



I R O N H O R S E

Design Guidelines

IronHorse Development LLC
Updated October 2022

Owner

IronHorse Development LLC

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Introduction

IronHorse is planned to provide opportunities to live and work with convenient, close and comfortable access to the trails, parks and town center. IronHorse will be the place where the essence of Prineville is captured, providing a desired, valued and environmentally sensitive community. The purpose of this document is to establish building design guidelines to shape and guide the development under the Master Plan and zoning for IronHorse. The information in these Design Guidelines is intended to help you, your design professional, builder/contractor and/or landscape professional to understand the allowable uses and site and building restrictions in IronHorse.

The Prototype section describes the different lot restrictions associated with specific areas of the project. The Construction Approval section describes the application and approval process. The Architectural Standards section describes allowable standards to be used in the design and construction process. The IronHorse Architectural Review Committee (ARC) wants to ensure the design review and approval process is administered fairly and effectively for the benefit of individual property owners, builders, and for all IronHorse residents. Exceptions to these Design Guidelines will be considered on an individual basis based on architectural merit as determined by the ARC. IronHorse Development LLC reserves the right to change the information contained within this document as it deems necessary.

We urge you to contact the ARC prior to filing any application with us or the City to be sure you have the most current application form and a current copy of the Design Guidelines (a current version is available online at www.ironhorseprineville.com). Please stop by our office, call, write, or e-mail with your comments or questions:

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Vision of the Development and Design Quality

IronHorse is the first large-scale mixed-use community in Prineville, Oregon. Its comprehensive master plan is designed to provide residents an opportunity for a wholesome and enriched quality of life.

IronHorse is located a short distance from the heart of downtown Prineville in an environment of juniper forest, open and green spaces, with natural rock outcroppings and ridgelines.

The community has been carefully designed to encourage pedestrian and bicycle travel, with the intent to reduce dependence on the automobile. Trails and pathways will connect throughout the development and will also be accessible to the residents of the City of Prineville to ensure that IronHorse becomes an integral part of the larger community. The parks and open spaces encourage interaction with nature on many levels. The natural slopes and contours of the land will be preserved wherever possible in every stage of development, resulting in a community that is sensitive to, and cooperates with, the natural landscape.

IronHorse has been designed to become a dynamic and diverse community with educational and recreational amenities as well as a connection to the natural landscape with views of the surrounding forest, rim rocks and mountains. IronHorse captures the essence of Prineville, invoking pleasant memories of delightful existing neighborhoods that are intentionally designed to be comfortable, connected, safe and friendly. Commercial and retail uses are included to satisfy daily needs of community residents.

To ensure that IronHorse is developed and maintained to the highest practical aesthetic standards, IronHorse Development LLC and the IronHorse ARC have established these architectural Design Guidelines. All construction is subject to all codes and ordinances as adopted by the State of Oregon, Crook County, and the City of Prineville, and all other pertinent regulations. The most stringent regulations shall apply in the event of a conflict.

All of the buildings and landscapes within IronHorse are expected to employ quality standards for design and construction, ensuring that the architecture and landscapes are considerate to the site and to surrounding buildings. These Design Guidelines specifically address those design and architectural objectives.



Components of IronHorse Master Plan

Residential Neighborhoods

IronHorse is designed to be a group of residential neighborhoods with a full spectrum of housing types. Most of the housing will be single-family homes on lots ranging in size from 3,200 square feet to over one acre. There will also be a mix of duplexes, townhomes, and small apartment buildings carefully located within the neighborhoods. Higher density housing, particularly apartments and townhomes, will be located near commercial uses or be adjacent to parks or arterial streets. Higher density housing near commercial uses, the school, and public parks will help support commercial and community activity. Access to public parks and several miles of pedestrian and bicycle trails will provide many opportunities for recreational activities that are just a short distance away from all residences.

Commercial Zone

The mixed-use commercial zone is located and sized to serve IronHorse residents. A small mix of retail and office, and possibly some residential, will provide convenient access to a variety of services. Fronting the buildings directly onto wide sidewalks will reinforce the pedestrian scale of the commercial center. Parking will typically be located on the street and in common lots behind the buildings.

