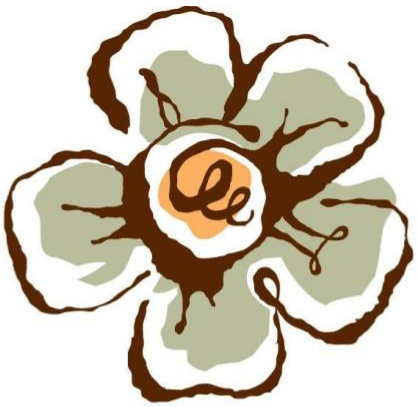


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Design Guidelines

Revised September 2026

Architecture & Design Standards

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1 - Construction Approval Process

The Yarrow Design Review Committee (DRC) shall approve the installation of all buildings, fences, landscaping (including water features), exposed solar heating, air conditioning, lighting, mechanical equipment, antennas, satellite dishes, utility meters, and all other exposed site and building components, subject to these Design Guidelines.

Exceptions to the Design Guidelines will be considered on an individual basis and granted based on architectural merit. The Declarant and the DRC reserve the right to amend or alter the Design Guidelines as needed.

All construction is subject to all codes and ordinances as adopted by the State of Oregon, Jefferson County, the City of Madras, and all other pertinent regulations. The most stringent regulations will apply in the event of a conflict.

1.1 DRC Application and Submittal Requirements

The Construction Submittal Form and Application is available at the offices of Aperion Management Group, located at 855 SW Yates Drive Suite 202 Bend, OR 97702. By phone: 541-389-3172. A Complete Application means a completed and accurate Construction Submittal Form and Application, together with all accurate documentation and information as required by these Design Guidelines.

1.1.1 Preliminary Review

The DRC review process is a sequential two-step process; the first step is a preliminary review by the DRC and the second step is a final review by the DRC. The applicant owner must submit a complete Application in accordance with these Design Guidelines. The remainder of these Design Guidelines contain further information regarding the information an Owner must submit for a review. The DRC will not review a submission that is not a Complete Application.

1.1.2 Responsibilities

Each Owner shall be responsible for reading and understanding all documents, statutes, and codes that govern the improvement(s), including but not limited to the CC&Rs for Yarrow, the DRC Construction Submittal Form and Application, these Design Guidelines, any other governing documents which are applicable, as well as any statute or code within the state of Oregon which is applicable. This responsibility extends to any agents of the Owner. An

Owner's failure to read and/or understand the applicable requirements and limitations is not grounds for deviation from these Design Guidelines.

1.2 Design Review Committee

1.2.1 General

The DRC has been established to implement and administer these Design Guidelines. The DRC shall exercise the functions as authorized and obligated by the CC&Rs for Yarrow and for the modifications, promulgation and enforcement of its rules governing the use and maintenance of lots or homesites and the improvements thereon.

1.2.2 Committee Membership

The DRC shall consist of at least three (3) persons who are appointed pursuant to the CC&Rs for Yarrow. Members of the DRC may be removed and replaced at any time by Declarant. Any quorum of members of the DRC shall have the power to act on behalf of the DRC without the necessity of a meeting and without the necessity of consulting the remaining members of the DRC subject to the requirements in the CC&Rs for Yarrow.

1.2.3 DRC Purpose and Architectural Standards

The DRC exists for the purpose of maintaining high standards in design development and overseeing appropriate building and property use in Yarrow. The DRC reviews the submissions of Complete Applications and issues rulings to ensure conformity with these Design Guidelines. In no event will an approval by the City of Madras and/or others of the propositions included in with an application be considered a DRC approval. A DRC review and approval is separate and distinct from any approvals required by others having jurisdiction. In addition to establishing an overall aesthetic for Yarrow, these Design Guidelines are a framework for building design.

1.2.4 Preparation for Preliminary and Final Review Submittals

Preparation for the preliminary review and the final review are similar processes and require approximately the same amount of time for the review. A preliminary review and final review are also required for alterations and additions. Alterations and additions to buildings require approximately the same amount of time for the review process. For a general outline of recommended steps to accomplish the DRC review process, see section 1.8 of these Design Guidelines. For a list of the submittal requirements, see section 2 of these Design Guidelines.

1.2.4.1 Preliminary Review Advantage

The preliminary review is the required first step of the DRC review process.

A preliminary review will not result in an "approval" or "denial," rather, the DRC will issue a letter identifying questions, comments, and concerns the Owner must address in the final review. The purpose of the preliminary review is to identify and address concerns or objections at the beginning of the design process. At this stage, should the DRC require changes that affect the building's structure, exterior materials or exterior details, it is much easier to deal with them prior to completing final construction budget and drawings; and/or applying for building permits.

The preliminary review allows the DRC to comment on designs that may not be in keeping with the Design Guidelines. The preliminary review also may identify designs that could be duplications of others in close proximity to the requested improvement. This process allows an Owner to obtain DRC advice regarding conceptual designs before final construction drawings are prepared.

A preliminary review by the DRC does not constitute a full and complete review of the applicant's design. Likewise, a favorable preliminary review does not constitute final approval for the construction of improvements. Additional

comments, questions, and concerns may arise as part of the final review. There is no fee for the preliminary review.

1.2.4.2 The DRC Reviews

DRC meetings are closed—only DRC members, consultants, and a representative(s) of Declarant may be present. When the DRC conducts a review, the DRC members review and evaluate the Owner's Application and other required documents. After a Complete Application is received, the DRC will complete their review within thirty (30) working days and submit a report of their findings to the applicant. The DRC will not review a submission that does not constitute a Complete Application.

1.2.4.3 After the DRC Review

After the DRC conducts a preliminary review, the DRC will issue a letter containing any questions, comments, and concerns that the Owner must address in the final review. After the DRC conducts a final review, the DRC will issue a letter listing any DRC comments, requirements, concerns, or conditions of approval. A copy of these letters will be provided to the applicant Owner and to design or construction agent(s) as requested by the Owner.

In the event the DRC issues an unconditional approval of the Application in a final review, the Owner must issue a written and itemized acknowledgement of the approval letter and sign and deliver to the DRC the Construction Conformance Agreement, which the DRC will provide with a letter issuing an unconditional approval. After final conditional approval, construction must start within one (1) year.

In the event the DRC does not grant unconditional approval, the Owner may not commence construction and must seek further approval from the DRC as specified in the letter issued by the DRC. If there are specific areas of concern or for the DRC requires more information, the Owner or their agent(s) may be required to meet with a representative of the DRC to discuss these issues and/or deliver revised drawings or provide the supplemental information before the DRC will issue a final approval allowing construction to begin.

Excavation and construction may begin only after: 1) all issues (if any) are resolved; 2) a final DRC approval letter has been issued; and 3) the owner's written and itemized acknowledgement of the approval letter and a signed conformance agreement has been received by the DRC.

Items which are missing from the original submittal (paint colors, masonry samples, catalog cuts, etc.) must be provided for review and approval at a later DRC meeting. Because DRC approval is required, color schemes and material choices should be submitted to the DRC for consideration well in advance of ordering/procuring materials and scheduling painters, masons and other specialty subcontractors.

If final approval has been granted and construction has not begun within one (1) year of receiving approval, the Application and approval expire, and the deposit will be refunded. A new Complete Application, a current fee and deposit, and a new DRC review and approval will be required if construction is scheduled to proceed after this time.

1.2.4.4 Appeals

Appeals of a DRC decision will be reconsidered by the DRC based on merit of the request and must be made in writing within ten (10) days of the DRC decision to which the request relates. Additional details on appeals are included in the Yarrow CC&Rs.

1.2.4.5 Extension Requests

An applicant may request an extension from the DRC for their final approval or construction duration due to hardships or unforeseen circumstances. The extension must be in writing and explain, in detail, the reason(s) for requesting an extension and the duration of the requested extension. The extension request must be received by the DRC no less than thirty (30) days prior to the effective start date of the extension. Under no circumstances shall an extension exceed one hundred eighty (180) days.

An extension is not guaranteed and subject to the DRC discretion. An extension issued by the DRC is applicable only to the Yarrow Community Association in regards its Design Guidelines and CC&Rs. A DRC issued extension does not override any applicable permit approvals, durations, extensions, and/or code changes required and enacted by the City of Madras, County of Jefferson, or any other authorities having jurisdiction (AHJ).

1.2.4.6 Variance Request

An applicant may request a variance from the DRC to these Design Guidelines. A variance request must be submitted with an application for consideration in the final review. The variance request must state the reason(s) for a variance to the Design Guidelines and cite the relevant Design Guideline sections. A variance is not guaranteed and is subject to DRC discretion.

1.3 Environmental Conservation

The design requirements for Yarrow take into consideration a host of environmental conservation principles, improvements and programs. It is the intent of these efforts to benefit both the development and homeowners alike. Design principles include, but are not limited to, connecting the parks and open spaces with neighborhoods, walkable streets, bio-engineered stormwater systems, positioning the lowest density in exposed areas of greatest topography, and orienting lots and blocks to maximize solar access. Environmental conservation elements that are required in Yarrow include Earth Advantage® Certification for New Construction.

1.3.1 Earth Advantage®

Earth Advantage® certification is a process that involves an Owner and such Owner's builder working to ensure that high standards of energy efficiency and indoor air quality are met. Obtaining an Earth Advantage® certification is separate from the DRC approval process; but an Earth Advantage® certification is required for DRC approval of New Construction.

1.3.2 Earth Advantage® Review, Point Sheet, Fee and Deposit:

Once the building plans are completed, you must provide a set to Earth Advantage® staff for review and to complete the "point sheet," which will rate the home's compliance with the Earth Advantage® Program. While you may submit building plans to Earth Advantage® without prior contact, contact with Earth Advantage® staff during the preliminary design process is strongly recommended. This process is separate from but required in the DRC approval process.

Earth Advantage® requires a $500 builder enrollment fee (if the builder is not already enrolled in the EA program) and a $650 per house (single-family) certification fee. These fees are payable directly to Earth Advantage® and are separate from the refundable Earth Advantage® deposit required by the Yarrow Design Guidelines. The Earth Advantage fees are subject to change - please contact Earth Advantage to confirm the current fee structure.

Contact Information:
Earth Advantage® Inc.
503-968-7160
info@earthadvantage.org

A completed point sheet must accompany your Application to the DRC. Applications that do not contain a point sheet evidencing a completed Earth Advantage® review will be considered incomplete.

1.4 Enforcement

As provided by the CC&Rs for Yarrow, the DRC and/or its representative(s) shall be authorized, upon receipt of an Application and submittal to build, to make onsite inspections of the lot or homesite and proposed construction at any time.

As provided by the CC&Rs for Yarrow, any breach of the CC&Rs shall subject the breaching party to any and all legal remedies, including damages or the destruction, removal or the enjoining of any offending improvement or condition, plus all attorney's fees and costs incurred to enforce the CC&Rs. In the event that an owner or their agent(s) fails to comply, the DRC and/or its authorized representatives may proceed with enforcement as provided for in these Design Guidelines and the CC&Rs.

1.4.1 Performance Bonds

At the sole discretion of the DRC, a builder, contractor or design professional may be required to submit a performance bond prior to beginning work at the project site. The performance bond shall be in addition to the Application fee required by these Design Guidelines. The DRC also reserves the right, solely at its discretion, to require the submittal of a performance bond during construction of a project if the DRC determines that the Design Guidelines or the CC&Rs are not being followed. The failure of the builder, contractor or design professional to provide a bond when requested may result in a stop work order. The performance bond, in whole or in part, at the discretion of the DRC, shall be forfeited if a finding is made by the DRC that the builder, contractor or design professional has violated any provision of the Design Guidelines or the CC&Rs. Upon onsite inspection(s) and approval, the bond shall be released to the builder, contractor or design professional within seven (7) days of written notice by the DRC of the satisfactory completion of the project.

1.5 Non-Conforming Uses

If an owner has any improvement, condition or use not in compliance with the Design Guidelines as adopted and amended, even though said improvements existed prior to the adoption or amendment of these rules, the owner will be granted a reasonable time as determined by DRC from the date of notification by the DRC to modify or remove the non-conforming improvement, condition, or use.

1.6 Non-Waiver

Consent by the DRC to any matter proposed to it or within its jurisdiction, or failure by the DRC to enforce any violation of the Design Guidelines, shall not be deemed to constitute a precedent or waiver impairing the DRC'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 Design Guidelines.

1.7 Severability

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

1.8 Generalized DRC Review Process

The below outline of steps in the DRC approval process represents a guide and is not intended to cover every single step or apply to every single scenario. Every project is different, and each Owner shall be responsible for ensuring they take the necessary actions to comply with these Design Guidelines.

Step 1 – Pre-submittal Items

- Obtain most current Design Guidelines and relevant CC&Rs from Aperion Management Group.
- Obtain most current copies of Construction Submittal Forms and Applications and submit fees and deposits from Aperion Management Group.
- Submit Applications and Approvals of Architect or Professional Designer and Landscape Architect or Professional Landscape Designer.
- Contact Earth Advantage® Inc., as certification is required under these Design Guidelines.

Step 2 – Pre-submittal Site Walk

- Contact Aperion Management Group to schedule on-site review.
- Attend on-site review with DRC and, if applicable, it's consultants
- At the on-site meeting, the discussion may involve the DRC Review Process, site elements and drainage patterns, and applicant's questions.

Step 3 – Preliminary Review

- Submit completed forms and Applications.
- Submit conceptual/schematic design documents for Preliminary Review as specified herein.
- DRC to send preliminary review comments to applicant~~,~~
- Applicant to address and incorporate comments into final review documents.
- Coordinate with Earth Advantage® Inc. on required documentation and submission

Step 4 – Final Review

- DRC approval during the final review is required prior to the start of construction.
- Submit completed forms, Applications, and variance requests.
- Submit final design documents.
- After review, the DRC will send comments and decision to applicant, including:
    - A letter with DRC decision, comments, and any conditions.
    - Redlines on drawings.
- If an Application is "Denied" or requires a "Revise and Resubmit", the applicant shall revise the Application and documents to be in compliance with the DRC decision and Design Guidelines. Additional Design Review fees may apply.
- Resubmittal(s) for subsequent Final Review(s) as required by DRC decision(s).
- Where conditions of approval are issued, submit revised, supplemental, or deferred documents for DRC review and approval and removal/release of conditions.
- Coordinate with Earth Advantage® Inc. on required documentation and submission

Step 5 – Construction Origination and Completion

- Once granted approval(s) by DRC, and with permits required by the authority having jurisdiction, construction may commence.
- DRC may perform periodic inspections to verify compliance during construction.
- Coordinate with Earth Advantage® Inc. on construction items requiring verification.

Step 6 – Construction Completion Review

- Once construction is nearing completion, a final site inspection will be scheduled to verify compliance with approved documents.
- Coordinate with Earth Advantage® Inc. on construction closeout items.

2.1 Preliminary Review

A complete and accurate submittal must be submitted; the DRC will not review an incomplete submittal and will require all missing documents to be submitted.

A preliminary review is required. The applicant must submit an application for a preliminary review, including the documents listed below, at least thirty (30) days before submission of an application for final review. The following is a list of documents that the applicant must submit for a preliminary review and feedback:

1. *Application*
2. *Site Plan to include:*
   - *Conceptual grading and drainage plan*
   - *Conceptual landscape plan*
3. *Floor Plans*
4. *Elevations*
5. *Site Sections showing impacts of existing/proposed grades (if available)*
6. *3D Renderings (if available-not required)*

2.2 Final Review

A complete and accurate submittal (supplying all of the information outlined in the checklist below) ensures the most expedient review and approval process. Information missing from a submittal and/or inaccurate or contradictory drawings may delay the review and approval process, as the DRC will not review an incomplete submittal.

Submissions should be made at least 2 weeks prior to the next scheduled DRC meeting. Submittals received after 12 PM on the Friday preceding the next DRC meeting will be reviewed at the following DRC meeting.

Digital submissions as PDFs at full scale are acceptable.

Submit to the DRC one (1) copy of each the following:

1. Architectural Site Plan, to include:

- Drawing scale: 1" = 10' (preferred).
- Refer to "Exhibit 2.A – Architectural Site Plan Example" for example. Larger scale examples can be provided at the request of the applicant.

- Lot number shall be labeled on the plan and included in the title block.
- North arrow and scale of drawing (including graphic scale).
- The site plan shall serve as the base map for the landscape plan.
- Building data including lot size, FAR calculations, total building area (with garage area as a separate line item), hardscape area, number of stories, etc.

Showing existing contours of site slope and proposed contour changes, both at 1' intervals (retaining walls, if any, must be reflected accurately on the grading plan). Plan must show how finished grades will tie back into existing grades. If a site has less than 1' of slope, the site plan must note that condition. A separate professionally engineered grading and drainage plan by a licensed engineer is required to show existing & proposed contour lines and to demonstrated how surface runoff and stormwater will be retained on site and sloped away from structure(s).

- Property lines, setbacks, sewer, and all other applicable easements.
- Building footprint location, roof plan including overhangs, service yard/trash storage, parking areas, and driveway clearly marked. Roof overhangs that project into setbacks shall be dimensioned on the plan.
- All tree (≥6" diameter) and rock outcropping locations (trees which are proposed for removal, as well as all existing trees to be retained, must be clearly designated as such on the plan). Tree size noted and drip line indicated. If a site has no trees, the site plan must note that condition. If an existing tree(s) is to be retained, information shall be provided for how tree(s) will be protected during construction.
- All utility stub locations and their proposed extension locations to the home/building.
- Location of the following clearly marked: walkways, decks, retaining wall(s), stairs, ramps, proposed utility lines, spa/hot tub facilities, utility & storage yards, etc.
- Elevation of the first floor of home (in relation to existing grade) noted on plan.
- Highest ridge elevation of the home (in relation to existing grade) noted on plan.
- Location of construction items: staging areas, trailers, dumpsters, portable toilets, fencing, etc. If necessary due to drawing scale, a separate construction activities plan may be required.

2. ***Grading and Drainage Plan, to include:***

- Drawing scale: 1" = 10' (preferred).
- North arrow and scale of drawing (including graphic scale).
- Refer to "Exhibit 2.B – Grading and Drainage Plan Example" as an example. Larger scale examples can be provided at the request of the applicant.
- Grading and drainage plan shall be prepared by a licensed engineer.
- Legal description and lot number
- The grading and drainage plan shall serve as the base map for the landscape plan.
- Property lines, setbacks, sewer, public/multi-use utility easements (PUE or MUE), and all other applicable easements.

