of Directors of Sage Meadow Homeowners' Association. Should the board member's term on the Board expire before their committee term expires, the Board shall appoint another board member to fill the remainder of the committee term.
- b. Two alternate members shall be appointed for staggered two-year terms on the Architectural Committee. Alternate members will serve when an active member resigns or is unavailable for reviewing an applicant's plans or the status of a project that is under way.
- c. All members of the Architectural Committee shall be appointed by the Board of Directors of Sage Meadow Homeowners' Association and may serve more than one term on the committee.

2.00 Chair. The Chair of the Architectural Committee shall be appointed by the Board from among the active members of the committee.

3.00 Meetings. All final decisions by the committee shall be made by no fewer than three members meeting together at one time for the purpose of making such decisions. Minutes of all committee meetings will be recorded by a designated member.

**B. Plan Review Procedures**

1.00 Time of Essence. The Committee shall be mindful that time is of the essence in the project planning process and all reviews shall be dealt with promptly and within the limits described below.

2.00 Application Requirements. The Committee shall prepare a list of required items that must be included in an applicant's package before the application is deemed complete. This list and any changes must be approved by the Board and made available to all lot owners.

3.00 Actions and Schedule. Upon receipt of applicant's complete plan package and review fee as required in Attachment A, the Committee shall:

- a. Notify all adjoining Sage Meadow property owners by mail of the application, including a brief description of the proposal. (Adjoining property includes lots adjacent to the subject property regardless of common areas, easements and roads.)
- b. Place a notice in a conspicuous place near the front of the subject lot that is no smaller than five by eight inches (5" X 8") and of a distinctive color for the purpose of informing other interested lot owners of the proposed action.
- c. Take no longer than fifteen (15) days to complete the review of the application and render the Committee's final decision, whereupon the plan package and Committee's meeting minutes and findings shall be submitted to the Board.
- d. Concurrent with the action in B., 3.0, c. above, notify the applicant and adjoining property owners: (1) Of the final findings by the Committee; (2) Of the appeal process as outlined below; and (3) That construction may not begin until the period for any appeal has expired.

- 4.00 **Project Execution.** Upon gaining final approval to begin construction, the applicant will have eighteen (18) months to complete the main project and up to thirty-six (36) months for completing auxiliaries such as a tool house or garden shop that were approved with the main project. Should there be any change in either the plans or schedule for any portion of the project, the Architectural Committee must be notified and their approval gained.

#### **C. Appeal of Committee's Decision**

- 1.00 **How and When?** To be timely, any appeal of the Architectural Committee's final decision on an application shall be submitted in writing by certified mail to the Board of Directors within fifteen (15) days after notice of a final decision by the Committee has been issued, as provided in the Bylaws and ARTICLE IV, Section 2.0. of the Protective Covenants and Conditions.
- 2.00 **Board Action.** As provided in the Bylaws and ARTICLE IV, Section 2.0., b. of the Protective Covenants and Conditions, the Board shall review and respond to the appeal of a final decision by the Architectural Committee within fifteen (15) days of the receipt of the appeal notice, unless all parties to the appeal agree to an extension of time. Such final decision by the Board shall be sent to all the parties to the appeal.

#### **D. Design Considerations**

- 1.00 **Plans.** Each developed lot within Sage Meadow Subdivision must have two (2) complete copies of architectural and site plans approved and filed by the Sage Meadow Architectural Committee. Plans must be submitted with other appropriate items as provided in B., 2.00 above at least thirty (30) days prior to any intended construction activity. Plans submitted for approval shall include a plot plan to scale showing the location of all buildings and structures to be within the building area of the lot as defined on Plat 329 of Sage Meadow Subdivision, on file with Deschutes County, as well as within the limits specified in Exhibit A attached to the Protective Covenants and Conditions for the Subdivision. Plans shall also include architectural drawings, accurately dimensioned, that show both plan and elevation views along with specifications for construction methods and materials.
- 2.00 **House Size.** Only one single-family dwelling may be constructed upon each lot in the Subdivision, and it must have a minimum living space (heated area) of one-thousand-

two-hundred (1,200) square feet and a two-vehicle garage having at least four-hundred (400) square feet of enclosed area.

- 2.05 House - Decks. Outdoor decks are encouraged. Their design features (including benches, built-in tables, storage boxes and the like), dimensions, materials of construction, and locations in relation to the house are to be shown on the plans.
- 2.10 House - Exterior. Exterior siding shall be of natural stones, solid wood or solid-appearing wood arranged in a consistent direction. No metal, composition, plywood or vinyl siding will be allowed. Earth tones in the range between \_\_\_\_\_ and \_\_\_\_\_, or natural sealers will be required for body and trim colors.
- 2.15 House - Exposed Metal Surfaces (Except Roofing). All exposed metal surfaces such as flashing, skylight frames, and attic vents shall have surface characteristics that minimize glare and reflection, and/or painted to match the siding or trim color.
- 2.20 House - Garage Doors. Garage doors shall be compatible in design, texture and color with exterior doors and siding.
- 2.25 House - Roof. All roofing systems must be approved on an individual basis, but must have a minimum of six (6) inches of overhang at the eaves and comply with the following:
- The Uniform Building Code for the State of Oregon and UL Class A rating for fire resistance.
  - Be of such type to complement body and trim colors and the natural colors of the area so as to blend with the natural landscape.
  - Have surface characteristics that minimize glare and reflection.
  - Samples of the proposed roofing material must be submitted to the Architectural Committee with the application to build or remodel.
- 2.30 House - Roof Materials. Types of roofing materials permitted are:
- Concrete tile.
  - Clay tile.
  - Fiberglass composition shingles.  
(In the event that fiberglass shingles are used, they must, in addition to complying with items 2.25 a., b., and c. above, have a minimum weight of two hundred sixty [260] pounds per one hundred square feet [square] of applied roofing. They must also carry a warranty of at least twenty-five [25] years and be of architectural quality in appearance and construction.)
  - Metal standing seam, "DecraBond" or "Gerard Shake" types.  
(Allowable metal standing seam and "Gerard Shake" colors are: Forest Green, Dark Brown, Light Brown, and Charcoal.)
- 2.35 House - Skylights. Skylights must be of low-profile type and have surfaces that minimize glare and reflection.
- 2.40 House - Video Programming Antennas. Video programming antennas larger than one meter (39.4 inches) in diameter are prohibited. Such antennas less than one meter (39.4 inches) in diameter are permitted as directed by Congress in the Telecommunications