Parks, Open Spaces and Schools

IronHorse has been carefully designed to enhance the connectivity between residents and neighborhoods. Parks, open spaces and schools will be an integral part of the community. Interconnection of these elements to the surrounding natural resources will provide many opportunities to explore IronHorse and vicinity. Improved parks and a variety of other open spaces will provide recreational opportunities, maintain some of the forested areas, rock outcroppings, and view corridors, and provide open space within IronHorse. Barnes Butte Elementary School is located within IronHorse.

Streets and Trails

The sidewalks, trails and streets in IronHorse are designed to be safe for pedestrians, bicyclists and motorists. They are interconnected to provide multiple routes to a variety of destinations. The commercial center, public school and public parks and open spaces are connected with a network of pedestrian and bicycle facilities including multi-use

trails, extra wide sidewalks and on-street bicycle lanes.

The street network is designed to calm traffic and to provide on-street parking. Streets vary in width corresponding to the level of traffic and the uses served. The narrowest streets access single-family residences in the quietest residential neighborhoods and on visually sensitive slopes. Vehicle access to homes will typically be via alleys to create a pleasant streetscape and safer place for pedestrians and bicyclists. The streetscape visual experience will be enhanced as garage doors, garbage service and utilities will be primarily at the rear of residences along alleys. A multi-use, off-street trail system will provide recreation and connections within IronHorse and to the city.

An essential feature of IronHorse's pedestrian-scaled streets is on-street parking to create a buffer between traffic and sidewalks, to calm traffic in commercial and residential areas and to provide direct access to the front doors of businesses and residences. In IronHorse, many buildings will be oriented to collector streets. Some homes will front on the collector streets with alley access to garages. Business and office uses will front the collector streets and use on-street parking in addition to parking in the rear or at the side of the buildings.

Summary

IronHorse is planned to provide opportunities to live and work with convenient, close and comfortable access to the trails, parks and town center. IronHorse will be the place where the essence of Prineville is captured, providing a desired, valued and environmentally sensitive community.



Prototypes

Prototypes

Prototype Descriptions

IronHorse consists of two divisions of prototypes. The prototypes represent the intended building character for the various uses of the land. The Town prototype represents buildings located close to the core/town center of the project with an urban character and feel. The Neighborhood prototype represents a residential character and feel.


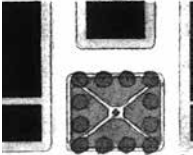
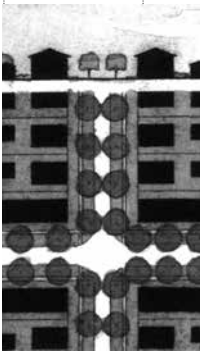

Town Prototypes

The Town prototypes are urban in character with more massive and tall structures creating an active, vibrant town center streetscape. Commercial buildings will be mostly two stories fronting the street with a storefront character and will create a pedestrian-friendly main street environment. Commercial buildings will generally be built right up to the front lot line. Street-facing façades are tall, to frame the street, typically with a gable end, a flat roof behind a parapet, or “false front.” All building façades are required to be at least 20’ high facing the street. Parking is typically located at the rear of the lot, off of an alley, except in certain instances as noted, where parking is allowed at the sides of buildings. All buildings in this prototype are typically attached. However, continuous attached building front façades should not exceed 230 feet without a pedestrian passageway for access to the rear alley and parking.

Neighborhood Prototypes

The Neighborhood prototypes will be residential in character, and are the most prevalent building type found in IronHorse. Buildings are typically detached, on lots ranging from cottage (approximately 5,000 square feet on average) to small (approximately 7,026 square feet on average) to medium (approximately 10,890 square feet on average) to large (approximately 21,780 square feet on average). Off-street parking is typically located at the rear of the lot, off the alley, in detached or attached garages. Accessory dwelling units are allowed. Varying front setbacks, from lot to lot or within a block frontage, is required in most areas.