- Grading plan showing existing contours of site slope and proposed contour changes, both at 1' intervals (retaining walls, if any, must be reflected accurately on the grading plan). Plan must show how finished grades will tie back into existing grades. If a site has less than 1' of slope, the site plan must note that condition.
- Finish grades: around the structure; finish floor elevations; stairs; ramps; driveways; etc.
- Show how surface runoff and stormwater will be retained on site and sloped away from structure(s).
- Finish grades: around the structure; finish floor elevations; stairs; ramps; driveways; etc.
  On-site drainage/containment systems. Including locations of any swales, onsite drains, routing of drains, and method(s) of transferring stormwater from the roof of the home to on-site storm retention systems (i.e., gutters, downspouts/rain chains, underground pipes, etc.).

3. *Landscape Plan, to include:*

- Drawing scale: 1" = 10' (minimum).
- The landscape plan shall be professionally prepared. Refer to "Exhibit 2.C – Landscape Plan Example" for example. Larger scale examples can be provided at the request of the applicant.
- The site plan and/or the grading & drainage plan shall serve as a base plan for the landscape plans.
- Refer to plant list in Appendix A
- Site improvements:
  i. Driveways and parking areas
  ii. Walkways
  iii. Courtyards, Patios, Terraces and Decks iv. Water Features, Fountains: provide image(s) for style and indicate materials v. Spa/Hot Tub facilities
  vi. Retaining Walls including what they are constructed of and an indication of height
  vii. Service yards, fences, and screens including indication of height of materials viii. Landscape lights: show placement and include manufacturer spec sheets
- Provide the following details:
  i. Identification, quantity, placements and size of all proposed species of trees and plantings.
  ii. The location, type and size of existing trees or rock outcroppings with an indication of what is to retained and what is to be removed.
  iii. Graphic delineation between ground surface areas such as lawn, drainage swales, bark mulch, compost, rock top dress, and native soil including material specifics.

4. *Exterior Elevations, to include:*

- Drawing scale: 1/4" = 1'.
- 11" x 17" reductions of exterior elevations. Digital PDFs of the exterior elevations at full scale are acceptable.
- Proposed roof slopes.

- All exterior building features clearly drawn and identified with all materials/finishes noted (exterior lighting, roof, siding, railings, trims, patios, porches, decks, foundation, stairways, garage doors, storage enclosures, masonry, electrical and gas meter housings, spa facilities, gutters, downspouts, windows, etc.).
- Correct image orientation; stock plans reflecting mirror image, or merely listing materials without drawing them, will not be accepted.
- Proposed structure's main floor line drawn and elevation in relation to existing grade noted.
- Accurate proposed finished and existing grades drawn and noted.
  Method(s) for roof cavity/attic ventilation (i.e., roof vents, ridge vents, eave soffit vents, etc.). This information may be included on building sections if provided.

5. *Floor Plan(s)*

- Drawing scale: 1/4" = 1'.
- 8.5" x 11" reductions of floor plans. Digital PDFs of the exterior elevations at full scale are acceptable.
- Correct image orientation. Stock plans reflecting mirror image, or merely listing materials without drawing them, will not be accepted.
- Location(s) of Electrical, Plumbing, HVAC equipment that are placed on the exterior of the building, including enclosures (i.e., electrical panels, gas meters, solar panel equipment, condensers/heat pumps, etc.).
- Location of trash and recycling bins and any required enclosures.
- Line of roof overhangs above
- Location and type of any fire places
- Location of any hot tubs, related equipment (if not self-contained), and enclosures.
- Location and materials of exterior hardscape that are covered by the roof above (i.e., porches, patios, arcades, etc.)

6. *Additional documents that may be necessary to convey design to DRC and its consultants.*

- Drawing scale: varies.
- 8.5" x 11" reductions of floor plans. Digital PDFs of the exterior elevations at full scale are acceptable.
- Roof Plan
- Building Sections
- Architectural and/or Structural Details
- 3D Renderings
- Construction activities plans
- Irrigation plan

7. *Applications and Forms*

- Owner(s) must sign and date signature page.
- Cover sheet must be completed with pertinent addresses, phone numbers, legal description, street address, etc.
- All pages within applications and forms must be completed.

8. *Design Review Fee and Deposit*

- For single-family detached buildings, the DRC requires:
  - a refundable Design Review deposit of $1,000 + $1 per sq. ft.
  - a $1500 non-refundable Design Review fee.

- Alteration/Remodel Design Review requires a refundable deposit of $500 plus a $100 non-refundable fee. There is no deposit or fee for alterations or remodels that do not increase the square footage of the building.
- For attached residential (including multi-family uses) and commercial buildings, the DRC requires a refundable deposit of $1.00 per square foot of building area including garages(s) plus a $1500 nonrefundable fee for Design Review. The minimum deposit is $2,500 and the maximum is $15,000.
- Alteration/Remodel Design Review requires a refundable deposit of $2.00 per square foot of new building area plus a $1,500 non-refundable fee. The minimum deposit for Alteration/Remodel Design Review is $1,000 and the maximum is $6,000. There is no deposit or fee for alterations or remodels that do not increase the square footage of the building.
- All fees and deposits shall be made payable to Yarrow Owners' Association Inc.
- Additional fees above the $1500 Design Review fee, may be necessary, where an application requires additional design reviews due to:
  - Changes in design after first final review submittal and/or final approval;
  - Rereviews of noncompliant, denied, or insufficient applications;
  - Re-reviews of applications required to be "revised and resubmitted".

  The charges will be directly determined by the consultants' fees charged above $1500. Instructions for the deposit/fees are in the Application.

9. *Color/Material Samples*

Color/material sample boards are a required submittal and are best assembled at the time of the full construction submittal; however, owners are permitted to submit them at a later date, but prior to any and all roofing materials ordering, for review and written approval. Sample boards should include the following:

- Exterior window, siding, roofing colors and materials.
- Exterior light fixture samples and/or legible catalog cut sheets, specifications, or drawings. Cut sheets must include image(s), proposed color temperature, lumens/footcandles, and any shielding methods.
- Exterior door catalog cut sheets, specifications, or drawings. Including garage doors.
- Masonry and paver samples, if any.
- Exterior trim colors and materials.

- Digital color boards are acceptable for initial review(s) in addition to the physical sample board.

Paint color approvals may be subject to field applications and review. If required on site, paint a 4' by 4' sample at the front elevation of all proposed colors.

A landscape plan is not required during the initial review process. However, a complete landscape plan must be submitted for review and approval, prior to the execution of any such work and prior to occupancy. Beginning landscaping construction prior to DRC review and written approval may result in a forfeiture of the application fee refund. No additional fees are required for landscape review.

Landscaping of the entire lot or homesite shall be in place prior to or at the time of home completion. The DRC may approve an extension for landscape completion due to inclement weather.

2.3 Deposit Refund and Inspection

The Design Review Deposit will be refunded if the building and landscaping are completed per the approved plans and meets all DRC standards, requirements, conditions, and design guidelines. Inspection schedules become full during the building season; sometimes inspections are not feasible due to weather conditions. A request for an inspection may require a lead-time of 3 or more weeks.

The owner/applicant is responsible for notifying the DRC upon completion of the proposed construction, at which time the DRC shall schedule a final inspection. DRC final inspection approval must be obtained within 18 months of the date of the initial DRC approval letter. If DRC final inspection approval is not obtained within 18 months of the initial DRC approval letter date, the deposit shall be forfeited. The forfeited deposit may be used to bring the subject property into compliance with the approved plans and specifications.

All approved construct deposits eligible for refund shall be refunded to the current owner unless the depositor provides written consent to transfer the deposit to another party.

2.4 Miscellaneous

The Design Review Fee and Deposit may be changed at any time. If fees have changed, the owner will be required to pay the new fee for a new submittal. This includes Additional Design Review fees may be required for additional reviews or rereviews.

As provided by the Yarrow CC&Rs, the DRC and/or its representative(s) shall be authorized, upon receipt of an application and submittal to build, to make onsite inspections of the lot or homesite and proposed construction at any time.

Violation(s) of these Design Guidelines that are discovered during an inspection will be forwarded to the lot or homesite owner(s) and/or their agent(s). The DRC and/or its representative(s) shall provide written notice of noncompliance to the lot or homesite owner(s) and/or their agent(s), including a reasonable time limit within which to correct the violation(s). In the event that the owner(s) or their agent(s) fails to comply within this time period, the DRC and/or its authorized representatives may proceed with enforcement as provided by the Yarrow CC&Rs and the Design Guidelines.

City Building Requirements

The City of Madras requires that a building permit be obtained prior to beginning construction of any improvement or making additions or changes to an existing structure.

Please verify all City of Madras regulations with the planning department at (541) 475-2622, or with the Jefferson County Building Department at (541) 475-4462.

Utilities

All connections from trunk lines to individual structures must be underground (see Design Guidelines/Utilities). Electric power is available from Pacific Power and Light, natural gas from Cascade Natural Gas, water service from the Deschutes Valley Water District, telephone from CenturyLink. The City of Madras provides sewer services. Available utilities may have been extended to each lot.

2.5 Sample Drawings (For Reference Only)

Exhibit 2.A: Architectural Site Plan Example

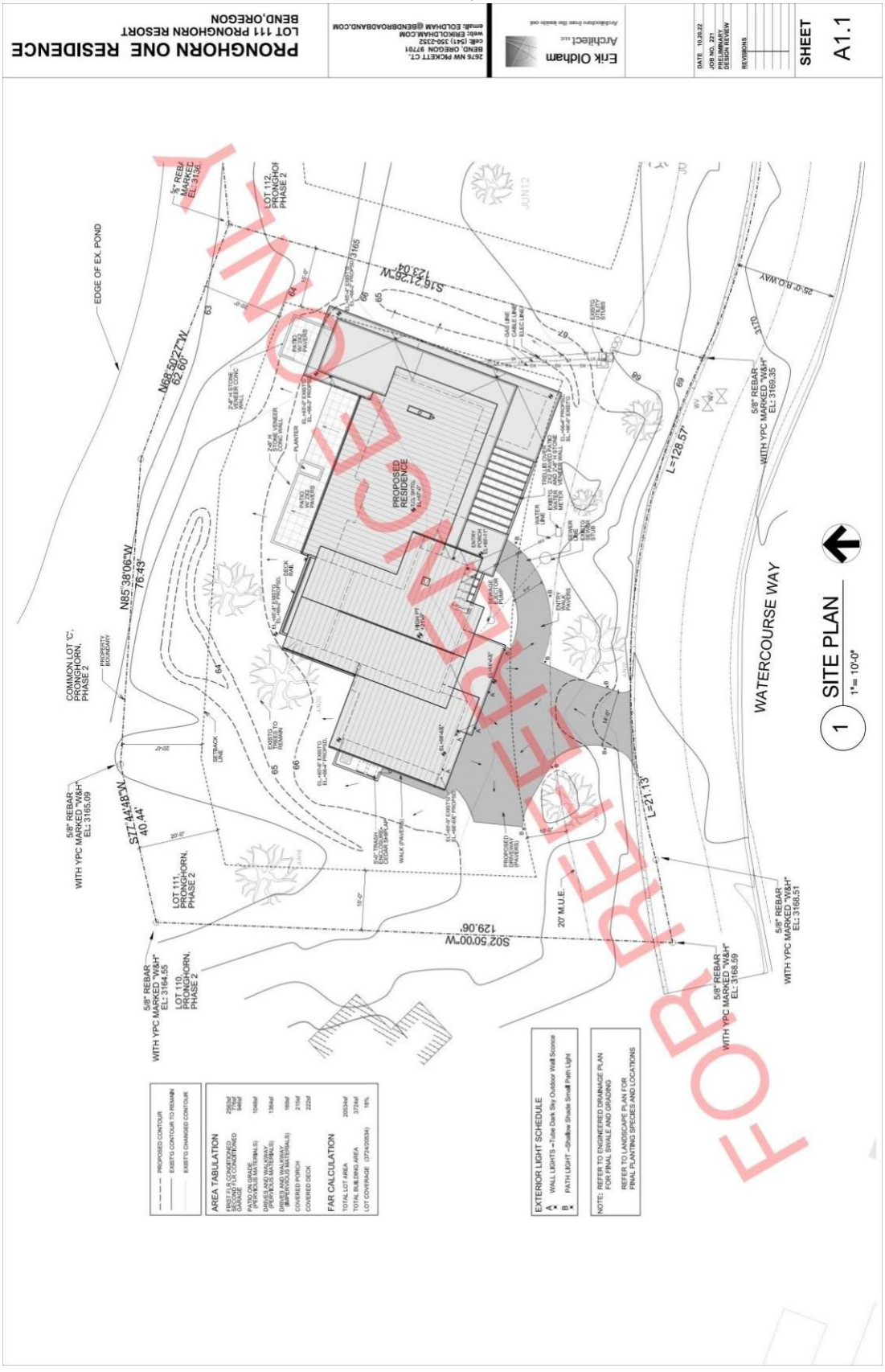


Exhibit 2.B: Grading and Drainage Plan Example

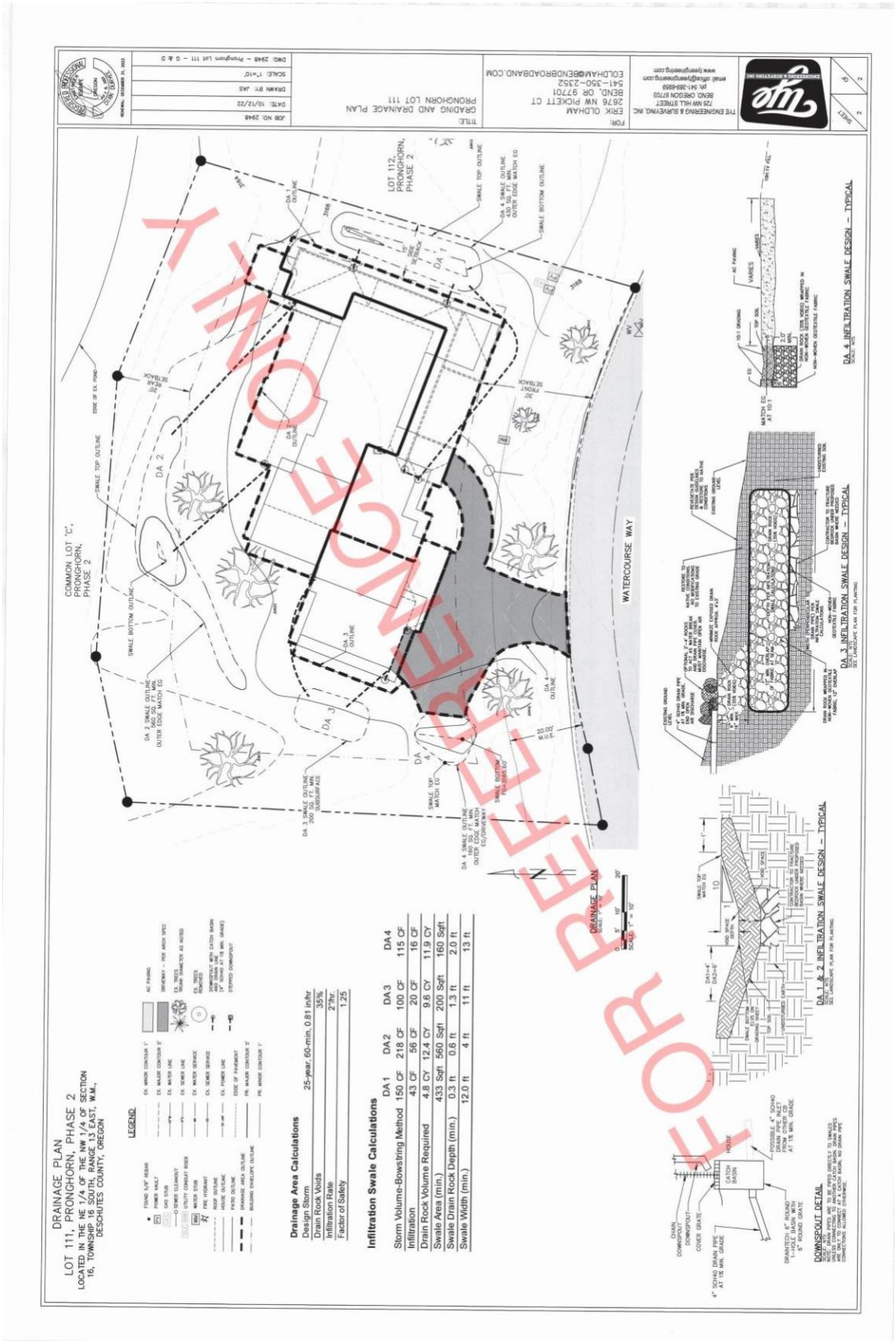
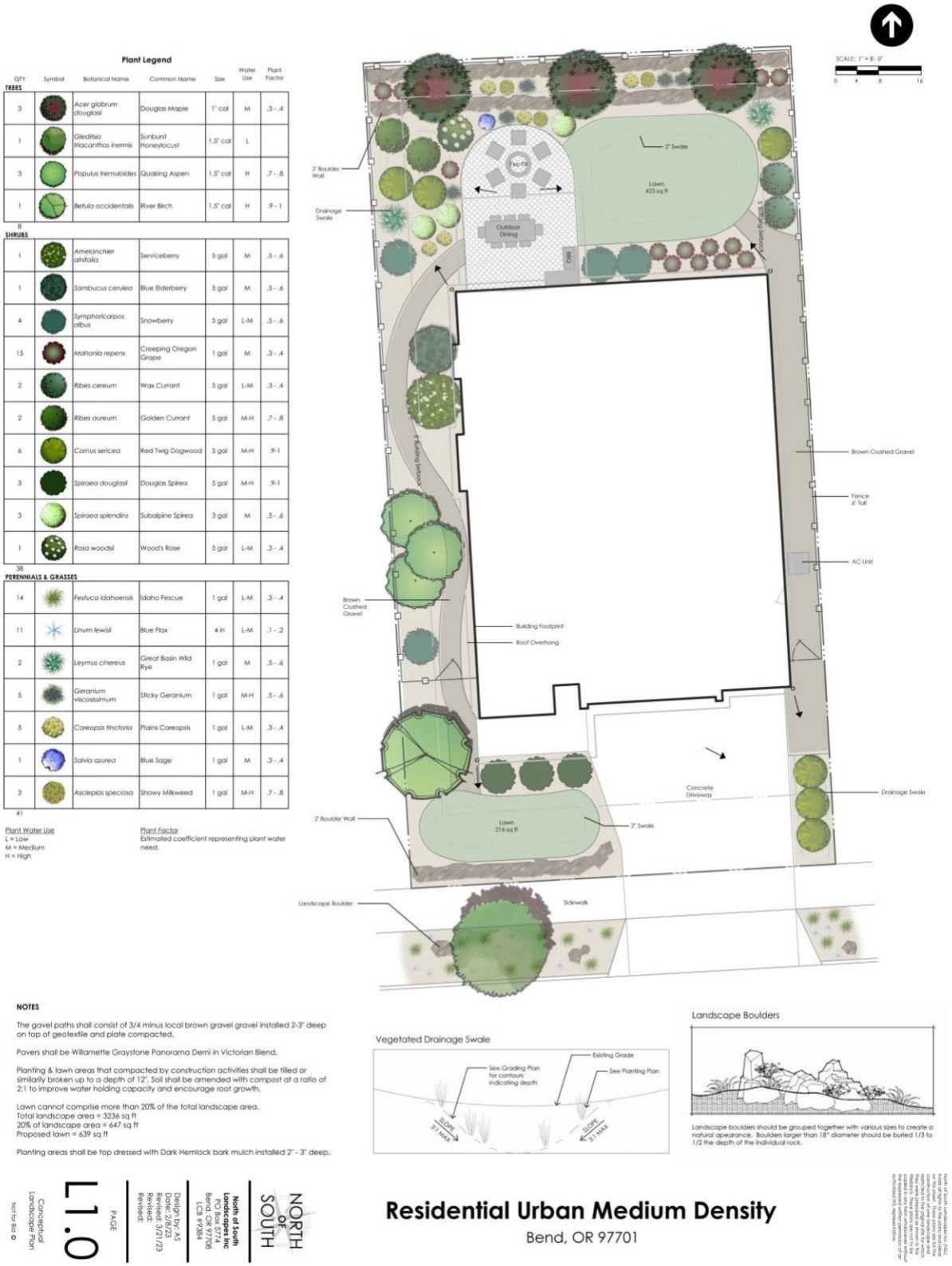