Act of 1996, and shall be of a color and installed in a manner so as not to focus attention on the installation .

- 2.45 House - Windows. Windows must be finished with colors in the earth tone range (or natural sealer for wood) as described in 2.10 above.
- 2.50 House - Wiring (Exterior). There shall be no exposed wiring on buildings. Electric meter boxes shall be enclosed.
- 3.00 Landscaping. Landscaping of lots shall emphasize the preservation of the natural environment consistent with reduction of fire danger. The use of painted or whitewashed rocks or trees or the use of other types of decorations foreign to the natural environment are prohibited.
- 4.00 Driveways and Guest Parking. An accurate location of driveways and guest parking is required on the site plan. Improved driveways and guest parking surfaces shall be composed of cinders, gravel, asphalt, or pavers. The use of concrete as a garage apron is permitted.
- 5.00 Fences - General. Fences, in general, are discouraged, but certain types are permitted provided that prior approval has been gained from the Architectural Committee. Pole and split rail perimeter fences are preferred, but must be less than four (4) feet in height. No picket, wire, wire mesh, chain link, barbed wire, solid or view-obstructing fences may be used for a boundary fence.
- 5.10 Fences - Pet Containment. Pet containment fences may be permitted by the Architectural Committee provided that such pens or containment areas are suitably screened from view.
- 5.20 Fences - Screening. The maximum height of screens used for concealing materials and equipment on an improved lot is the height of the house eaves above the ground at the lowest point. Any equipment not eighty-five (85) percent concealed by a screen of such height is not allowed to be kept on the property. A sketch must be prepared for any proposed screen and submitted to the Architectural Committee for their approval.
- 5.30 Fences - Tennis Courts. Chain link or wire mesh fences may be used at the tennis courts located on Lot 3, Block 6 only.

**SAGE MEADOW HOMEOWNERS' ASSOCIATION**

By

Name and Title

JOHN S. NEWMAN  
PRESIDENT JOHN S. NEWMAN

By

Name and Title

FELIX M. HAMMECK  
Felix M. Hammack, Secretary

## ARCHITECTURAL COMMITTEE

## ATTACHMENT A

## Application Requirements

Requests for approval of plans must include the following items:

1. Two sets of plans must be provided that include plot plans to scale showing the location of all buildings and structures to be within the building area of the lot as defined on Plat 329 of Sage Meadow Subdivision on file in the records of Deschutes County, Oregon, and as further specified in Exhibit A of the PROTECTIVE COVENANTS AND CONDITIONS for the same subdivision. Such plans must also have plan and elevation views to scale that are complete with dimensions.
2. Materials specifications, and materials and/or color samples of roofing, skylights, siding, windows, and garage and house doors.
3. Name, address and telephone number of owner, and block and lot number of subject property.
4. Appropriate fee. (If by check, please make payable to Sage Meadow Homeowners' Association.)
  - a. New house construction: \$150.00
  - b. Remodel: \$ 60.00
  - c. Supplemental structure: \$ 30.00

**SAGE MEADOW HOMEOWNERS' ASSOCIATION**

**PO Box 1384**

**Sisters, Oregon 97759**

**482 - 2944**

**Secretary's Certification**

I, Felix M. Hammack, being first duly sworn upon oath, depose and state:

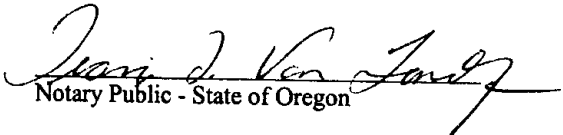
1. I am the duly elected Secretary of the Homeowners' Association of Sage Meadow Subdivision, Deschutes County, Oregon.
2. The foregoing Amended Architectural Guidelines for Sage Meadow Subdivision were amended in a regular meeting of the Board of Directors of the Sage Meadow Homeowners' Association held on Thursday, February 26, 1998.
3. The agenda and minutes for that meeting are maintained in the official records of the Sage Meadow Homeowners' Association.

  
Felix M. Hammack

State of Oregon       )  
                                  ) ss  
County of Deschutes )

Signed and sworn to before me this 4th day of March, 19 98.



  
Notary Public - State of Oregon

My commission expires: 5/21/98

**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:**

**98 MAR -5 AM 11:03**

**MARY SUE PENHOLLOW  
COUNTY CLERK**

BY:  DEPUTY

NO. 98-05605 FEE 30-

**DESCHUTES COUNTY OFFICIAL RECORDS**