Prototype Key Table

Town Prototype 1 <i>Town Commercial (T.1)</i>		Neighborhood Prototype 1 <i>Neighborhood Cottage (N.1)</i>		Neighborhood Prototype 2 <i>Neighborhood Small Lot (N.2)</i>		Neighborhood Prototype 3 <i>Neighborhood Medium Lot (N.3)</i>		Neighborhood Prototype 4 <i>Neighborhood Large Lot (N.4)</i>		Neighborhood Prototype 5 <i>Neighborhood Apartment (N.5)</i>		Neighborhood Prototype 6 <i>Neighborhood Townhome (N.6)</i>	
TOWN PROTOTYPE													
		NEIGHBORHOOD PROTOTYPES											
													
													

Prototype Map & Key

KEY		
N.1: Neighborhood Cottage		
N.2: Neighborhood Small Lot		
N.3: Neighborhood Medium Lot		
N.4: Neighborhood Large Lot		
N.5: Neighborhood Apartment		
N.6: Neighborhood Townhome		
T.1: Town Commercial		



Prototype Table

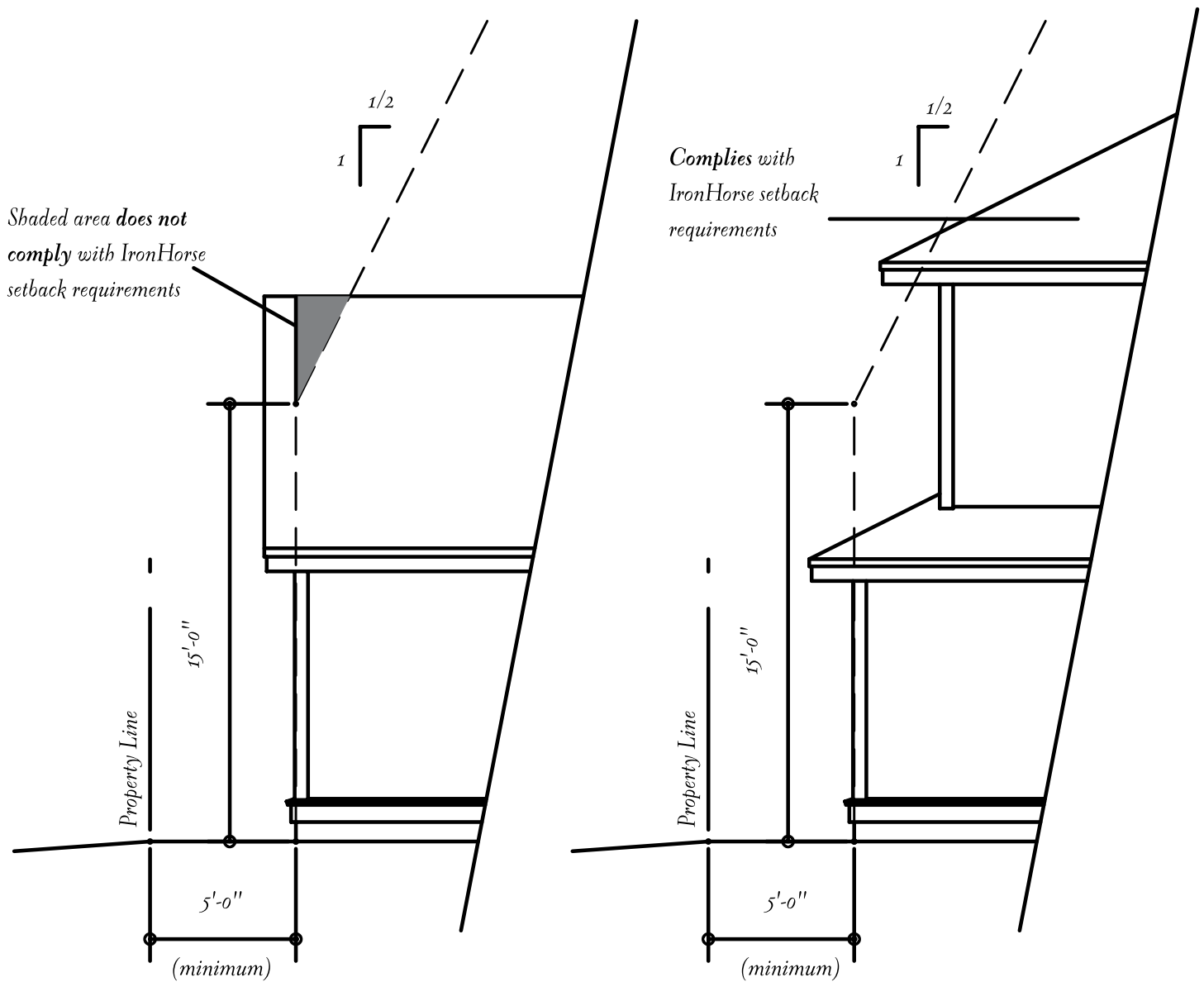
	BUILDING HEIGHT		LOT REQUIREMENTS					SETBACKS (14)					
PROTOTYPE	Min	Max (1)	WIDTH minimum	DEPTH typical	SIZE minimum	BUILDING COVERAGE maximum	FLOOR AREA RATIO (8)	Front min. (9) (12) (13)	Front max. (10) (12) (13)	Front preferred (14)	Side min. (9)	Rear (7)	Garage Front min. (4)
T.1 Town Commercial	20 feet	45 feet	N/A	varies	N/A	No max.	N/A	0 feet (5) (6)	10 feet (6)	0 feet (5)	5 feet	5 feet	N/A
N.1 Neighborhood Cottage	N/A	35 feet	30 feet (10)	100 feet	3,200 sf	57%	50%	10 feet	20 feet	No preferred	5 feet (7)	5 feet	8 feet behind front face of house (15)
N.2 Neighborhood Small Lot	N/A	35 feet	50 feet (10)	106 feet	5,000 sf	40%	50%	10 feet	20 feet	No preferred	5 feet (7)	5 feet	8 feet behind front face of house (15)
N.3 Neighborhood Medium Lot	N/A	35 feet	50 feet (10)	125 feet	5,000 sf	40%	50	10 feet	20 feet	No preferred	5 feet (7)	5 feet	8 feet behind front face of house (15)
N.4 Neighborhood Large Lot	N/A	35 feet	50 feet (10)	200 feet	5,000 sf	40%	50%	10 feet	No maximum	No preferred	10 feet (7)	7 feet	8 feet behind front face of house (15)
N.5 Neighborhood Apartment	N/A	35 feet	40 feet	varies	5,000/4 units + 1,000 ea. additional	60%	N/A	5 feet	20 feet	No preferred	8 feet (2)	5 feet	N/A
N.6 Neighborhood Townhome	N/A	35 feet	20 feet	105 feet	2,300 sf	60%	N/A	10 feet	20 feet	10 feet	0 feet (11)	5 feet	N/A