Exhibit 2.C: Landscape Plan Example



Plant Legend

QTY	Symbol	Botanical Name	Common Name	Size	Water Use	Plant Factor
TREES						
3		*Acer glabrum douglasii*	Douglas Maple	1" cal	M	.3 - .4
1		*Gleditsia triacanthos inermis*	Sunburst Honeylocust	1.5" cal	L	
3		*Populus tremuloides*	Quaking Aspen	1.5" cal	H	.7 - .8
1		*Betula occidentalis*	River Birch	1.5" cal	H	.9 - 1
8						
SHRUBS						
1		*Amelanchier alnifolia*	Serviceberry	5 gal	M	.5 - .6
1		*Sambucus cerulea*	Blue Elderberry	5 gal	M	.5 - .6
4		*Symphoricarpos albus*	Snowberry	5 gal	L-M	.5 - .6
15		*Mahonia repens*	Creeping Oregon Grape	1 gal	M	.3 - .4
2		*Ribes cereum*	Wax Currant	5 gal	L-M	.3 - .4
2		*Ribes aureum*	Golden Currant	5 gal	M-H	.7 - .8
6		*Cornus sericea*	Red Twig Dogwood	5 gal	M-H	.9-1
3		*Spiraea douglasii*	Douglas Spirea	5 gal	M-H	.9-1
3		*Spiraea splendins*	Subalpine Spirea	3 gal	M	.5 - .6
1		*Rosa woodsii*	Wood's Rose	5 gal	L-M	.3 - .4
38						
PERENNIALS & GRASSES						
14		*Festuca idahoensis*	Idaho Fescue	1 gal	L-M	.3 - .4
11		*Linum lewisii*	Blue Flax	4 in	L-M	.1 - .2
2		*Leymus cinereus*	Great Basin Wild Rye	1 gal	M	.5 - .6
5		*Geranium viscosissimum*	Sticky Geranium	1 gal	M-H	.5 - .6
5		*Coreopsis tinctoria*	Plains Coreopsis	1 gal	L-M	.3 - .4
1		*Salvia azurea*	Blue Sage	1 gal	M	.3 - .4
3		*Asclepias speciosa*	Showy Milkweed	1 gal	M-H	.7 - .8
41						

Plant Water Use
L = Low
M = Medium
H = High

Plant Factor
Estimated coefficient representing plant water need.

SCALE: 1" = 8'- 0"
0 4 8 16

2' Boulder Wall
Drainage Swale
2' Swale
Lawn
423 sq ft
Patio
Outdoor Dining
Deciduous Shade Tree
5' Building Setback
Brown Crushed Gravel
Fence 6' Tall
AC Unit
Building Footprint
Roof Overhang
Concrete Driveway
Drainage Swale
Lawn
216 sq ft
Landscape Boulder
Sidewalk

NOTES

The gavel paths shall consist of 3/4 minus local brown gravel gravel installed 2-3" deep on top of geotextile and plate compacted.

Pavers shall be Willamette Graystone Panorama Demi in Victorian Blend.

Planting & lawn areas that compacted by construction activities shall be tilled or similarly broken up to a depth of 12". Soil shall be amended with compost at a ratio of 2:1 to improve water holding capacity and encourage root growth.

Lawn cannot comprise more than 20% of the total landscape area.
Total landscape area = 3236 sq ft
20% of landscape area = 647 sq ft
Proposed lawn = 639 sq ft

Planting areas shall be top dressed with Dark Hemlock bark mulch installed 2" - 3" deep.

Vegetated Drainage Swale

Landscape Boulders

Landscape boulders should be grouped together with various sizes to create a natural apearance. Boulders larger than 18" diameter should be buried 1/3 to 1/2 the depth of the individual rock.

NORTH of SOUTH

North of South Landscapes Inc
PO Box 5774
Bend, OR 97708
LCB #7384

Design By: AS
Date: 2/8/23
Revised: 3/21/23
Revised:
Revised:

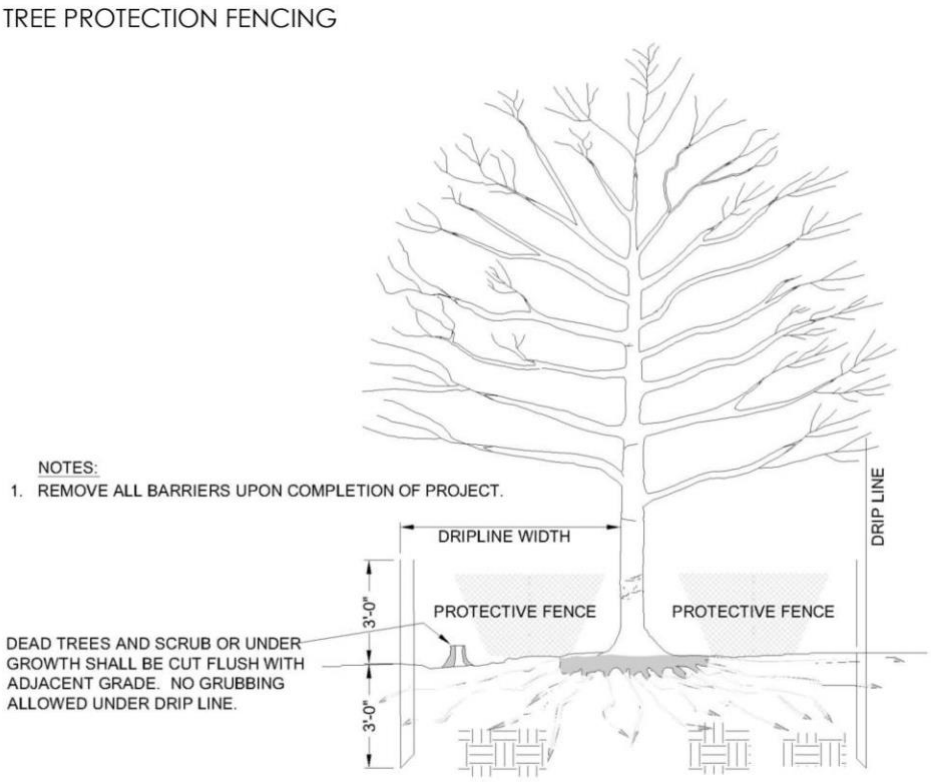
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Conceptual Landscape Plan
Not for Bid ©

Residential Urban Medium Density
Bend, OR 97701

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Exhibit 2.D Tree Protection Fencing



3 - General Development Standards

3.1 Adjacent Private Property

Adjacent property may not be used for access to or as a parking or staging area for any construction site without 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 or homesite. In the event of damage to adjacent property, the offending property owner(s) and/or their agent(s) will be held responsible for restoration of the adjoining affected property and/or may result in a partial forfeiture of the DRC deposit.

It is imperative to keep adjoining properties free of construction litter. Weekly clean-up is required.

3.2 Animal Runs and Animal Restraint Areas

All animal runs and animal containment areas must receive prior DRC review and written approval before they are built. These areas shall be situated on a lot or homesite so as to be concealed or screened from view from roadways and neighboring properties and must comply with fencing guidelines (see Fencing).

3.3 Awnings

All proposed awnings (and patio covers) must be submitted for DRC review and written approval. If provided, awnings shall fit the window bays to blend with or augment the architectural character of the building. The awnings must be constructed of material selected to complement the body color of the building and are only allowed at ground floor elevations. Awnings above the ground floor will be reviewed on a case by-case basis. No stripes or patterns will be permitted.

Glass, metal, wood or fabric are acceptable awning materials.

3.4 Buildable Area and Dimensions

3.4.1 Building Setbacks:

City Standards apply for all setbacks. Applicants shall verify all setbacks with the City of Madras prior to preliminary submittal. City-required setbacks for garages accessed from an alley may impact the proposed layout of the site and home. Refer to "Exhibit 3.B: Setbacks" (P. 30) for limitations specific to Yarrow.

3.4.2 Building Height:

Residential homes cannot exceed 25'. Building height shall be determined by measuring the distance from the existing grade at the perimeter of the foundation at both the highest point and the lowest point on the lot to the highest point of the roof. The average of these measurements may not exceed the maximum. Additionally, any building or structure on a lot West of Larkspur Drive are restricted to one-story. Once the highest ridge/peak of the roof is frame, a surveyor shall certify compliance of the highest ridge/peak with the approved plans.

3.4.3 Floor Area Ratio:

Residential homes are limited to a maximum floor are ratio of 50%. See "Exhibit 3.C: Floor Area Ratio" for calculation method.

3.4.4 Other Setbacks:

Certain architectural features may project into required setbacks as follows: cornices, canopies, eaves/roof overhangs, belt courses, sills, or other similar architectural features. All encroachments must comply with all applicable codes and ordinances.

3.4.5 Minimum Home Size:

Residential homes must have a minimum livable floor area of at least 1,200 square feet. This livable floor area is exclusive of the garage, covered outdoor areas (i.e. patios, decks, porches, and balconies), ancillary structures, and other non-conditioned spaces.

This minimum home requirement may be waived by the DRC based upon the lot size, maximum floor area ratio, or other hardships. The applicant must apply for a waiver, or variance request, in writing at the time of the preliminary submittal and in accordance with Section 1.2.4.6. The waiver must include all relevant floor area calculations, any and all hardships (i.e. topography, setbacks, easements, site access, preservation of unique site features, etc.), and all supporting diagrams and plans. The DRC will consider each waiver on a case-by-case basis.

3.4.6 Easements:

Easements on a lot shall be verified by the applicant as part of the design process. Applicants are encouraged to obtain a survey of their lot that identifies all existing conditions, including easements. Existing easements on a lot may be required by the community association, city, utility companies, or other public or private entities. Easements may be greater than or less than city setback requirements; the most restrictive would apply.

3.5 Burning

The open burning in a container or otherwise of construction or yard debris is not permitted at any time on any lot or homesite in Yarrow.

3.6 Concrete

It is the responsibility of each lot or homesite owner to ensure that concrete suppliers' washout on their lot or homesite only.

3.7 Construction Items

Construction activities must comply with City of Madras noise ordinances. Construction sites must be kept orderly and clear of trash and debris. The applicant shall include the location(s) of all construction items on the site plan as part of the DRC review process. All applicable items must be identified on the site plan, including staging area, trailers, dumpster(s), portable toilet(s), wash-off area(s), tree protection during construction, erosion control, temporary fencing, etc. Refer to sections titled "Garbage and Trash Removal" and "Staging Area" within these Design Guidelines for additional information.

3.8 Drainage

A drainage plan must be included as part of all construction and landscape submittals. Provisions for the disbursement of roof, gutter, lot or homesite, landscape, walkway and driveway drainage are the property owner's responsibility. The drainage plan must depict proposed grading, proposed retaining walls or rock walls, drainage patterns and stormwater detention facilities. Owners are responsible for independent professional review of their drainage risk factors and specific on-site solutions.

Changes to natural drainage patterns due to any site changes or improvements shall not increase or concentrate runoff onto adjacent lots or homesites. Natural drainage patterns are defined as the condition of the lot or homesite as it existed at the time it was initially purchased from the Declarant.

All lots or homesites exist in an area of high desert soil conditions and many lots or homesites have steep slopes. During periods of high precipitation and/or high snow-melt or other conditions or combinations of conditions, there may be significant amounts of surface runoff in the natural drainage patterns. All improvements shall be designed and constructed to avoid potential damage from all surface runoff.

3.9 Driveways and Walkways

Builders and Builder/Owners are responsible for "final" repair of all driveway cuts, concrete breakage of curbs, sidewalks or sidewalk aprons abutting their lots or homesites prior to the release of the DRC deposit.

3.10 Excavation

Each building site 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 appearance and/or in accordance with an approved landscape plan. Natural area restoration includes replanting native grasses and other native plant materials and redistributing mulch and/or duff covering raw earth. Landscaping shall be designed to disguise excessive slope areas caused by fill for parking lots and around the foundations of buildings.

3.11 Exterior Colors and Stains

All exterior colors are subject to review and approval by the DRC for both original painting and subsequent repainting. Colors appropriate to the character and style of the building are strongly recommended. Bright body colors will generally not be acceptable.

Care shall be taken to avoid duplicating colors of nearby structures, especially between houses on abutting lots or homesites and between homes on a block frontage. Natural wood siding, peeled logs and natural shakes must be stained or treated.

3.12 Exterior Design Treatment

Several things must be considered during the design process to effectively address specific site conditions. Sensitively selecting roof pitches and roof massing can lessen the perception of height. Stepping the building profile to match or mimic the slope of the site reduces the building mass, particularly as seen from lower viewpoints. Reducing story heights at the ends of the building adjacent to neighboring properties can

substantially soften end conditions. Prudent use of materials may be effective tools to reduce the height and mass (i.e., masonry wainscoting, base trim boards, frieze boards, windows, and belt courses are a few design alternatives for effectively eliminating long, tall, or otherwise uninterrupted walls).

Buildings should display the traditional 3-part architectural division of base, body and head, with a cornice or other demarcation at the top of the first level, as well as near the top of the building. Porches, bay windows, recessed entrances, changes in materials, and other architectural details shall be incorporated elements on the buildings.

Building designs must be compatible with the context of the surrounding built environment. Building site owners and/or their agent(s) are strongly encouraged to review DRC files of structures on adjoining sites to aid in window placements and other conditions on side elevations.

The DRC requires fenestration, projecting bays, and all other architectural features to be coordinated on all sides of the building. Integrating architectural elements around the building will enhance it as a whole and should augment the architectural character of the building.

Exterior material treatment used on the building walls shall be continuous and consistent on all elevations in order to achieve a uniform and complete design and must avoid a "veneer" look. Exterior siding material must be carried down to within 8" of finished grade or per siding manufacturer recommendations. Only 8" of exposed foundation is permitted.

Stucco & Masonry. The use of stucco and/or masonry materials may be exempt from the 1 treatment look. Many times, these materials may be used in conjunction with other approved siding materials to enhance the architectural style, scale, and appeal of all sides of a building. When masonry is used on the front of a building and it extends to any front corner, it must extend at least 18" around the adjoining side elevation. All masonry must extend to finished grade.

3.13 Flagpoles

Flagpoles require prior DRC review and approval before they may be installed. Size of flag, height and color of the pole, dimensions and placement of banners are also subject to DRC approval.

3.14 Garbage and Trash Removal

Owners are responsible for their own garbage and trash removal during and after construction. Construction sites must be kept clean from trash and construction debris within bins or dumpsters and covered. Construction sites that are not kept clean (at least weekly removal of trash and construction debris) may be subject to the DRC action of having the trash and construction debris picked up and disposed of. The cost of the removal and disposal of the trash and construction debris shall be the responsibility of the owner(s).

Trash collection and recycling services are available through local providers. Trash cans and recycle bins, which are taken to the alley or street on pick-up day must be returned to their screened areas or the garage the same day. Trash cans and recycle bins must be stored in an area that is not visible from the street or adjoining lots or homesites (also see Service Yards for screening information). Burning or dumping of garbage, landscape debris or trash anywhere in Yarrow is prohibited.

3.15 Grading

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

Retaining walls may be necessary to manage grade changes. Retaining walls must not exceed the height necessary to manage the corresponding grade change. The tops of retaining walls must blend with natural contours whenever possible. Walls must be constructed with locally sourced boulders, poured concrete or concrete masonry units (CMU).

Boulder retaining walls may not contain rocks smaller than 18" diameter in any direction. A filter fabric or geotextile is required to be installed on the uphill side of the retaining wall directly behind the boulders. The filter fabric/geotextile must begin below the first course and extend vertically to the top of the wall. The filter fabric/geotextile must run the length of the wall. The fabric must be cut or tucked behind the boulders so as to not be visible.

Retaining walls may not exceed 4 feet in height. In the event a 4-foot retaining wall is not adequate to address the grade change, stepped-back retaining walls must be used. Stepped-back retaining walls must contain a 4foot minimum planting terrace between each retaining wall.

If a retaining wall exceeds 3 feet in height, the retaining wall must be designed by a qualified, licensed engineer. Higher walls may be considered only if they are not visible from off-site and if doing so significantly reduces overall impacts to the site and/or adjacent land. Retaining walls taller than 2 feet must be battered at a 2:12 slope.