- 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.
- Setback shall be 8 feet plus one half-foot for each foot by which the building height exceeds 21 feet. Exceptions will be considered by the ARC on an individual design review basis.
- N/A
- Garages must be accessed from the alley if an alley exists.
- Setbacks adjacent to a roundabout right of way shall be determined on a case-by-case basis. Buildings shall generally be close to the build-to line without limiting clear vision area. Buildings may be set back to accommodate pedestrian amenities.
- Frontage requirement: 75% of the lot frontage must have a building. A minimum of 60% of the building(s) must be at the preferred front build-to line. No part of the building front may exceed the maximum front setback. A maximum of 40% of the required building frontage may meet maximum front setbacks.
- See “Figure 1: Side Setbacks” for limitations of the building height at the side setback line.
- Total building area may not exceed the designated percentage of the total lot area. Unenclosed covered porches, decks, and patios or courtyards are excluded from the calculation. See Figure 2: Floor Area Ratio.
- Buildings on corner lots are deemed to have two front setbacks.
- On curved streets and cul-de-sacs the minimum lot width allowed is 35 feet.
- If not a zero lot line, the minimum side setback is 8 feet.
- Front setbacks for lots fronting curved streets and cul-de-sacs will be reviewed on and individual basis.
- Building setback must also meet City of Princeton’s clear vision requirement.
- The ARC, in its sole authority and discretion, may approve setbacks that vary from this chart (however, the City of Princeton’s standards shall take precedence) for homes on lots with one or more of the following: significant slope, irregular shape, easements (as recorded on the original plat), significant trees or rock outcroppings and other site conditions or constraints.
- For lots without alley access and one or more of the following: significant slope, irregular shape, easements (as recorded on the original plat), significant tree(s) location(s) or rock outcropping location(s) and other site conditions or constraints the ARC may approve, in its sole authority and discretion, garages (with garage door(s) facing the street) less than 8 feet behind the front face of the home, excluding the front porch. However, in no case shall the ARC approve a garage less than 4 feet behind the front of the home. Garages less than 8 feet behind the front of a home will require architectural enhancements such as “carriage house” type garage door(s), trellis and/or other architectural enhancements to mitigate for the garage door location.