Both existing and finished grading must be represented on each grading and drainage plan, landscape plan, and each exterior elevation submitted to the DRC.

3.16 Gutters and Downspouts (see Drainage)

All gutters, downspouts and rain chains will be reviewed by the DRC. Gutters are recommended and may be required on some buildings. All gutters and downspouts shall be designed as a continuous architectural design feature. Exposed gutters and downspouts shall blend in with the surface to which they are attached. Rain chains may be utilized in lieu of or in addition to downspouts and shall be subject to DRC review and approval.

All drain pipes connected to downspouts must be concealed from the view of neighboring properties. In addition, this drainage must be accommodated on the owner's property. Please consider the addition of swales, French drains, or other types of drywell systems to accommodate gutter drainage on site.

Prefinished metal gutters, painted metal downspouts, and roof flashing are acceptable materials for Yarrow.

3.17 Heating and Cooling Systems

All exterior elements of heating and/or cooling systems must be screened from the view of neighboring building sites, residences and roadways and must limit noise transmission to acceptable levels at adjoining properties. Materials to screen around HVAC systems should match or complement adjacent building materials and must be reviewed and approved by the DRC. The use of landscaping to screen HVAC systems is prohibited.

3.18 Hillside Building Sites

Exposed understructures of buildings built on hillside sites are prohibited.

Siding material must extend to within 8" of the finished grade, and areas adjacent to skirt walls (pony walls) exceeding 3'in height shall be landscaped to reduce the scale of the skirt (pony) wall. Additionally, all first floor decks which are more than 24" above finished grade must have skirt (screening) walls and these walls must be recessed 18" to 24" from the deck/porch edge to create shadow lines (see Exterior Design Treatment). Front porches/decks may be exempt from the skirting requirement.

3.19 Mailboxes

Individual mailboxes are prohibited. Group mailboxes are provided throughout Yarrow. Keys for the mailboxes may be picked up at the Madras Post Office.

3.20 Maintenance

Each property owner or the Owners Association is required to keep the land, landscaping and all improvements in good repair and attractive condition. This includes keeping any native areas free of weeds, building materials, and other debris.

3.21 Metals and Plastics

All exterior metals and plastics (vents, flashing, gutters, etc.) must be screened from view, painted or treated to blend in with the adjacent surrounding material. All utility meter housings must be painted to match the body color of the building.

Decorative features in unpainted or untreated metal or plastic require prior DRC review and approval.

3.22 Pets

During any construction all contractors, subcontractors and affiliated trades workers shall restrain dogs by tether or by confining them to their vehicles within the lot or homesite boundaries.

3.23 Satellite Dishes and Antennas

No exterior satellite receivers or transmitters, television antennas, radio antennas, or other receiving device shall be placed on any lot or homesite or home without the prior consent of the DRC.

Other Considerations:

a. Satellite dishes over 18" in diameter are not permitted on homes/lots or homesites.

b. Location of receiving devices must be inconspicuous and pre-approved before placement. Landscape screening may be required in some cases.

c. To the extent possible, dishes must be installed in locations not readily visible from the street.

3.24 Service Yards/Trash Enclosures

When not provided by other structures, each building shall have a screened service yard enclosing garbage, recycling, and trash containers, landscape debris, outdoor maintenance equipment and so forth. Service yards may be detached from the building and must be screened from view of other buildings or roadways. Service yards must be constructed and designed to be compatible with the style of the adjacent ~~apartment~~ building and/or neighboring properties. Chain link enclosures are prohibited. All service yards must be reviewed and approved by the DRC.

3.25 Skylights and Solar Devices

All glass, plastic or other transparent skylight or solar devices shall be treated to eliminate reflective glare. Clear, bronze or gray glazing is preferred. White or other colored skylights are prohibited. Flat skylights are preferable to domes. The use of Sola-Tube type skylights is approved.

Solar collectors are encouraged at Yarrow; however, the collectors must be flat to the roof. In addition, the mechanical portion of the system must be contained within the structure and not positioned on the roof. Preliminary and final DRC approval is required for all solar collection systems.

3.26 Staging Area

Each construction approval submittal must designate an adequate material staging area, subject to approval by the DRC. Each staging and construction area must be kept clear of trash and debris. Trash and debris must be kept in covered bins and/or dumpsters. Weekly cleanup is required. Construction materials and equipment may not be stored or staged in any right of way or easement. Covered trailers must be used to store materials and equipment.

3.27 Tarps and Other Weather Protective Materials

The use of tarps is generally discouraged. However, when tarps are used and are visible from roadways and other lots or homesites they must be of a neutral color and used temporarily. Light and bright colored tarps are prohibited.

3.28 Tree Preservation Guidelines

Throughout Yarrow there are many trees that make the building sites unique. To maximize the likelihood of saving existing trees, follow these basic tree preservation techniques:

a. Identify the Critical Root Zone (CRZ) area. The drip line is a good rule of thumb.
b. Design around the CRZ whenever possible.
c. Install construction fencing around as much of the CRZ as possible. Do not let any activity (storage, traffic, cleaning of tools, paint wash-outs, etc.) take place within the fenced area. See Exhibit 2.D Tree Protection Fencing
d. Where activity must occur (usually footing or trench), cut cleanly any roots encountered, seal the cut faces, then backfill and water as soon as possible.

3.29 Tree Removal and Trimming

Any existing trees proposed for removal must be clearly shown on the architectural site plan and landscape plan. Tree removal is subject to DRC approval prior to removal.

The removal of any tree larger than 6" in diameter at breast height (DBH) without the written approval of the DRC is prohibited, is subject to a $1,500 fine per tree, and the owner will be required to replace the removed tree (with a tree or trees - with size(s) and species as required by the DRC) at the owner's expense. Trees less than 6" DBH may be removed in accordance with fire safety guidelines recommended by the Jefferson County Fire & Rescue Department and with written documentation. Mature trees may be pruned up 6' - 12' from ground level for fire safety. Any dead limbs above this height should also be removed. Trees smaller than 6" DBH that will be retained are not to be pruned up more than 20% of the tree's height or as advised by an arborist. No branches are permitted to overhang structures.

Unauthorized tree removal during construction will result in immediate suspension of all construction activity on the property until a remediation plan and new deposit are received and a revised plan approved by the DRC.

Tree topping is prohibited in Yarrow. If an owner or their agent(s) ignores this prohibition, the owner will be subject to a $1,500 fine per topped tree and will be required to completely remove and replace the topped tree with a tree or trees (with the size(s) and species as required by the DRC) at the owner's expense.

3.30 Temporary Structures

No structure of a temporary character, trailer, tent, shack, garage, barn or other outbuilding shall be used on any lot or homesite at any time as a residence, either temporarily or permanently.

3.31 Trellises, Decks, Porches, Stairs, Stoops, Deck/Porch Skirting and Balconies

Elevated decks with occupied areas below shall have supports scaled to match the design of the home, but in no case have supports less than 6" X 6" finished dimensions. Built-up wing walls and/or built-up columns (clad with siding material), both in conjunction with landscape screening are required.

Acceptable materials are as follows:

a. Architecturally detailed cast concrete, brick, stucco and stone masonry, wood or fiberglass columns, posts, piers and arches.

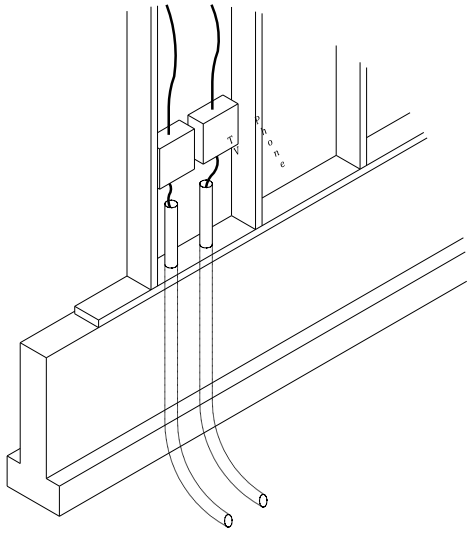
b. Wood, brick, concrete and stone masonry decks, stoops, stairs, porches and balconies.

c. Stone, masonry or wood lattice screen for undercroft of porches or decks, compatible with adjacent wall materials.

d. Wood, welded steel or iron trellises.

e. Railings, balustrades and related components shall be wood, painted welded steel or iron.

Exhibit 3.A: Utilities



3.32 Utilities

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 Landscaping). Exposed wiring or cables entering a home are prohibited. Wires and cables entering a home shall be placed within continuous conduit placed in the foundation wall.

All phone and TV cable junction boxes must be located within a wall cavity and accessed via a removable panel (see Exhibit 3.A). Similarly, a conduit in the foundation shall be provided for irrigation control wires. All exposed equipment shall be painted to match the adjacent exterior house color.

3.33 Utility Meters

All utility meters should be located on a wall perpendicular to the right of way. They shall be installed according to the guidelines provided by the utility companies. All meter housings and junctions must be painted to match the adjacent siding color of the house.

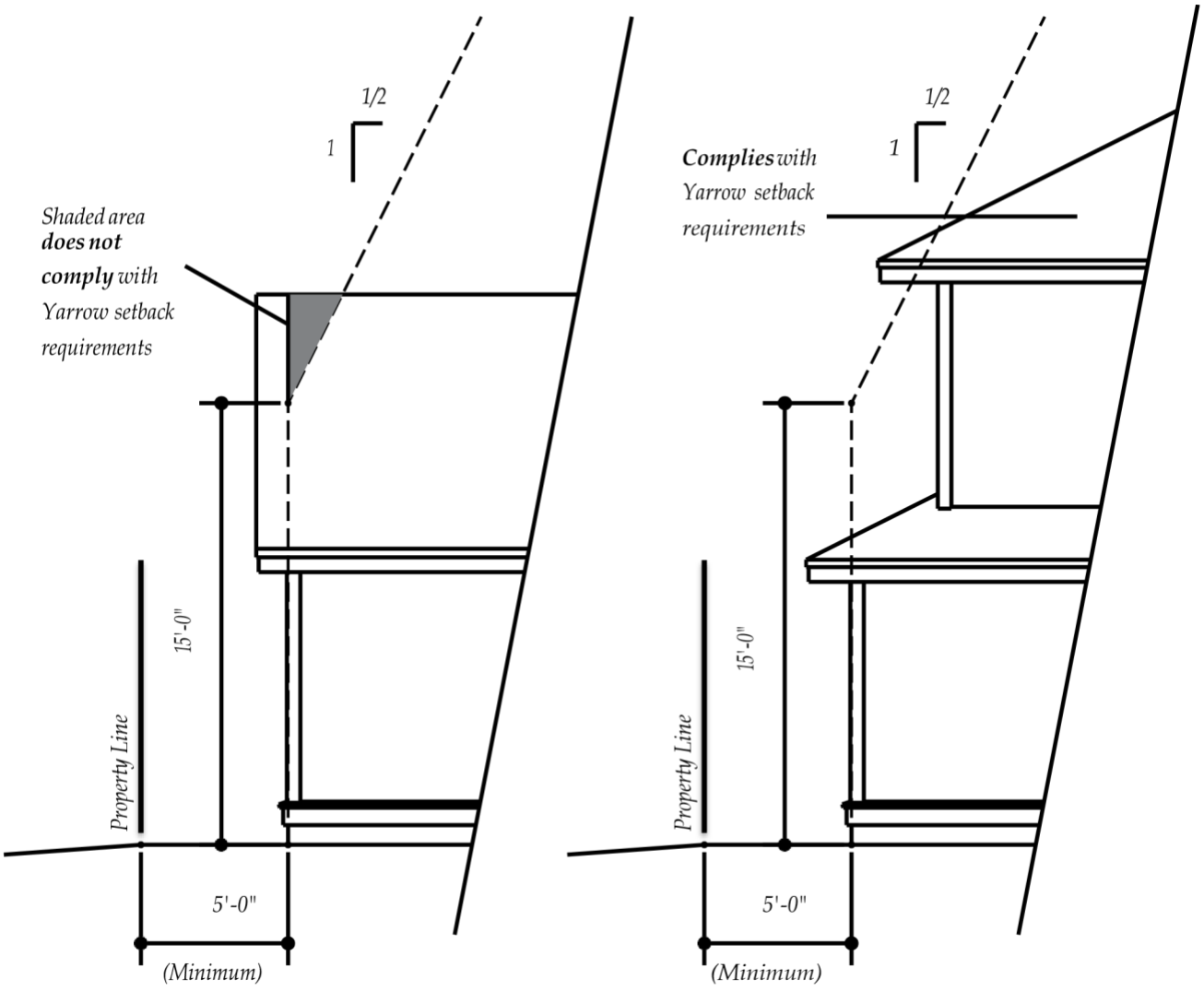
3.34 Water Features

All water features must be included on the landscape plan and require DRC approval prior to their construction and/or installation. The DRC has sole discretion and may reject any water feature deemed inappropriate.

Water features shall be integrated as part of the landscape and have a natural appearance. Water features shall be sized, located, and oriented to benefit those within the home or on deck or patios. Water features in front yards are prohibited, unless they are constructed as part of the front entry. Noise from water features shall be limited so as to not impact adjoining or adjacent properties.

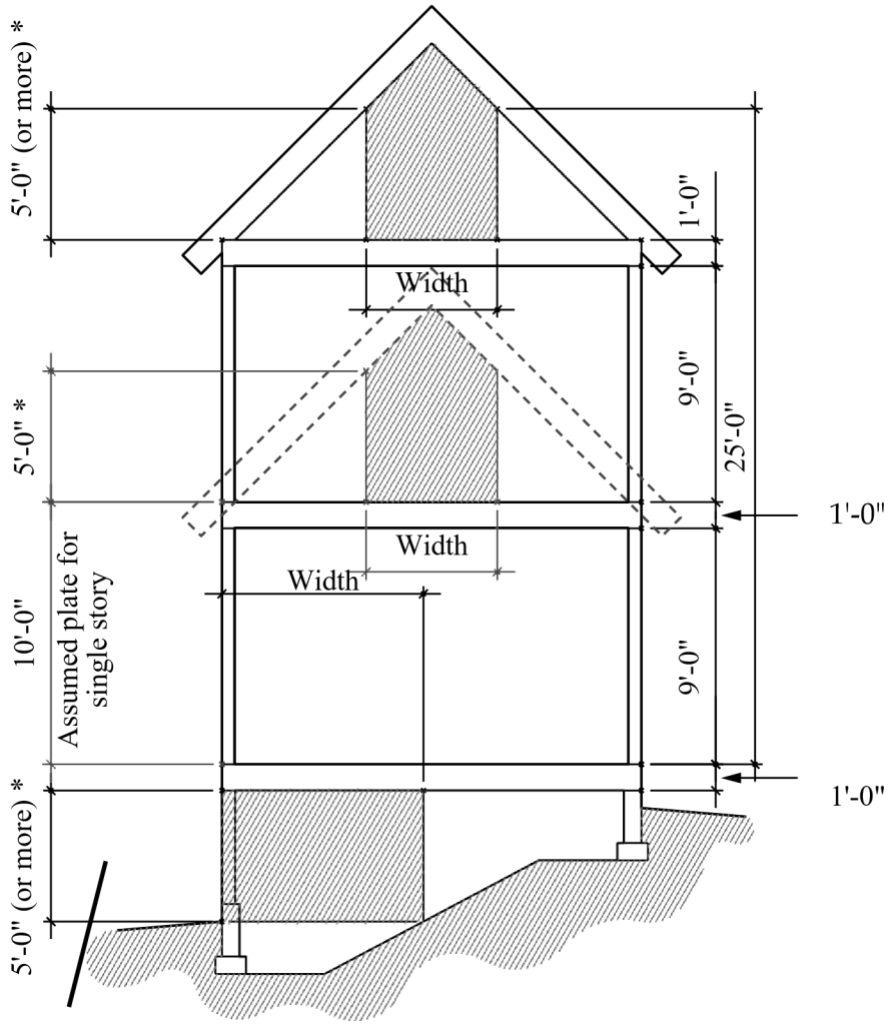
Water features shall be scaled as a minor landscape element - they shall not dominate or distract from the landscaping or the architecture of the home.

Exhibit 3.B: Setbacks



Building heights above 15′ must step back according to the diagram above. All other Setback encroachments require both the City of Madras and Yarrow ARC approval.

Exhibit 3.C: Floor Area Ratio



Crawlspace (or basement) height is measured from existing grade or finished grade, whichever is lower.

The Floor Area Ratio (FAR) limits a home's massing/volume. The maximum home size is determined by multiplying the lot size by .50 (50%). For example, a 5500 square foot lot: 5500 x .50 = 2750. Using the diagrams in this exhibit, the home (including the garage floor area) for this 5500 square foot lot may not exceed 2750 square feet. Porches, decks, patios, and courtyards are excluded from the FAR calculation. The DRC calculates the floor area(s) from the outside face of the exterior walls. Vaulted spaces (per diagrams) and stairs are included in the floor areas.

*Attics, crawlspaces and basements of less than 5'-0" (per diagrams) will not be included in the FAR calculation.

4 - Residential Architectural Standards

Notes:

-Refer to "Section 3 - General Development Standards" for items not specifically listed or defined within the following section.

-Residential applications are not subject to Section 5 – Multiple Family Architectural Standards and Section 6 – Commercial Architectural Standards.

4.1 Ancillary (Detached) Buildings (i.e., Garages, Sheds and Non-Habitable Structures, etc.)

All ancillary buildings shall be evaluated on an individual basis. If allowed, these structures shall be designed and integrated as part of the main residence.

4.2 Accessory Dwelling Units (ADU)

Accessory Dwellings are allowed, subject to City approval, and after DRC review and written approval and shall conform to the following procedures and conditions:

a. Preliminary review of the ADU's location on the site as well as its exterior elevations and ADU parking are required.

b. Some ADU submittals may not be approved if the DRC determines the building does not conform to the architecture of the primary building, it is too massive or for other reasons determined by the DRC to be nonconforming to the site, neighborhood, or other relevant circumstances.

c. The ADU is allowed over garages only and shall be no larger than 110% of the garage or 700 square feet total (including circulation space and storage areas), whichever is less.

d. The ADU shall have at least 1 off-street hard surface parking space (minimum size: 8' wide x 20' long).

e. The ADU shall have an enclosed trash and recycling yard.

f. The ADU's height shall be compatible within the neighborhood and shall comply with all height restrictions and setbacks noted herein.

g. A maximum of 1 ADU is allowed per lot or homesite.