The ARC may also approve homes with garages with the garage doors more or less perpendicular to the right of way or more or less radial on arcing/curving sections of the right of way. This alternate garage configuration will require architectural enhancements and may require additional front yard landscaping.

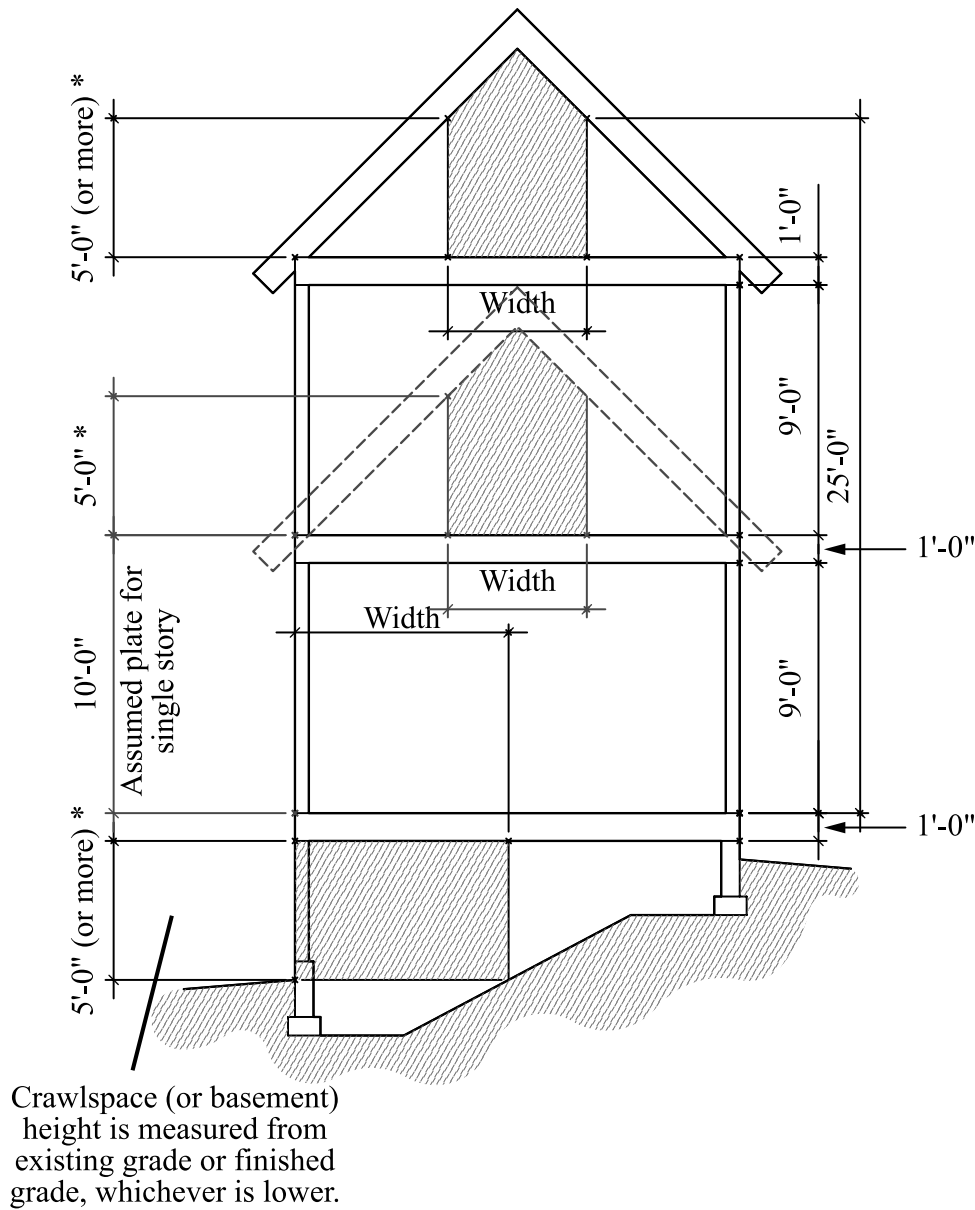


Figure 1: Side Setbacks



Building heights above 15 feet must step back according to the diagram above. All other Setback encroachments require both the City of Prineville and IronHorse ARC approval.

Figure 2: Floor Area Ratio



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: $5500 \times .50 = 2750$. 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 IronHorse Architectural Review Committee 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.

Town Prototypes — T.1, Town Commercial Specifications

Description: This building prototype is urban in character, massive and tall, and is intended to create an active streetscape.

Buildings will be mostly two or more stories fronting the street with a storefront character, creating a "main street" pedestrian-friendly environment. Street facing façades are tall to frame the street, typically with a gable end, a flat roof behind a parapet or a "false front." Buildings may be up to 45 feet in height. All buildings are required to be at least 20' tall along their street-facing façade.

Uses: Commercial, retail, office and other non-residential uses permitted in City of Prineville commercial zones. Second floor residential uses allowed.

Dwelling units: Permitted on second story and above.

Accessory dwelling unit: Not allowed.

Setbacks: See Prototype Table.

At least 75% of the front edge of the lot must have a building and 60% of this required building frontage must be at the preferred setback. The preferred setback from the front lot line is 0 feet.

Parking and Garages:

General - Parking and garages shall be located off of an alley or in the interior of the site. Exceptions to allow parking at the side will be reviewed by the IronHorse Architectural Review Committee on an individual basis.

Off-street - May be located on the site or in shared parking Districts.

On-street - Permitted on collector and local streets where approved by the City of Prineville.

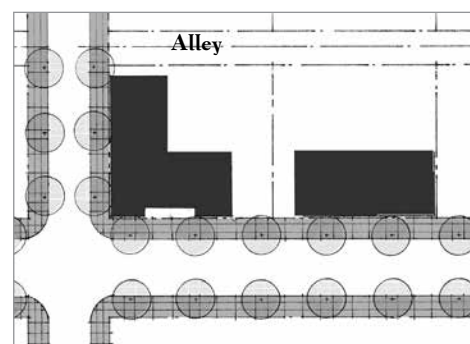
Encroachments: When the front setback is 0 feet, other than awnings (with City approval), no encroachments into the right-of-way are allowed. Where there is a greater front setback, however, porches, covered entries, stairs, stoops, bay windows, etc., are allowed within the setback. At the second level of buildings, encroachments into the setback in the form of balconies and bay windows are encouraged, but shall not exceed 5 feet or the depth of the setback.

Landscaping: See Commercial Architectural Standards.

Lighting: See Commercial Architectural Standards.

Signage: See Commercial Architectural Standards.

Base Zone: Modified C-4. (Future)



Typical T.1 Site Plan

Neighborhood Prototypes — N.1, Neighborhood Cottage Specifications

Description: The Neighborhood Cottage prototype is the smallest of the Neighborhood prototypes and is intended to provide lots for small, detached single-family dwellings. Lots will range in size from approximately 3,200 square feet to 9,000 square feet or larger.

Homes should be designed with forms and massing to frame the street. For example, gable roof form(s) facing the street with the ridge perpendicular to the street, large hip roof forms facing the street, or if the ridge runs parallel to the street the roof should have large dormers facing the street.

Off-street parking is typically located at the rear of the lot off of the alley in attached or detached garages.

Each cottage shall be designed with a front porch.

Use: Detached Single-Family Residential.

Dwelling units per acre: 10.6 units per acre, maximum.

Accessory dwelling unit: Not allowed.

Ancillary structures: Ancillary structures such as storage buildings, greenhouses and workshops are allowed; however, they must be designed to match the primary building.

Setbacks: See Prototype Table.

Front garage setback - If a lot is not accessed via an alley, the front of the garage shall be set back a minimum of 8 feet from the front face of house, excluding the front porch.

Parking and Garages:

General - Parking and garages shall be located off of the alleys or in the interior of the site. Exceptions to allow parking at the side will be reviewed by the IronHorse Architectural Review Committee on an individual basis.

Off-street - Parking spaces required: A two bedroom dwelling is required to have at least a single car garage; however, two off-street parking spaces are required. So if a single car garage is used, an additional on-site hard surface parking space is required. Three bedrooms (or more) requires a two car garage. 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.