4.3 Building View Restrictions

The height of non-native vegetation ("native" is defined as the plant material existing at the time the lot or homesite was initially purchased from the Declarant) on a lot or homesite shall not materially restrict the view of other lot or homesite owners. The Declarant shall be the sole judge of the suitability of such heights and restrictions. If the Declarant determines there is such a restriction in the view of lot or homesite owners, written notice shall be delivered to the offending lot or homesite owner.

If after 30 days the vegetation is not removed or reduced in height as directed by the Declarant, the Declarant or its designee shall enter the offending lot or homesite; complete the removal or reduction charging the owner of the offending lot or homesite reasonable costs for the work done. This section may not be read as justification to create views not present when the lot or homesite was originally purchased or the improvements were originally approved. Native vegetation is exempt from building view restrictions.

4.4 Chimneys and Flues

Unfinished exposed metal flues are not permitted. The metal flue must be painted to match surrounding materials, eliminating the glare from the raw flue and sheet metals. Any exterior chimney chase surrounding a flue must be of wood shingles, stone masonry, stucco, lap siding or brick. A chimney chase must include a shroud large enough to completely cover the metal fireplace flue. The chimney chase and shroud shall be painted or colored to match surrounding materials.

4.5 Decks, Porches and Deck/Porch Skirting

The front porch or deck is an important design element for Yarrow. Homes in Yarrow are required to have a usable deck or porch facing the street. Front porches or decks must be a minimum of 6' deep. Front porches or decks are required to be at least 2 risers above the existing grade. Exceptions to these requirements will be considered by the DRC based on the architectural merit of the home design.

Front porches must be supported and enclosed with a continuous concrete stem wall. On sloping sites or where the front porch is elevated more than 2 risers, the area between the bottom of the deck and the concrete stem wall must be made of the same material as the home and be applied in the same direction, unless otherwise approved by the DRC. Stone masonry, lap siding, and stained or painted wood lattice are allowed materials for skirting of porches and decks.

Trellis materials shall be wood, welded steel or iron railings, balustrades and related components shall be wood, painted welded steel, iron or copper. Columns, posts, piers and arches shall be cast concrete, stucco, masonry, wood, lap siding, or fiberglass.

4.6 Driveways

Driveway cuts onto Yarrow public roadways and alleys will be limited to 1 per lot or homesite, unless otherwise approved by the DRC. The driveway surface width shall be a maximum of 14' wide, except to flare to the street or alley and to transition to the parking area in front of the garage. Homes located close to the street or alley may not conform to the 14' width requirement, but the width of the drive must be kept to a minimum, while still allowing reasonable access to parking areas and garage access. The City of Madras requires a permit prior to constructing the curb cut for any driveway. Driveways may be concrete, asphalt or masonry paver. Concrete sidewalks and aprons at driveways must be 6" thick, minimum.

4.7 Duplication and Tract Homes

Yarrow is not a tract home development; all homes must be custom-built and designed accordingly. The design of each home shall also address its specific lot with regard to topography, setbacks, existing site features (i.e. rock outcroppings, existing trees, etc.), and surrounding context of the built environment. The DRC will consider the similarity in building design or appearance in reviewing an application, with the intent of promoting diversity of street view architecture, which is determined solely by the DRC. In cases where similarity in building design or appearance is deemed inappropriate by the DRC, modifications to the home will be required to eliminate similarities.

Yarrow is not a tract home development; all homes must be custom-built and designed accordingly. Physical separation of duplicate designs is essential. Duplication of floor plans and use of the same front façade design in any phase may be allowed, subject to DRC review and approval.

Owners covered by a Neighborhood Builder Agreement will be subject to the terms included in the Neighborhood Builder Agreement to regulate the use of duplicate floor plans and front façade design, which may vary from the duplication standards in other areas of Yarrow.

4.8 Exterior Lighting

It is the intent of this architectural standard to result in subdued and/or indirect lighting on lots or homesites. Further, the intent is meant to acknowledge dark sky concerns and to prevent lighting that is directed offsite, shines onto neighboring lots or homesites or up into the sky.

Information regarding the design, number and location of all exterior lighting fixtures is required for DRC review and written approval, including (but not limited to) exterior wall, pendant, architectural accent, driveway, walkway and landscape lighting. Lighting submittals require an actual sample or legible drawings and/or catalog cuts for the review process.

All exterior light fixture locations must be shown on the site plans and exterior elevations of all construction submittals.

Driveway, walkway and landscape lighting must be included with the landscape plan. All exterior light fixtures installed without DRC review and written approval must be removed.

Reflecting the intent of this standard, the exterior lighting requirements should eliminate glare, minimize annoyance to adjacent property owners and passersby, and to avoid lighting impacts from the building site as viewed from a distance. To this end, the guidelines are as follows:

a. All exterior fixtures are subject to DRC review and written approval regarding their location, number and wattage.

b. All fixtures must have downward-directed light sources which are shielded as approved by the DRC.

Up to 2 fixtures may be in exception to this standard.

c. No fixture shall glare onto adjacent properties.

d. Each live voltage fixture is limited to a maximum of 60 watts. Low voltage fixtures may not exceed 20 watts.

e. Colored lamps are prohibited.

f. Driveway, walkway, porch, landscape and all other decorative light fixtures are subject to DRC review and written approval regarding their location, number and wattage.

g. A variance for outdoor special holiday lighting is only granted beginning 35 days before the holiday and ending 30 days after the holiday. All holiday lighting must be turned off by 11 PM daily.

In cases where the grade differential is such that portions of the building are elevated above the adjacent property or right of way, exterior light fixture(s) may require additional shielding to prevent glare or light spill off property.

4.9 Exterior Walls and Trims

In the design of homes, which propose the use of a composite of exterior materials, consideration shall be given to appropriate balance, both in terms of the amount of each material, as well as the specific areas of their use. Building walls of more than 1 material shall change materials along horizontal lines, projecting bays, in side corners, or other architectural features. Some home designs will be required to have exposed rafter tails, brackets, or other visible architectural elements to enhance design.

Long, uninterrupted walls of one material should be avoided and resolved with plane breaks, offsets, material changes, architectural fenestration, trim, openings, and other architectural elements. Long and

uninterrupted walls shall be determined solely by the DRC based upon the size, scale, aesthetic style, and massing of each home and on a case-by-case basis.

The following materials are approved for use on exterior walls and trims:

a. Wood (treated with semi-transparent or solid body stains or paints), and the use of lap cement-based siding material is approved. Board and batten type siding and log style homes may be appropriate on some lots or homesites; however, they are subject to DRC review and written approval.
b. Brick, natural and cultured stone.
c. Textured masonry block units are not to exceed 8" in height.
d. Stucco and synthetic stucco (see Stucco and Masonry).

Prohibited Materials and Conditions:

a. Exposed plain concrete (8" maximum exposure at foundation).
b. Plain concrete block.
c. Corrugated metal.
d. Unarticulated panel siding (e.g., T-1-11, plain plywood, sheet press board).
e. Seams on sheet (plywood or pressboard type) products.
f. Other similar quality, non-durable products.

4.10 Fencing

All fences at Yarrow require specific review and written approval from the DRC before they may be installed. A fence is defined as a structural or ornamental barrier separating 1 exterior space from another. The intent is to create good neighbor fences, enhance "streetscape" appeal and atmosphere, and make the alleys "people friendly". This allows the homeowners to view activities in the alley and not create a dark box-like rear entry to garages.

The heights or elevations of any fence shall be measured from the existing natural grade of the property at or along the applicable points or lines. "Natural grade" is defined as the site topography which exists at the time a lot or homesite is sold to the first owner by the project developer or builder; fill material subsequently brought to a site does not modify this original grade. The DRC will evaluate each condition on an individual basis. No cyclone or chain link fences are allowed. Fences should be constructed of grade #2 (or better) no hole cedar, 2-rail, split-rail fence or other DRC approved materials.

Some Fencing Considerations:

a. Fences within Yarrow shall not exceed 5' in height, except as noted below. Posts for fences must be steel, wrapped with wood. No wood posts will be allowed. Height shall be measured from the natural grade.
b. Any fence extended beyond the front of the house, as determined by the DRC, must not exceed 3' in height. Painting of front fences is allowed with DRC approval of colors. Any painted fence must be maintained so as to conform to the standards established for fences.
c. No tree shall be used for the attachment or support of any fence or privacy screen.
d. Fences along alleys and pedestrian paths shall be at least 3' away from the pavement. Fences adjacent to the pedestrian path shall be built to the same standards as stated herein.
e. On interior lot or homesite lines, side yard fencing and rear yard fencing may be 6'high, but must step down to 5' within 8' of the paved alley, and must step down to 3' (as noted in b above).

f. Fencing around recreational facilities in private areas will be judged on an individual basis, taking into consideration such factors as location, exposure to public view, and natural screening in the immediate vicinity.

g. 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. Inconspicuous fencing may be permitted with DRC approval around individual plants or shrubs until they are of a size less vulnerable to the deer population.

h. At corner lots or homesites, the DRC may approve 5′ tall fencing at 1of the front yards. If approved the fencing must provide a continuous 3′ (minimum) landscaped area along the public side of the fence. This landscaping must reach a minimum of 3′ in height within 3 years of installation. The plants may be no more than 10′ on center. The DRC will review this landscape requirement as part of the landscape submittal.

4.11 Garages

Garages must be accessed from the alley if an alley exists. Garage conversions to living space are prohibited. Garage doors shall not exceed 9′ in height. Larger doors require DRC review and written approval.

Homes are limited to 2 garage bays. However, a third bay may be allowed with DRC review and written approval. The primary factors for allowing a third bay are scale of the garage structure relative to the house and the lot size, and the architectural elements incorporated into the garage element. A third bay must be set back from the main garage front by at least 4′.

For lots or homesites without alley access, the front of the garage may not extend beyond the front of the home and must be at least 20′ from the front property line. Exceptions to this rule will be considered by the DRC based on design constraints associated with lots that have significant slope, irregular shape, easements (as recorded on the original plat), and/or significant tree(s) or rock outcropping(s) locations.

Residential properties with Accessory Dwelling Units (ADU), at a minimum, must provide 1 paved (hard surface) onsite parking space at least 8' x 20'.

Owners or their agent(s) 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 and/or the second-floor plate line shall be kept to a minimum. No more than 3′ is allowed above a garage door, measured to the top of the wall, without an architectural feature/element to visually break up the space.

Garages for duplex units shall meet the following requirement: Each 3-bedroom unit within a duplex must have a 2-car garage. Two-bedroom units or less within a duplex must have at least a 1 car garage and a paved (hard surface) onsite parking space. The first required parking space shall be a minimum of 8' wide x 20' long. The other required space shall be a minimum of 8' wide x 18' long.

4.12 Grading

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

Both existing and finished grading (noting site elevations) must be accurately represented on each site plan, each exterior elevation, and each landscaping plan submitted to the DRC.

Retaining Walls may be necessary to manage grade changes. Retaining walls must not exceed the height necessary to manage the corresponding grade change. The tops of retaining walls must blend with natural

contours whenever possible. Walls must be constructed with locally sourced boulders, poured concrete or concrete masonry units (CMU).

Boulder retaining walls may not contain rocks smaller than 18" diameter in any direction. A filter fabric or geotextile is required to be installed on the uphill side of the retaining wall directly behind the boulders. The filter fabric/geotextile must begin below the first course and extend vertically to the top of the wall. The filter fabric/geotextile must run the length of the wall. The fabric must be cut or tucked behind the boulders so as to not be visible.

Retaining walls may not exceed 4 feet in height. In the event a 4-foot retaining wall is not adequate to address the grade change, stepped-back retaining walls must be used. Stepped-back retaining walls must contain a 4foot minimum planting terrace between each retaining wall.

If a retaining wall exceeds 3 feet in height, the retaining wall must be designed by a qualified, licensed engineer. Higher walls may be considered only if they are not visible from off-site and if doing so significantly reduces overall impacts to the site and/or adjacent land. Retaining walls taller than 2 feet must be battered at a 2:12 slope.

4.13 Home Business

Any home business in Yarrow will be subject to the Yarrow CC&Rs and City of Madras Ordinances.

4.14 Hot Tubs

Hot tub location and required screening must have prior DRC review and written approval.

4.15 Landscaping

All of the landscapes within Yarrow are expected to employ high standards. High standards for design and construction will ensure landscapes that are considerate to the site and to surrounding buildings. Extensive landscaping is not required; however, all landscaping shall be arranged in a casual, fluid manner.

All lots or homesites shall be maintained to present a neat and pleasing appearance from all off-property vantage points, to minimize fire risk, to maximize weed control, and to moderate wind-blown dust. If a property owner chooses to maintain the native landscape appearance of the site, steps must be taken to restore areas disturbed by construction activity or other activity on the lot or homesite.

Limiting the amount of flammable vegetation and materials surrounding a structure and choosing fire resistant vegetation are essential. Structures must be surrounded by a noncombustible surface that extends five (5) feet from the structure, such as rock or gravel, whether or not a native landscape appearance is maintained; plant material is not permitted within this area. Plant material must be selected from the list provided in Appendix A: Fire Resistant Plants.

In reviewing the landscape design, the DRC will give consideration to long term plant water needs, utilizing low water use plants, and fire resistance of plants. Fire Safety must take a significant priority in the development of landscaping for any home site, either new construction or remodel.

General Landscaping Considerations:

a. Elements such as bird baths, sculptures, lighting, water features, garden structures, etc., must be included as part of the landscape plan submitted for review.
b. Front yard landscaping shall be completed no later than at the time of the home being completed. The DRC may approve a time extension due to inclement weather. Landscaping of the entire lot or homesite must be completed within time of occupancy.
c. Street trees are required to be planted in the area between the curb and sidewalk, prior to occupancy. Street trees must be deciduous and selected from the list provided in Appendix A. Typical street tree spacing is 30'.
d. Clear vision corners at street intersections and alleys must be applied to ensure that sight lines are free of vegetation or obstructions to drivers, cyclists and pedestrians. Shrubs or vegetation must not exceed 2' in height. Existing trees must be limbed to a minimum of 8' above finish grade.
e. In some situations, the DRC may require an owner to add plant material and/or add contouring to a site in order to screen on-site elements from off-site vantage points.
f. It shall be the responsibility of the homeowner to install and maintain the landscaping according to the submitted plan approved by the DRC.
g. The use of organic methods of weed control, lawn maintenance and yard care are strongly encouraged, as is the use of fire-resistant, cold hardy, drought-tolerant, low-water demand native species.
h. Owners and landscape designers are required to develop landscape plans using the fire-resistant plant list in Appendix A, planting densities and other design techniques that reduce the risk of fire or fuel load.

Special Landscape Irrigation Standards:

All irrigation systems must meet the following requirements:

a. Automatic, Weather Based Irrigation Controller
b. Underground irrigation systems are required for all landscaped areas.
c. All spray heads must be pressure-regulating.

4.16 Outdoor Play Equipment

This type of equipment must be maintained in good repair and screened, as required by the DRC, from the view of other lots or homesites and roadways. Backyards of lots or homesites which are particularly exposed may require additional landscaping. Permanent outdoor play equipment shall require DRC review and approval.

Other Considerations:

a. All recreational equipment and outdoor play equipment, like basketball hoops or play structures, are allowed only in driveways off of alleys or on-site in back yards.
b. No permanent skateboard ramps will be permitted.

4.17 Parking and Screening

A minimum of 2 off-street parking places shall be required for each single-family lot or homesite (see Accessory Dwelling Units and Garages).

No parking whatsoever shall be allowed in access easements and alley right of ways; it is each owner's responsibility to ensure that their guests, invitees, and lessees abide by this condition.

No mobile home, recreational vehicle (including campers), snowmobiles, all-terrain vehicles, dirt bikes and other vehicles designed for off-road use, commercial vehicles, any vehicles exceeding 9,000 pounds in gross vehicle weight, any trailer of any kind, any truck with a rated load capacity greater than 1 ton, or any boat, shall be kept, placed, maintained or parked for more than 48 hours on any lot or homesite except in enclosed garages or screened from view in a manner approved by the DRC. Fencing will be considered adequate screening so long as the vehicle is not more than 2' taller than the fencing. Taller vehicles will require more extensive screening measures.

4.18 Recreational Vehicles (See Parking and Screening)

4.19 Roofing

Slate and concrete tiles, concrete and wood simulated shakes, and composition roofing (with at least a 30year warranty) are acceptable roofing applications for Yarrow. Textured metal with a matte finish may be deemed appropriate by the DRC. Wood shakes and shingles are discouraged due to fire danger. Roofing applications will be reviewed on an individual home/lot or homesite basis. Even for an approved product, some colors may not be permitted on homes in Yarrow. Care should be taken to select roof colors that blend with the surrounding landscape. A minimum of a 4/12 pitched roof and 16" overhangs (or as appropriate with the particular architectural style) are required.

4.20 Shutters

Shutters, if used, must be of a size adequate to cover the window(s) they decorate and have materials and details of functioning wood shutters.

4.21 Signs

General Signage Information

a. Signs are prohibited on unimproved lots or homesites, except as allowed by these Design Guidelines. Improved lots or homesites are defined as any lot or homesite with a completed foundation for a home.

b. "For Sale" signs are allowed on any improved lot or homesite. For purposes of this paragraph, an improved lot or homesite is deemed to be any lot or homesite with a foundation constructed for a unit. No "For Sale" signs are allowed on unimproved lots or homesites, except for those installed by declarant.

c. No "For Rent" signs allowed.

d. Subcontractor, lender and supplier signs are prohibited.

e. Directional signs may not be used without prior DRC approval.

f. Offsite signage within Yarrow is not permitted without prior DRC approval.

g. All signs must appear to be professionally produced.

h. Plastic or cardboard store-bought or handmade signs are prohibited.

i. Signs may not be illuminated with artificial light.

j. All signs must be removed within 7 days upon sale (closing) of the property and/or upon completion of the construction project or at the direction of the DRC.

k. 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. Political signs of a non-election nature are prohibited.

l. Any signs which, in the sole judgment of the DRC, are deemed to be non-conforming will be removed and held by the DRC for 14 days, after which time they will be destroyed.

m. Declarant is exempt from these sign requirements.