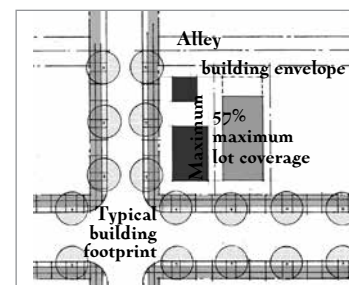
Encroachments: Architectural features such as cornices, eaves, sunshades, gutters, chimneys, and flues may project into a required yard two feet, provided that the projection is not closer than three feet to a property line. Also, steps, terraces, platforms, patios, decks, and porches having no roof covering, and fences not interfering with vision clearance requirements, may be permitted in required setbacks, except as otherwise limited or provided for by this chapter, or as otherwise approved by the City of Prineville.



Lighting: See Residential Architectural Standards.

Signage: See Residential Architectural Standards.

Base Zone: Urban Standard Residential (R-2).



Typical N.1 Site Plan

Neighborhood Prototypes — N.2, Neighborhood Small Lot Specifications

Description: The Neighborhood Small Lot prototype is intended to provide lots with small, detached single-family dwellings and duplex residential units (where designated on the original plat). Lots will range in size from approximately 5,000 square feet to 9,000 square feet.

Homes should be designed with forms and massing to frame the street. For example, gable roof form(s) facing the street with the ridge perpendicular to the street, large hip roof forms facing the street or if the ridge runs parallel to the street the roof should have large dormers facing the street.

Off-street parking is typically located at the rear of the lot off of the alley in attached or detached garages.

Use: Detached Single-Family Residential and Duplex Residential.

Dwelling units per acre: 7.4 units per acre, maximum.

Accessory dwelling unit: Allowed and encouraged.

Ancillary structures: Ancillary structures such as storage buildings, greenhouses and workshops are allowed; however, they must be designed to match the primary building.

Setbacks: See Prototype Table

Front garage setback - If a lot is not accessed via an alley, the front of the garage shall be a minimum of 8 feet back from front face of the house, excluding the front porch.

Parking and Garages:

General - Parking and garages shall be located off of the alleys or in the interior of the site. Exceptions to allow parking at the side will be reviewed by the IronHorse Architectural Review Committee on an individual basis.

Off-street - Parking spaces required: 2 per dwelling unit, 1 per accessory dwelling unit. A two bedroom dwelling is required to have at least a single car garage; however, two off-street parking spaces are required. So if a single car garage is used, an additional on-site hard surface parking space is required. Three bedrooms (or more) requires a two car garage. 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.

Encroachments: Architectural features such as cornices, eaves, sunshades, gutters, chimneys, and flues may project into a required yard two feet, provided that the projection is not closer than three feet to a property line. Also, steps, terraces, platforms, patios, decks, and porches having no roof covering, and fences not interfering with vision clearance requirements, may be permitted in required setbacks, except as otherwise limited or



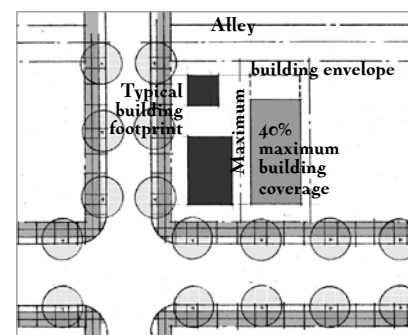
provided for by this chapter, or as otherwise approved by the City of Prineville.

Landscaping: See Residential Architectural Standards.

Lighting: See Residential Architectural Standards.

Signage: See Residential Architectural Standards.

Base Zone: Urban Standard Residential (R-2).



Typical N.2 Site Plan

Neighborhood Prototypes — N.3, Neighborhood Medium Lot Specifications

Description: The Neighborhood Medium Lot prototype is intended to provide medium lots with detached single-family dwellings and duplex residential units (where designated on the original plat). Lots will range in size from approximately 9,000 square feet to 16,500 square feet.

Porches and other front setback encroachments, allowed by the City of Prineville, are encouraged. Off-street parking is typically located at the rear of the lot off of the alley in attached or detached garages.

Use: Detached Single-Family Residential and Duplex Residential.

Dwelling units per acre: 4.8 units per acre, maximum.

Accessory dwelling unit: Allowed.

Ancillary structures: Ancillary structures such as storage buildings, greenhouses and workshops are allowed; however, they must be designed to match the primary building.

Setbacks: See Prototype Table.

Front garage setback - If a lot is not accessed via an alley, the garage shall be a minimum of 8 feet back from front face of house. A third bay on the garage shall be set back a minimum of 4 feet back from front face of the garage.