Builder/Contractor/Architect/Designer Signs

One sign, identifying the builder/general contractor or lender, is permitted during the course of construction. The sign must be single-sided and may include the builder's logo, company name and phone number and be of their/her 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. Builder signs shall be limited in size to 18" x 24" installed with a single or double post no higher than 42" above the immediately adjacent ground plane and must be placed parallel to the address street. Builder signs may be placed after DRC's written approval for the lot or homesite construction has been received. No builder/architect information boxes are permitted.

Open House Signs

Open house signs or sandwich boards are permitted (on the subject lot or homesite) during the course of an open house event but must be removed at the conclusion of the open house event and/or whenever the house is not "staffed". The open house signs shall be limited in size to 18" x 24".

Special Event Signs

Special event signs must obtain DRC approval prior to their use. All exceptions to these sign standards must be presented to the DRC for review and specific written approval prior to their use. Signs for special events such as garage/estate/yard sales shall be limited in size to 18" x 24" and shall be removed within 24 hours of the event.

4.22 Windows and Door Frames

Wood, vinyl or prefinished metal frames and sashes are allowed. Clear or "low E" glazing are required. No tinted or mirrored glass is allowed. Aluminum windows, door frames and skylights must be vinyl clad or bronze anodized, unless other treatments are specifically authorized by the DRC. Entry and overhead doors shall be wood, metal or fiberglass.

Muntin bars shown in all windows should be a "dimensional" type similar to Milgard's "sculptured solid grids" with minimum 11/16"(.6875") wide grids as approved by the DRC.

5 - Multiple Family Architectural Standards

Notes:

-Refer to "Section 3 - General Development Standards" for items not specifically listed or defined within the following section.

-This section does not apply to residential applications.

-Multiple Family applications may also be required to comply with Section 6 – Commercial Architectural Standards if the proposed development is mixed-use (horizontal or vertical) and contains any commercial components.

5.1 Driveways and Walkways

If no alley exists, driveway cuts onto streets will be limited to 2 unless otherwise approved by the DRC. The driveway shall be built to a minimum width and acceptable to the City of Madras. The City of Madras requires a permit prior to cutting the curb for any driveway onto streets. Driveways may be concrete, asphalt or masonry paver. Sidewalks and aprons at driveways shall be concrete a minimum 6" thick.

Walkways should be designed to enhance the entries and connect buildings to the neighborhood.

All driveways and walkways shall be finished prior to occupancy. Builders and Builder/Owners are responsible for repair of all driveway cuts, concrete breakage of curbs, sidewalks or sidewalk aprons within 60 days subsequent to the building "final". Declarant and the DRC representative will monitor and provide written documentation to the responsible Owner. All repairs must be completed in a timely manner after the receipt of written notification from the Declarant or a DRC representative.

5.2 Duplication

To promote diversity of design and style, the use of the same building front exterior elevation is not encouraged and is subject to DRC approval. The intent of this rule is to avoid the repetitive exterior sameness that results from building the same plan side-by-side on the same block and to achieve visual diversity and interest.

In cases where similarity in building design or appearance is deemed a concern by the DRC, modifications to the design may be required to eliminate similarities.

5.3 Exterior Lighting

The objective of the exterior lighting requirements is to eliminate glare and annoyance to adjacent property owners and passersby. To this end, the guidelines are as follows: All exterior fixtures, whether at the time of initial installation or at all subsequent replacement intervals, must have downward directed light sources which are shielded with a minimally translucent material and shall be reviewed and approved by the DRC. No fixture shall glare onto adjacent properties.

Colored lamps are prohibited.

Architectural pole lighting at parking lots and around buildings should be of a height in scale with the building but not to exceed 20' in height. Walkway, landscape and all other decorative light fixtures are subject to DRC review and approval regarding their style, location, number and wattage. No part of the lamp may be exposed through perforated opaque material.

Information regarding the design, number and location of all exterior lighting fixtures is required for DRC review and approval, including (but not limited to) exterior wall, pendant, architectural accent, parking lot,

walkway, site and landscape lighting. Lighting submittals require an actual sample or legible drawings and catalog cuts for the review process.

All exterior light fixture locations must be shown on the site plan and exterior elevations of all construction submittals. Landscape lighting should be shown within the landscape plan. All exterior light fixtures installed without DRC review and approval must be removed.

In cases where the grade differential is such that portions of the building are elevated above the adjacent property or right of way, exterior light fixture(s) may require additional shielding to prevent glare or light spill off property. In some cases, recessed or "can" lights may not be allowed.

A variance for outdoor special holiday lighting is only granted beginning 35 days before the holiday and ending 30 days after the holiday. All holiday lighting must be turned off by 11 PM daily.

5.4 Exterior Walls and Trims

In the design of multiple family buildings, which propose the use of a composite of exterior materials, consideration shall be given to appropriate balance, both in terms of the amount of each material, as well as the specific areas of their use. Building walls of more than 1 material shall change materials along horizontal lines, projecting bays, or other architectural features. Building façades will need to incorporate architectural elements, scale, materials and textures consistent with the neighboring buildings.

Heavier appearing materials shall be used only below lighter appearing materials. Lap siding and shingle exposure and board and batten spacing are subject to DRC review and approval.

The following materials are approved for use on exterior walls and trims:

a. Wood (treated with semi-transparent or solid body stains or paints), shingles and the use of lap wood and cement-based siding material are approved. Board and batten type siding, heavy timber and log style buildings may be appropriate on some sites; however, they are subject to DRC review and approval.
b. Brick, natural and cultured stone.
c. Textured masonry block units are not to exceed 8" in height per block.
d. Stucco and synthetic stucco.
e. Exposed cast-in-place concrete using dimensional wood form boards. Architectural foam liners, to add texture and detail, may be allowed/required.

Prohibited Materials and Conditions:

a. Corrugated metal.
b. Unarticulated panel siding (e.g., T-1-11, plain plywood, sheet press board).
c. Seams on sheet (plywood or pressboard type) products.
d. Other similar quality, non-durable products.
e. Vinyl lap or sheet materials.

5.5 Fences and Landscape/Retaining Walls

Fences and Landscape/Retaining Walls require specific review and approval from the DRC before they may be installed. A fence is defined as a structural, functional or ornamental barrier separating 1 exterior space from another.

The heights or elevations of any wall or fence shall be measured from the existing natural elevations of the property at or along the applicable points or lines. Fence posts must be metal, or steel enclosed in wood. Freestanding concrete and masonry walls shall be minimum 8" thick. Wood shall be painted unless natural cedar or redwood is used. Metal and iron fencing shall be configured in predominately vertical elements; all metal surfaces shall be painted. Site wall materials should generally match building materials.

Acceptable materials for Fences and Landscape/Retaining Walls are as follows:

a. Brick, concrete, faux stone, and stone masonry.
b. Landscape boulders: basalt or moss covered. Small, less than 18" diameter, boulders are not allowed.
c. Architecturally detailed exposed cast-in-place concrete.
d. Stucco, cement based.
e. Wood pickets, lattice and boards; use #2 or better no-hole cedar or other DRC approved wood. f. Painted wrought iron.

Some Fencing Considerations:

a. Fences constructed with wood shall use wood wrapped steel posts (except as allowed in Exhibit 5.D). All fences shall be 5' in height or less, except as may be allowed below. Wood wrapped steel posts for fences may be higher than 6'with DRC approval. Height shall be measured from the natural grade. "Natural grade" is defined as the site topography which exists at the time a lot or homesite is sold to the first owner by the project developer or builder; fill material subsequently brought to a site does not modify this original grade. The DRC will evaluate each condition on an individual basis.

b. Any fence beyond the front of multiple family buildings must not exceed 3' in height. Painting of front fences is allowed with DRC approval of colors and finishes. Any painted fence must be maintained so as to conform to the standards established for fences.

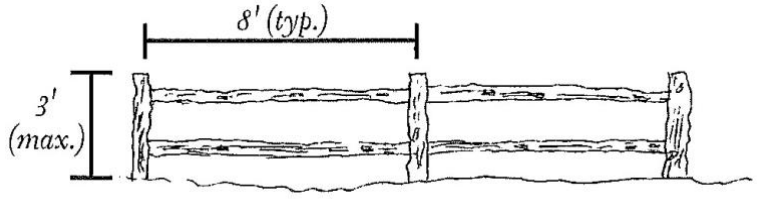
c. No tree, whether in a setback or on private property, shall be used for the attachment or support of any fence or privacy screen.

d. Fences along alleys shall be at least 3' away from the pavement.

e. On interior lots, side yard fencing may be 6' high, but may not exceed 5' within 8' of the paved alley and must step down to 3' (as noted in item b above).

f. Fencing around recreational facilities in private areas will be evaluated on an individual basis, taking into consideration such factors as location, exposure to public view, and natural screening in the immediate vicinity.

Exhibit 5.D: Two-Rail, Split-Rail Fence Example



5.6 Garages

Garages are encouraged and may be required in some cases. Garage conversions to living space are prohibited. Garage doors up to 9' tall are permitted. Larger doors require DRC review and written approval. Dwelling units may have no more than 2 attached garage bays without DRC review and specific written approval.

Owners or their agent(s) 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 and/or the second-floor plate line shall be kept to a minimum. No more than 3' is allowed above a garage door, measured to the top of the wall, without an architectural feature/element to visually break up the space.

5.7 Landscaping/Open Space

Landscaping is a required condition of development. All sites shall be maintained to present a neat and pleasing appearance to all off-property vantage points, to minimize fire risk in the area, and moderate issues with wind-blown dust. All builders and builder owners are required to landscape or re-naturalize scarred areas due to construction activity or other damage.

Re-naturalizing includes:

- Planting native plant materials only.
- Spreading 2"-3" mulch or compost covering bare earth.
- Feathering transitions between truly native areas to the newly restored area(s).
- Temporary irrigation for one to two growing seasons for plant establishment.

Other Landscaping Considerations:

a. Landscaping must be completed within 6 months of completion of the building's exterior or by occupancy, whichever occurs first. Exceptions for weather delays to landscape completion may be considered by the DRC.

b. The front and side setbacks along public right of way shall be landscaped. For apartments, complete site landscaping is required.

c. Underground irrigation is required.

d. Street trees must be planted in the area between the curb and sidewalk, prior to occupancy. Street trees shall be deciduous and selected from the list provided in Appendix A. Typical street tree spacing is 30'.

e. Clear vision corners at street intersections and alleys must be applied to ensure that sight lines are free of vegetation or obstructions to drivers, cyclists and pedestrians. Shrubs or vegetation must not exceed 2' in height. Existing trees must be limbed to a minimum of 8' above finish grade.

f. In some situations, the DRC may require an owner to add plant material and/or add contouring to a site to screen unsightly on-site elements from off-site vantage points or to enhance view terminations.

f. It shall be the responsibility of the building owner, when landscaping their property, to follow the landscape plan approved by the DRC.

g. When appropriate, contiguous property owners should work together to create a continuous flow from 1 property to the next, avoiding a straight line of landscaping delineating property lines.

Irrigation systems requirements:

All irrigation systems must meet the following requirements:

a. Automatic, weather-based irrigation controller.

b. Underground irrigation systems are required for all landscaped areas.

c. All spray heads must be pressure-regulating.
d. Provide a conduit in the foundation for irrigation control wires.

5.8 Parking and Screening

Apartment parking lot designs should provide for the necessary parking spaces and related landscaping and pedestrian access. At least 1 paved, continuous and direct pedestrian walkway through the parking lot to the building(s) shall be provided. In addition, walkways connecting the parking lot and the street are encouraged and may be required by the DRC.

Parking lots should generally be located behind buildings. One out of every 8 continuous parking stalls must be dedicated to trees and landscaping. The number of continuous, side-by-side parking stalls shall not exceed 7.

Boats, trailers, buses, motor homes, commercial vehicles, trucks larger than 1-ton, recreational vehicles, disabled vehicles or other similar vehicles shall be stored only within an enclosed structure with a design approved by the DRC.

No parking whatsoever shall be allowed in access easements and alley right of ways; it is each owner's responsibility to see that their guests, invitees, and lessees abide by this condition.

If it is necessary for 1 of the above vehicles (which are normally stored in another location) to be parked on a building site in view of roadways, or neighboring buildings or lots or homesites, the DRC must be notified in advance of parking on the building site. Such items may be parked on the owner's designated parking area, and not on the street, for no longer than 48 hours.

5.9 Primary Entrance

For townhomes, each dwelling unit must have the primary pedestrian entry located at the front façade. Apartment buildings that abut a right of way must have the primary pedestrian entries located at the front façade of the building. There must be a direct, paved, concrete, or masonry walkway from sidewalk to the main entries.

5.10 Roofs and Roofing Accessories

Slate, ceramic and concrete tiles, concrete and wood simulated shakes, and composition roofing (with at least a 30-year warranty) are acceptable roofing applications for Yarrow. Pre-formed metal roofing and textured metal with a matte finish may be considered on some buildings, with DRC approval. Wood shakes and shingles are discouraged due to fire danger. Roof colors must be of a neutral or earth tone color. Roofing applications will be reviewed on an individual building basis. Even though the product is approved, some colors will not be permitted on buildings in Yarrow.

Low slope single ply membrane roofs may be permitted when a parapet and cornice are used to conceal all roof-mounted equipment from the view of adjacent properties. In some locations where street frontage is required with minimal front setbacks, low slope roofs behind parapets or false fronts may be required.

Where sloped roofs are used, main roofs shall be 4:12 minimum to 14:12 maximum slope with symmetrical gable or hip configuration. Eaves shall be continuous except at sheds and dormers. Shed roofs shall be attached to main building wall or roof ridge, with a minimum 3:12 slope. Eaves and overhangs should be sized and built appropriately for style of building and are subject to DRC approval.

All roof-mounted components such as mechanical equipment shall be visibly screened from view from any adjacent street.

5.11 Signs

General Signage Information

a. Subcontractor, lender and supplier signs are prohibited. No signs shall be displayed in the windows of units (except approved block home stickers) or be nailed to trees.

b. No directional signs may be used without prior DRC approval.

c. No offsite signage within Yarrow may be used without prior DRC approval.

d. All signs must appear to be professionally produced.

e. Any signs which, in the sole judgment of the DRC, are deemed to be non-conforming will be removed and held by the DRC for 14 days, after which time they will be destroyed.

f. All signs must be placed parallel to and facing the street providing access to the property.

g. Signs may not be externally or internally illuminated with artificial light.

h. Plastic or cardboard store-bought or handmade signs are prohibited.

i. All construction related, and signs must be removed upon sale of the property, upon occupancy, and/or upon completion of the construction project or at the direction of the DRC.

j. Private property signs are limited and must have prior approval of the DRC.

k. 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 DRC will remove them and hold them for 14 days, after which they will be destroyed. Political signs of a non-election nature are prohibited.

l. Permanent signs must comply with the City of Madras signage ordinance and satisfy the City of Madras Fire Department's requirements.

m. For apartments, 1 monument sign only will be allowed. Monument sign location is subject to DRC approval. Maximum sign area shall be 24 square feet, including sign base, with maximum sign height of 4'. Maximum signage lettering and graphic height shall be 4".

n. "For Sale" signs are allowed on improved lots or homesites only. An improved lot or homesite is deemed to be any lot or homesite with a foundation constructed for a unit.

Builder Signs

One sign, identifying the builder/general contractor or lender, is permitted during the course of construction. The sign must be single-sided and may include the builder's logo, company name and phone number and be of their 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. Builder signs shall be limited in size to 18" x 24" installed with a single or double post no higher than 42" above the immediately adjacent ground plane and must be placed parallel to the road. Builder signs may be placed after DRC's written approval for the building construction has been received. Signs must be removed as soon as the building is occupied. No builder/architect information boxes are permitted.

For Rent Signs

Only 1 "For Rent" sign is permitted on each building site. It must be single-sided, on its own post and no higher than 42" above the immediately adjacent ground plane. Wording of a "For Rent" sign shall be limited to the words "For Rent" and contact information. A logo or mark of an agency and the agent's name is also permitted.

All information on the sign shall be incorporated as part of the original sign design. The sign shall be limited in size to 18" x 24" and shall be white with dark green lettering installed with a single or double

post no higher than 42" above the immediately adjacent ground plane. "For Rent" signs must be placed parallel to the road. Only one 6" x 24" rider with the same colors as the sign can be added at a later date.

Open House Signs

Temporary open house signs or sandwich boards are permitted (on the subject building site) during the course of an open house event but must be removed at the conclusion of the open house event and/or whenever the house is not "staffed". The open house signs shall be limited in size to 18" x 24".

Special Event Signs

Special event signs must obtain DRC approval prior to their use. All exceptions to these sign standards must be presented to the DRC for review and specific written approval prior to their use.

5.12 Windows, Glazing, Entrances, Door Frames and Accessories

Wood, vinyl or prefinished metal frames and sashes are allowed. Clear or "low E" glazing are required. No tinted or mirrored glass is allowed. Aluminum windows, door frames and skylights must be factory painted, vinyl clad or bronze anodized, unless other treatments are specifically authorized by the DRC. Sliding glass doors, where visible from the street, are not allowed. Entry and overhead doors shall be wood, embossed metal or fiberglass. Wood or fiberglass shutters are allowed.

6 - Commercial Architectural Standards

Notes:

-Refer to "Section 3 - General Development Standards" for items not specifically listed or defined within the following section.

-This section does not apply to residential applications.

-Commercial applications may also be required to comply with Section 5 – Multiple Family Architectural Standards if the proposed development is mixed-use (horizontal or vertical) and contains any multifamily residential components.

6.1 Driveways and Walkways

Vehicle access shall be from alleys if they exist. Driveway cuts onto streets must be approved by the DRC. Driveways shall be a maximum of 20' wide, except to radius to the street. No driveways other than to access commercial parking areas will be allowed along Combs Flat Road. The City of Madras requires a permit prior to creating the curb cut for any driveway. Driveways may be concrete or masonry paver. Concrete sidewalks and aprons at driveways shall be a minimum 8" thick.

Walkways should be designed to enhance the entry and connect the building to the neighborhood. Buildings shall be constructed as close as possible to the back of sidewalks.

All driveways and walkways shall be finished prior to occupancy. Exceptions may be allowed with DRC approval. Builders and Builder/Owners are responsible for repair of all driveway cuts, concrete breakage of curbs, sidewalks or sidewalk aprons. The Bean Foundation and the DRC representative will monitor and provide written documentation to the responsible Owner. All repairs must be completed in a timely manner after the receipt of written notification from the Bean Foundation or DRC representative.

6.2 Duplication

In cases where similarity in building design or appearance is deemed a concern by the DRC, modifications to the design may be required to eliminate similarities.

6.3 Exterior Lighting

The objective of the exterior lighting requirements is to eliminate glare and annoyance to adjacent property owners and passersby. To this end, the guidelines are as follows: All exterior fixtures must have downward directed light sources which are shielded with a minimally translucent material approved by the DRC. No fixture shall glare onto adjacent properties. Colored lamps are prohibited. Architectural pole lighting at parking lots and around the building should be of a height in scale with the building but not to exceed 20' in height. Walkway, landscape and all other decorative light fixtures are subject to DRC review and approval regarding their style, location, number and wattage. No part of the lamp may be exposed through perforated opaque material.

Information regarding the design, number and location of all exterior lighting fixtures is required for DRC review and approval, including (but not limited to) exterior wall, pendant, architectural accent, parking lot, walkway, site and landscape lighting. Lighting submittals require an actual sample or legible drawings and catalog cuts for the review process. All exterior light fixture locations must be shown on the site plan and exterior elevations of all construction submittals. Landscape lighting should be shown within the landscape plan. All exterior light fixtures installed without DRC review and approval must be removed.

A variance for outdoor special holiday lighting is only granted between the Saturday before Thanksgiving and the second weekend in January. All holiday lighting must be turned off by 11 PM daily and completely removed by January 31.

6.4 Exterior Walls and Trims

In the design of commercial buildings, which propose the use of a composite of exterior materials, consideration shall be given to appropriate balance, both in terms of the amount of each material, as well as the specific areas of their use. Building walls of more than 1 material shall change materials along horizontal lines, projecting bays, or other architectural features (see illustration Exhibit 6.E). Some building designs will be required to have exposed rafter tails, brackets, or other visible architectural elements to enhance design.

Heavier appearing materials shall be used only below lighter appearing materials. Lap siding and shingle exposure and board and batten spacing are subject to DRC review and approval.

Exhibit 6.E



The following materials are approved for use on exterior walls and trims:

a. Wood (treated with semi-transparent or solid body stains or paints), shingles and the use of lap wood and cement-based siding material are approved. Board and batten type siding, heavy timber and log style buildings may be appropriate on some sites; however, they are subject to DRC review and approval.
b. Brick, natural and cultured stone.
c. Textured masonry block units are not to exceed 8" in height.
d. Stucco and synthetic stucco.
e. Exposed cast-in-place concrete using dimensional wood form boards.

Prohibited Materials and Conditions:

a. Corrugated metal.
b. Unarticulated panel siding (e.g., T-1-11, plain plywood, sheet press board).
c. Seams on sheet (plywood or pressboard type) products.
d. Other similar quality, non-durable products.

6.5 Fences and Landscape/Retaining Walls

Fences and Landscape/Retaining Walls require specific review and approval from the DRC before they may be installed. A fence is defined as a structural, functional or ornamental barrier separating 1 exterior space from another.

The heights or elevations of any wall or fence shall be measured from the existing natural elevations of the property at or along the applicable points or lines. No cyclone, metal mesh, or chain link fences are allowed whatsoever except that fence posts may be metal, or steel enclosed in wood. Freestanding concrete and masonry walls shall be minimum 8" thick. Wood shall be painted unless natural cedar or redwood is used. Site wall materials should generally match building materials. Metal and iron fencing shall be configured in predominately vertical elements; all metal surfaces shall be painted.

Acceptable materials for Fences and Landscape/Retaining Walls are as follows: a.
Brick, concrete and stone masonry.

b. Architecturally detailed exposed cast-in-place concrete.
c. Stucco, cement based.
d. Wood pickets, lattice and boards; use #2 or better no-hole cedar or other DRC approved wood. e. Painted wrought iron.
f. Chain link.

Retaining Walls may be necessary to manage grade changes. Retaining walls must not exceed the height necessary to manage the corresponding grade change. Tops of wall are to blend with natural contours whenever possible. Walls may be constructed with locally sourced boulders, poured concrete or concrete masonry units (CMU).

Boulder retaining walls may not contain rocks smaller than 18" diameter in any direction. A filter fabric or geotextile is required to be installed on the uphill side of the retaining wall directly behind the boulders. The filter fabric/geotextile must begin below the first course and extend vertically to the top of the wall. The filter fabric/geotextile must run the length of the wall. The fabric must be cut or tucked behind the boulders so as to not be visible.

Retaining walls may not exceed 4 feet in height. In the event a 4-foot retaining wall is not adequate to address the grade change, stepped-back retaining walls must be used. Stepped-back retaining walls must contain a 4foot minimum planting terrace between each retaining wall.

If a retaining wall exceeds 3 feet in height, the retaining wall must be designed by a qualified, licensed engineer. Higher walls may be considered only if they are not visible from off-site and if doing so significantly reduces overall impacts to the site and/or adjacent land. Retaining walls taller than 2 feet must be battered at a 2:12 slope.

Some Fencing Considerations:

a. Fences constructed with wood must use wood wrapped steel posts. All fences must be 6' in height or less. Wood wrapped steel posts for fences may be higher than 6' with DRC approval. Height shall be measured from the natural grade. "Natural grade" is defined as the site topography which exists at the time a lot or homesite is sold to the first owner by the project developer or builder; fill material subsequently brought to a site does not modify this original grade. The DRC will evaluate each condition on an individual basis.

b. No tree, whether in a setback or on private property, may be used for the attachment or support of any fence or privacy screen.

c. Fences along alleys must be at least 3' away from the pavement.

6.6 Garages

Owners or their agent(s) 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 and/or the second-floor plate line shall be kept to a minimum. No more than 3' is allowed above a garage door, measured to the top of the wall, without an architectural feature/element to visually break up the space.

6.7 Landscaping

Landscaping is required and may be a condition of development in some areas. All sites, however, shall be maintained to present a neat and pleasing appearance to all off-property vantage points, to minimize fire danger in the area and to moderate the problem of wind-blown dust. If a property owner chooses to maintain the natural appearance of the site, steps must be taken to restore/re-naturalize unsightly scarred areas due to construction activity or other damage and to remove dead plant material and refuse from the site. Renaturalize all areas disturbed by the construction of the building. Re-naturalizing includes:

- Planting native plant material.
- Spreading mulch or compost to cover bare earth.
- Feathering transitions between truly native areas to the newly restored areas.
- Temporary irrigation for one to two growing seasons for plant establishment.

Other Landscaping Considerations:

a. Landscaping must be completed within 6 months of completion of the building's exterior or by occupancy, whichever occurs first. Exceptions for weather delays to landscape completion may be considered by the DRC.

b. The front and side setbacks along public right of way shall be landscaped. Underground irrigation is required.

c. Street trees are required to be planted in the area between the curb and sidewalk, prior to occupancy. Street trees shall be deciduous and selected from the list provided in Appendix A. Typical street tree spacing is 30'.

d. Clear vision corners at street intersections and alleys must be applied to ensure that sight lines are free of vegetation or obstructions to drivers, cyclists and pedestrians. Shrubs or vegetation must not exceed 2' in height. Existing trees must be limbed to a minimum of 8' above finish grade.

e. In some situations, the DRC may require an owner to add plant material and/or add contouring to a site to screen unsightly on-site elements from off-site vantage points.

f. It shall be the responsibility of the building owner, when landscaping their property, to follow the landscape plan approved by the DRC.

g. When appropriate, contiguous property owners should work together to create a continuous flow from 1 property to the next, avoiding a straight-line delineating property lines.

h. All parking screening shall meet 1 of the following standards:

i. Provide a 5' wide planting strip immediately adjacent to the property line, screening the parking area. Planting strips shall be planted with evergreen shrubs, with a maintained height of 36" to 42" at maturity. Said shrubs must assure 90% of the minimum maintained height within 5 years. ii. Provide a solid decorative wall or fence 36" to 42" in height parallel to and not further than 2' from the property line. The area between the wall or fence and the property line shall be landscaped.

i. In addition, the following provisions apply to each of the above screening treatments:

i. The planting strip or wall may be pierced by pedestrian access and vehicular driveways.

ii. Planting strips or walls shall be constructed, planted and maintained to provide adequate site distance for vehicles entering and exiting the parking lot.

iii. All planting shall be no less than 36" or more than 42" in height at maturity and shall not be so high that it creates a safety or security problem.

Irrigation systems requirements:

All irrigation systems must meet the following requirements:

a. Automatic, weather-based irrigation controller

b. Underground irrigation systems are required for all landscaped areas.

c. All spray heads must be pressure-regulating.

6.8 Overhead Doors

Overhead doors should be located in a way to accommodate vehicle loading and unloading, but not located such that they are visible from the street. Overhead doors may be metal, but should be painted to match color of adjacent building material.

Garages are permitted where dwelling units are allowed. Only 8' tall overhead doors are permitted.

Owners or their agent(s) 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 and/or the second-floor plate line shall be kept

to a minimum. No more than 3' is allowed above a garage door, measured to the top of the wall, without an architectural feature/element to visually break up the space.

6.9 Parking and Screening

Parking lot designs should provide for the necessary parking spaces and related landscaping and pedestrian access. At least 1 paved, continuous and direct pedestrian walkway through the parking lot to the building shall be provided (see Exhibit 6.F).

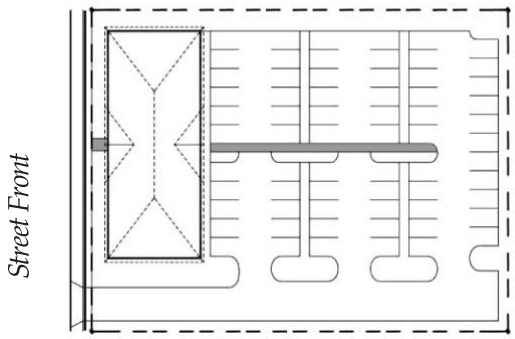
It shall be 5' wide, minimum. The walkway must be adjacent to a minimum 5' wide landscape strip, with trees planted 20' – 30' on center, depending on the tree crown diameter. When the walkway crosses a driveway, the walkway paving treatment shall be continuous. If adjoining property owners choose to functionally connect their parking lots for shared parking, the landscaping requirements and number of spaces is subject to DRC and City of Madras approval. One out of every 12 continuous parking stalls must be dedicated to trees and landscaping. The number of continuous, side-by-side parking stalls shall not exceed 11.

Boats, trailers, buses, motor homes, commercial vehicles, trucks larger than 1ton, recreational vehicles, disabled vehicles or other similar vehicles shall be stored only within an enclosed structure with a design approved by the DRC.

No parking whatsoever shall be allowed in access and alley easements; it is each owner's responsibility to see that their guests, invitees, and lessees abide by this condition.

If it is necessary for 1 of the above vehicles (which are normally stored in another location) to be parked on a building site in view of roadways, or neighboring buildings or lots or homesites, the DRC must be notified in advance of parking on the building site. Such items may be parked on the owner's designated parking area, and not on the street, for no longer than 48 hours.

Exhibit 6. F



6.10 Primary Entrance

The building must have a primary entry located on the front façade of the building. There must be a direct, paved walkway from sidewalk to the main entry.

6.11 Roofs and Roofing Accessories

Slate, ceramic and concrete tiles, concrete and wood simulated shakes, and composition roofing (with at least a 30-year warranty) are acceptable roofing applications for Yarrow. Pre-formed metal roofing and textured metal with a matte finish may be considered on some buildings, with DRC approval. Wood shakes and shingles are discouraged due to fire danger. Roofing applications will be reviewed on an individual building basis. Even though the product is approved, some colors will not be permitted on buildings in Yarrow.

Low slope single ply membrane roofs may be permitted when a parapet and cornice are used to conceal all roof- mounted equipment from the view of adjacent properties. In some locations where street frontage is required (0'- 5' front setbacks), low slope roofs behind parapets or false fronts may be required. Flat roofs shall be accessible from a habitable space such as a balcony, or, if not, they shall be concealed by sloped roofs or parapets.

Where sloped roofs are used, main roofs shall be 4:12 minimum to 14:12 maximum slope with symmetrical gable or hip configuration. Eaves shall be continuous except at sheds and dormers. Shed roofs shall be attached to main building wall or roof ridge, with a minimum 3:12 slope. Eaves less than 18" will be individually considered by the DRC.

All roof-mounted components such as mechanical equipment shall be visibly screened from view from any adjacent street.

6.12 Signs

General Signage Information

a. No offsite signage within Yarrow may be used without prior DRC review and approval except as allowed in these Design Guidelines.

b. All signs must be professionally produced.

c. Any signs which, in the sole judgment of the DRC, are deemed to be non-conforming will be removed and held by the DRC for 14 days, after which time they will be destroyed.

d. Plastic or cardboard store-bought or handmade signs are prohibited.

e. 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 DRC will remove them. Political signs of a non-election nature are prohibited.

f. All signs must meet City of Madras requirements.

Signage Standards

Intent. Signs shall be designed and installed to enhance both the building and the street. All exterior signs shall comply with the City of Madras standards and shall be approved by the DRC.

Building Sign Allowance. Each building may install a total of 2 signs from the following types: Window, Awning or Wall. In addition, the following shall be permitted:

a. One projecting or awning sign per tenant.

b. One entry sign per service entry, maximum of 2 square feet in area.

c. One directional sign, maximum 2 square feet, facing a rear or side parking lot. d. One monument.

Exempt Signs:

a. Temporary cultural and public service window posters, when posted inside businesses, shall be permitted.

b. Temporary promotional or special window signs, posted inside businesses, shall be permitted for 14 days.

c. Special signs, such as custom neon, shall be submitted for approval to the DRC.

Prohibited Signs:

a. Signs on roofs, chimneys and balconies.

b. Billboards.

c. Neon or other gas filled signs unless they are mounted on the interior. d. Off-site advertisements.

e. Flashing, blinking, moving, or mobile signs.

f. Banners, expect for the public events approved by the DRC.

Sign Lighting. Signs shall be backlit, top or bottom lit with single or multiple sources.

Signage Types and Requirements

Window Signs. Maximum sign shall be 4 square feet.

Wall Signs. Maximum sign size shall be 5% of ground floor façade area or 24 square feet, whichever is less. Maximum sign height shall be 18' above the sidewalk. Applied lettering may be substituted for wall signs.

Awning and Canopy Signs. Maximum sign area shall be 10 square feet on main awning face, and 4 square feet on awning valance. Lettering may appear but shall not dominate sloped or curved portions, and lettering and signboard may be integrated along the valance or fascia, or free-standing letters mounted on top of and extending above the fascia.

Projecting Signs. Maximum sign area shall be 6 square feet. Distance from the lower edge of the signboard to the ground shall be a minimum of 7'.

For single story buildings: top signboard edge shall be no higher than the wall from which it projects.

For multi-story buildings: top signboard edge shall be no higher than the sill or bottom of the average second story window height.

Distance from building wall to signboard shall be a maximum of 6". Maximum signboard width shall be 3'.

Monument Signs. One freestanding sign shall be permitted within 25' of the vehicle right of way access to streets. Maximum sign area shall be 24 square feet. Maximum lettering and other graphic height shall be 4".

Maximum signboard height at top edge or any supporting or decorative element shall be 6'. The maximum horizontal signboard width shall be 6'. Sign shall not interfere with pedestrian or vehicular circulation.

Temporary Signage. All temporary signs must be removed upon sale of the property and/or upon completion of the construction project or at the direction of the DRC.

Construction Signage. One temporary sign, identifying the principals (contractor and/or architect) is permitted during the course of construction. It must be professionally produced and a maximum of 4' x 4' in size (2 sided or a "V" type sign would be acceptable). Colors and design to be the choice of the participants. No subcontractor or lender signs are permitted unless incorporated in the general contractor/architect sign. All temporary signs must be submitted to the DRC for review and approval. These signs must be mounted so that the bottom of the sign is within 18 "of the surrounding grade. None of these signs shall be displayed in windows of commercial buildings or nailed to trees.

Builder/architect signs must be removed within 30 days of first occupant moving into the building or 12 months from start of construction, whichever occurs first.

For Sale and For Lease Signage. One "For Sale" or 1 "For Lease" sign is allowed for each improved lot. An "improved lot" is a lot with a foundation for a building or unit. The sign may be double sided. The maximum sign size is 4' x 4'. For large projects (e.g., containing more than 1 contiguous lot or parcel) builders/owners may use one 4'x 8' sign for each of 2 lots within the project. However, each of the contiguous lots or parcels must have roadway frontage. All signs must be white with dark green lettering and must be mounted so that the bottom of the sign area is within 18" of the surrounding grade. All signage must be well maintained. All temporary signage must be submitted to the DRC for review and approval.

Special Event Signs

Special event signs must obtain DRC approval prior to their use. All exceptions to these sign standards must be presented to the DRC for review and specific written approval prior to their use.

6.13 Windows, Glazing, Entrances, Door Frames and Accessories

Wood, vinyl or prefinished metal frames and sashes are allowed. Clear or "low E" glazing are required. No tinted or mirrored glass is allowed, without the DRC's approval. Aluminum windows, door frames and skylights must be factory painted, vinyl clad or bronze anodized, unless other treatments are specifically authorized by the DRC. Sliding glass doors, where visible from the street, are not allowed. Entry and overhead doors shall be wood, embossed metal or fiberglass. Wood or fiberglass shutters are allowed. Shutters, if used, shall be of a size adequate to cover the window(s) they decorate and have materials and details of actually functional wood shutters. Interior window treatment shall harmonize with the exterior façade.

7 – Wildfire Mitigation Program

7.1 Common Areas

City View Street:

a. Ensure space between the canopies of trees of at least 15 feet.
b. New trees-only fire resistant trees may be planted and they must be spaced such that 15 feet of space will exist between trees when they reach maturity.
c. Limb all tree limbs to a minimum of six feet above the ground.
d. Remove all shrubs under and within 10 feet of the canopies of trees.
e. Remove or trim all shrubs over three feet tall.
f. Thin remaining shrubs such that they are spaced at three times the height of the individual plants. Example: shrubs that are two feet tall will be separated from other shrubs by six feet.
g. Extend the existing gravel all the way to privacy fence to prevent it from becoming involved in fire.
h. Develop and implement an invasive weed abatement plan.
i. Re-evaluate the area for treatment needs every three years.

Tract E:

a. Ensure space between the canopies of trees of a least 15 feet.
b. New trees – only fire resistant trees may be planted and they must be spaced such that 15 feet of space will exist between the trees when they reach maturity.
c. Limb all tree limbs to a minimum of six feet above the ground.
d. Remove all shrubs under and within 10 feet of the canopies of trees.
e. Remove or trim all shrubs over three feet tall.
f. Thin remaining shrubs such that they are spaced at three times the height of the individual plants. Example: shrubs that are two feet tall will be separated from other shrubs by six feet.
g. Develop and implement an invasive weed abatement plan.
h. Re-evaluate the area for treatment needs every three years.

7.2 Vacant Lots

a. Ensure space between the canopies of trees of a least 15 feet.
b. Trees with branches that overhang adjacent property will be pruned to eliminate the overhang or removed.
c. Limb all tree limbs to a minimum of six feet above the ground.
d. Remove all shrubs under and within 10 feet of the canopies of trees.
e. Remove or trim all shrubs over three feet tall.
f. Thin remaining shrubs such that they are spaced at three times the height of the individual plants. Example: shrubs that are two feet tall will be separated from other shrubs by six feet.
g. Apply a pre-emergent herbicide to prevent invasive weeds.

7.3 Tree Removal

Any existing trees proposed for removal must be clearly shown on the architectural site plan and landscape plan. Tree removal is subject to DRC approval prior to removal.

The removal of any tree larger than 6″ in diameter at breast height (DBH) without the written approval of the DRC is prohibited, is subject to a $1,500 fine per tree, and the owner will be required to replace the removed tree (with a tree or trees - with size(s) and species as required by the DRC) at the owner's expense. Trees less than 6″ DBH may be removed in accordance with fire safety guidelines recommended by the Jefferson County Fire & Rescue Department and with written documentation. Mature trees may be pruned up 6′ - 12′ from ground level for fire safety. Any dead limbs above this height should also be removed. Trees smaller than 6″ DBH that will be retained are not to be pruned up more than 20% of the tree's height or as advised by an arborist. No branches are permitted to overhang structures.

Unauthorized tree removal during construction will result in immediate suspension of all construction activity on the property until a remediation plan and new deposit are received and a revised plan approved by the DRC.

Tree topping is prohibited in Yarrow. If an owner or their agent(s) ignores this prohibition, the owner will be subject to a $1,500 fine per topped tree and will be required to completely remove and replace the topped tree with a tree or trees (with the size(s) and species as required by the DRC) at the owner's expense.

8 – Recommended Wildfire Mitigation Measures

Note: The following measures are recommendations only and will not be enforced by the DRC or Yarrow HOA Board.

8.1 Home Hardening

- Roof Covering
    a. The roof covering material shall have a Class A rating when tested in accordance with ASTM E108 or UL 790. Class A rated roof covering types include, but are not limited to, fiberglass composition asphalt shingles, concrete and clay tiles, metal shingles or sheets, and slate.
    b. Roof cover maintenance shall also meet all the following:
        - Kept clear of vegetative debris
        - Where provided, barrel tile or corrugated roof coverings shall include noncombustible bird stops at the eave ends to prevent the entry of embers and debris.
- Gutters and Downspouts
    a. Where gutters and downspouts are provided, shall include all the following:
        - Gutters and downspouts shall be made of noncombustible material (e.g., metal).
        - Gutters and downspouts shall be maintained clear of vegetative debris.
- Vents
    a. Ventilation openings, including for enclosed attics, gable ends, ridge ends, under eaves and cornices, 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, or for any other opening intended to permit ventilation, shall meet one of the following requirement options:
        - Performance-based Option – Corrosion-resistant vents installed, conforming with the following ASTM E2886 test requirements for flame- and ember-resistance:
        - Prescriptive Option – Vents shall be covered with a noncombustible, corrosion-resistant mesh with openings not to exceed 1/8-inch in diameter for ember-resistance.

            - Exceptions:
                - Forced air vents (e.g., dryer and central vacuum) shall have a functional louver or flap in lieu of mesh
                - Plumbing vents are excluded from this requirement.
- Exterior Wall Covering
    a. All exterior walls shall have at least 6-inches of noncombustible material (e.g., exposed concrete foundation, fibercement, brick or stone veneer, stucco, metal flashing) applied vertically on the base of the wall measured from the ground at grade and the nearest horizontal surface (e.g., decks and patios).
    b. In addition to having the bottom 6 inches of exterior walls made of noncombustible material as required for the Base level, all exterior wall covering shall be made of a noncombustible material (e.g., metal, fibercement, masonry veneer, stucco, brick, concrete).
- Patios, Decks, and Overhead Structures (e.g., Covered Porches, Pergolas, Carports, and Gazebos). Attached patios and decks, including stairs and overhead structure, are considered part of the building footprint as illustrated in Figure 2 and shall meet all the following requirements:
    a. The structure shall have its own 0-5 Foot Noncombustible Zone, measured from the outermost posts.
        - Exception: Noncombustible patio walking surface and completely noncombustible (e.g., metal) pergola.
    b. All walking surfaces shall be clear of vegetative debris, planter boxes, and climbing vines.

c. Woody vegetation, including plants, shrubs, bushes, and trees, are not permitted.
    - Exception: Up to 10 noncombustible potted plants (e.g., terra cotta or clay) are permitted, provided:
        - Each plant, including the noncombustible pot, shall not exceed 36 inches in height and width.
        - Potted plants can be relocated indoors or at least 30 feet from the home during Red Flag Warnings or extended absences.

d. Furniture shall be noncombustible framed (e.g., cast iron, aluminum, or metal), including but not limited to hanging chairs, rocking/lounge chairs, swinging benches, picnic benches, tables and chairs, and sectional furniture with ottomans.
    - Exception: A small number of combustible items (e.g., chair cushions) that can be relocated indoors or 30 feet away on Red Flag Warning days or during extended absences are permitted.

e. Where provided, detached decks and overhead structures within 30 feet of the home shall meet the same requirements as attached decks.

- Detached Garages and Accessory Structures (within the 5-30 Foot Defensible Space Zone)
    a. All structures [e.g., Overhead Structures (e.g., Pergolas, Carports, Garages, Gazebos) Sheds, Greenhouses, Playsets, etc.] with a footprint greater than or equal to 15 square feet and within 30 feet of the home and attachments, where provided, shall meet all the following requirements:
        - Structures shall be at least 10 feet from the home and attachments.
        - Structures shall meet the same wildfire resilience requirements for the home such as roof covering, gutters and downspouts, vents, 6-inch vertical noncombustible wall covering clearance, decks, and the 0-5 Foot Noncombustible Zone surrounding them.
        - Space multiple structures at least 10 feet apart from each other. Each structure's 0-5 Foot Noncombustible Zone under and around the structure shall not overlap the 0-5 Foot Noncombustible Zone required for the home, decks, or other structures within 30 feet.
        - Shall have no more that 3 total ADUs and accessory structures within 30 feet.

8.2 Defensible Space

0-5 Foot Noncombustible Zone – Area within 5 feet of the Home and Attachments

The first five feet surrounding the home and its attachments (e.g., decks, patios, overhead structures, stairs) is the most critical area of defensible space. This zone shall be established and maintained as noncombustible. The 0-5 Foot Noncombustible Zone is measured horizontally from the edge of the home's exterior walls and, if present, the outermost posts of a deck or overhead structure, extending outward to 5 feet. This noncombustible area also extends vertically to the sky.

The 0-5 Foot Noncombustible Zone shall meet all the following requirements:

- Vegetation – no vegetation is allowed within this zone and plants adjacent must be pruned so that they do not overhang in this zone.
- Groundcover – only bare mineral soil or noncombustible hardscape materials (e.g., gravel, pavers, river rocks, decomposed granite, steppingstones, and concrete) are permitted.
- Fencing and Retaining walls – fencing materials (e.g. wood and vinyl), posts, gates and retaining walls within 5 feet must be made of noncombustible material.

- Parked items – shall not store vehicles, motorcycles, trailers, boats, campers, RVs, ATVs, and similar vehicles within 5 feet. Relocate them at least 30 feet away on Red Flag Warning days or during extended absences.
- A limited number of items including, but not limited to, door mats, string lights, TVs, speakers, bird feeders, pet doors and beds, trash/recycle bins, kids' toys, pool pumps and accessories, garden hoses, BBQ grills with propane tank and cover, HVAC units (e.g., compressor fans), plastic downspout extensions, retractable shade screens with noncombustible housing, solar panel battery enclosures, and irrigation valves are permitted.
- All movable combustible items need to be relocated indoors or at least 30 feet away on Red Flag Warning days or during extended absences.

5 Foot – lot boundary Defensible Space Zone – Area Surrounding the Home and Attachments

Vegetation – only fire-resistant plants listed in Appendix A are allowed.

- Tree Spacing
  - Shall have tree limbs and branches pruned to a minimum height of 6 vertical feet above the ground or one-third the height of the tree if less than 18 feet tall.
  - Shall regularly prune tree branches to provide at least 10 feet of horizontal spacing between crowns of adjacent trees. Privacy rows of trees are not permitted.
  - Shall keep all branches a minimum of 10 feet away from chimney and stovepipe outlets.
- Shrub Spacing
  - Shrubs, bushes, and plants shall not be placed under larger trees.
  - Individual shrubs or shrubs clustered in small groupings or islands, shall have total foliage covering less than 10 feet in horizontal diameter and shall be treated as a single shrub.
  - Individual shrubs, bushes, and plants or groupings shall have a minimum horizontal spacing between other trees, shrubs, bushes, and plants of 2 times the height of the tallest plant (i.e., a 3-foot-tall shrub must have a 6-foot clearance surrounding it) with a maximum required horizontal spacing of 10 feet. Privacy hedges and rows of bushes are not permitted.
- Ground Cover
  - Native grasses and/or lawn is permitted.
  - Bark mulch is not permitted. Top soil and 50/50 compost mix are permitted in limited areas (not to exceed 200 square feet per area).
- Maintenance
  - Shall cut down annual grasses to less than 4 inches in height. Exception: grass may be kept to less than 18 inches in height on slopes where necessary to stabilize the soil and prevent erosion.
  - Shall routinely remove dead and dying vegetation (e.g., grass, weeds, plants, shrubs, bushes, trees, logs, stumps, branches, leaves, and pine needles).
  - Shall store wood piles in an accessory structure.

Appendix A: Approved Fire-Resistant Plants

Botanical Name	Common Name	Hardiness Zone	Mature Size Height	Mature Size Spread	Sun Exposure
TREES					
Acer ginnala	Amur Maple	2-8	15-20'	15-20'	◑
Acer glabrum	Rocky Mountain Maple	4-8	20-30'	15-20'	◑
Acer platanoides	Norway Maple	3-7	40-60'	30-50'	◑
Acer rubrum cultivars	Red Maple	3-9	30-50'	20-30'	◑
Aesculus hippocastanum	Horsechestnut	3-7	40-50'	30-40'	☼
Alnus tenuifolia	Mountain Alder	5-8	20-25'	15-20'	☼
Alnus rubra	Red Alder	5-8	45-50'	20-30'	◑
Amelanchier species	Serviceberry	4-8	20-25'	10-15'	◑
Betula nigra	River Birch	4-9	15-20'	15-40'	◑
Catalpa speciosa	Catalpa	4-8	40-60'	20-25'	☼
Celtis occidentalis	Common Hackberry	2-9	40-50'	35-40'	◑
Cercis canadensis	Eastern Redbud	4-9	20-30'	15-20'	◑
Crataegus species	Hawthorn	5-8	15-20'	15-20'	◑
Fagus sylvatica	European Beech	4-7	Varies by variety		☼
Gleditsia triacanthos 'Inermis'	Honeylocust	3-9	35-40'	30-50'	☼
Gymnocladus dioicus	Kentucky Coffee Tree	3-8	40-50'	30-40'	☼
Juglans species	Walnut	4-9	40-60'+	30-50'	☼
Larix occidentalis	Western Larch	4-7	100-180'	30-40'	☼
Liquidamber styraciflua	American Sweetgum	5-9	60-75'	20-25'	☼
Malus hybrids	Crabapple	4-8	15-20'	15-20'	◑
Pinus ponderosa	Ponderosa Pine	3-6	50-60'	20-25'	☼

TREES *continued*

Populus tremula 'Erecta'	Swedish Aspen	2-5	30-40'	8-10'	
Populus tremuloides	Quaking Aspen	1-8	30-40'	12-15'	
Prunus virginiana	Chokecherry	2-6	20-30'	18-25'	
Prunus virginiana 'Schubert'	Canada Red Chokecherry	3-8	20-30'	15-20'	
Pyrus calleryana cultivars	Callery Pear	4-9	20-30'	15-20'	
Quercus palustris	Pin Oak	4-8	60-70'	25-40'	
Quercus rubra	Red Oak	3-7	60-70'	60-70'	
Sorbus aucuparia	Mountain Ash	3-7	20-30'	15-20'	
Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	4-7	15-20'	10-12'	

SHRUBS *continued*

Rosa species	Rose	2-9	2-6'	2-6'	
Salix species	Willow	2-9	Varies by variety		
Sambucus species	Elderberry	4-9	6-8'	6-8'	
Spiraea species	Spirea	4-8	2-4'	2-4'	
Syphoricarpus albus	Snowberry	3-7	4-6'	4-6'	
Syringa species	Lilac	3-7	Varies by variety		
Viburnum species	Viburnum	2-7	Varies by variety		
Yucca species	Yucca	4-10	2-4'	2-4'	

SHRUBS

Botanical Name	Common Name	Hardiness Zone	Mature Size Height	Mature Size Spread	Sun Exposure
Abelia mosanensis	Abelia	4-8	4-6'	4-6'	
Acer circinatum	Vine Maple	5-9	10-15'	10-15'	
Berberis species	Barberry	4-8	3-6'	3-6'	
Caryopteris clandonensis	Blue Mist Spirea	5-9	3-5'	3-5'	
Cornus species	Dogwood	2-8	Varies by variety		
Cotoneaster apiculatus	Contoneaster	4-7	3	3-6'	
Daphne burkwoodii 'Carol Mackie'	Carol Mackie Daphne	4-8	2-4'	2-4'	
Euonymus alatus 'Compactus'	Dwarf Burning Bush	4-8	4-6'	4-6'	
Fothergilla magor	Fotherfilla	4-9	5-6'	5-6'	
Hibiscus syriacus	Rose of Sharon	5-8	6-8'	8-10'	
Holodiscus discolor or dumosus	Oceanspray or Desert Spray	4-8	10-15'	15-20'	
Hydrangea paniculata or arborescens	Hydrangea	3-9	3-5'	4-6'	
Mahonia aquifolium	Oregon Grape	3-9	5-6'	5-6'	
Paxistima myrsinites	Oregon Boxwood	5-8	1-4'	1-4'	
Philadelphus species	Mockorange	3-8	5-8'	5-8'	
Prunus besseyi	Western Sandcherry	3-7	4-6'	4-6'	
Prunus cistena	Purple Sandcherry	4-8	4-6'	4-6'	
Rhamnus frangula 'Ron Williams'	Fineline Buckthorn	2-7	5-7'	2-3'	
Rhamnus frangula 'Columnaris'	Tallhedge	2-7	8-12'	3-4'	
Rhododendron varieties	Rhododendron	4-8	3-5'	3-5'	
Rhus species	Sumac	3-9	Varies by variety		
Ribes aureum	Golden Currant	4-8	4-6'	4-6'	

PERENNIALS

Botanical Name	Common Name	Hardiness Zone	Mature Size Height	Mature Size Spread	Sun Exposure
Achillea species	Yarrow	4-8	6-48"	12-48"	☼
Allium schoenoprasum	Chives	4-8	12-24"	20-24"	◑
Aquilegia species	Columbine	3-9	10-36"	10-12"	◑
Aurinia saxatillis	Basket-of-Gold	3-7	8-18"	6-12"	☼
Bergenia cordifolia	Heartleaf Bergenia	3-8	12-14"	12-18"	◑
Campanula carpatica	Bellflower	4-9	6-10"	8-12"	◑
Coreopsis species	Coreopsis or Tickseed	3-9	10-24"	12-18"	◑
Delphinium varieties	Delphinium or Larkspur	3-7	1-7'	1-3'	◑
Echinacea species	Coneflower	3-8	2-3'	1.5-2'	☼
Epilobium angustifolium	Fireweed	3-7	2-3'	2-3'	◑
Gaillardia varieties	Blanket Flower	3-9	8-36"	12-24"	☼
Geranium varieties	Cranesbill or Hardy Geranium	4-9	1-2'	1-2'	◑
Helianthemum nummularium	Sun Rose	4-7	8-12"	12-16"	☼
Hemerocallis species	Daylily	3-9	1-4'	1-3'	◑
Heuchera sanguinea	Coral Bells	3-8	12-20"	12-15"	◑
Hosta species	Hosta	3-8	6-36"	20-24"	●
Iris varieties	Iris	3-9	16-30"	14-24"	☼
Kniphofia uvaria	Torch Lily or Red-Hot Poker	4-9	12-48"	24-36"	◑
Lavandula angustifolia	Lavender	4-8	12-24"	24-28"	☼
Linum perenne	Blue Flax	2-8	12-20"	12-14"	◑
Lupinus varieties	Lupine	4-6	18-48"	24-30"	◑
Oenothera species	Evening Primrose	3-7	6-12"	12-24"	◑

PERENNIALS *continued*

Botanical Name	Common Name	Hardiness Zone	Mature Size Height	Mature Size Spread	Sun Exposure
Papaver orientale	Oriental Poppy	3-7	2-3'	1-2'	
Penstemon species	Penstemon or Beardtongue	3-8	4-48"	6-36"	
Perovskia atriplicifolia	Russian Sage	4-8	3-5'	3-4'	
Phlox paniculata varieties	Tall Phlox	4-8	24-36"	12-24"	
Ratibida columnifera	Prairie Coneflower	4-9	18-24"	12-24"	
Salvia species	Salvia	4-9	18-28"	24-34"	
Sedum species	Tall Sedum	3-10	18-24"	18-24"	
Stachys byzantina	Lamb's Ear	4-8	12-15"	15-18"	

GRASSES

Botanical Name	Common Name	Hardiness Zone	Mature Size Height	Mature Size Spread	Sun Exposure
Carex species	Sedge	5-9	12-18"	10-12"	