Parking and Garages:

General - Parking and garages shall be located off of the alleys or in the interior of the site. Exceptions to allow parking at the side will be reviewed by the IronHorse Architectural Review Committee on an individual basis.

Off-street - Parking spaces required: 2 per dwelling unit, 1 hard surface per accessory dwelling unit. 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.

Encroachments: None allowed.

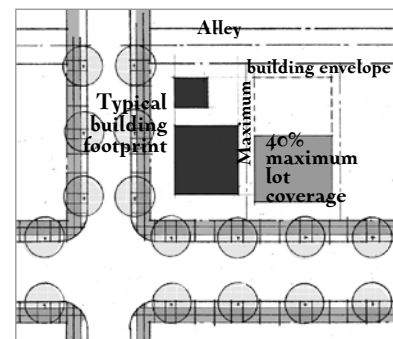
Landscaping: See Residential Architectural Standards.

Lighting: See Residential Architectural Standards.

Signage: See Residential Architectural Standards.

Base Zone: Urban Standard Residential (R-2).

Overlay District: None.



Typical N.3 Site Plan

Neighborhood Prototypes — N.4, Neighborhood Large Lot Specifications

Description: The Neighborhood Large Lot prototype is the largest of the Neighborhood prototypes and is intended to provide large lots with detached single-family dwellings. Lots will range in size from approximately 16,500 square feet to one acre and larger.

Porches and other front setback encroachments, allowed by the City of Prineville, are encouraged. Off-street parking is typically located at the rear of the lot off of the alley in attached or detached garages.

Use: Single-Family Residential.

Dwelling units per acre: 2.4 units per acre, maximum.

Accessory dwelling unit: Allowed.

Ancillary structures: Ancillary structures such as storage buildings, greenhouses and workshops are allowed; however, they must be designed to match the primary building.

Setbacks: See Prototype Table.

Front garage setback - For lots not accessed via an alley, the garage shall be a minimum of 8 feet back from front face of house. A third bay on the garage shall be set back a minimum of 4 feet back from front face of the garage.

Parking and Garages:

General - Parking and garages shall be located off of the alleys or in the interior of the site. Exceptions to allow parking at the side will be reviewed by the IronHorse Architectural Review Committee on an individual basis.

Off-street - Parking spaces required: 2 per dwelling unit, 1 hard surface per accessory dwelling unit. 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.

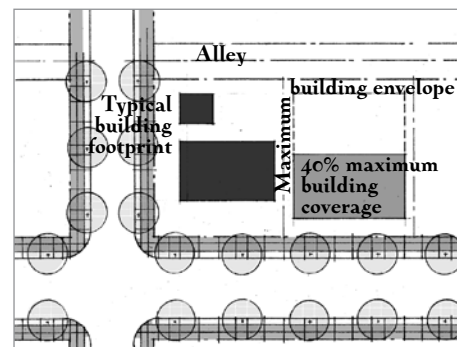
Encroachments: None allowed.

Landscaping: See Residential Architectural Standards.

Lighting: See Residential Architectural Standards.

Signage: See Residential Architectural Standards.

Base Zone: Urban Standard Residential (R-2).



Typical N.4 Site Plan

Neighborhood Prototypes — N.5, Neighborhood Apartment Specifications

Description: This building prototype is intended to provide multiple-family residential uses in a neighborhood setting. The building forms will be arranged around a shared landscape area and/or courtyard; a building type commonly referred to as a “garden apartment”.

The area in the front setback, known as the dooryard, will be designed to formalize the transition from the public right-of-way to the private residence. Commonly, low hedges or shrubs and/or a low wrought iron, masonry or wood fence will define the perimeter of the dooryard. The floor of the dooryard is typically pavers, flagstones or other hard surfaces combined with ground cover and flower/shrub beds.

Buildings will generally be two or more stories with a small-scale urban residential character contributing to the pedestrian-friendly streetscape. Street-facing façades will be a combination of tall gable ends, flat roofs behind parapets, or with the main roof sloping toward the street with prominent dormers.

Parking will be located at the rear of the site, off of the alley.

Use: Residential Multiple-Family.

Dwelling units per acre: 29.3 per acre maximum.

Accessory dwelling unit: Not allowed

Setbacks: See Prototype Table.

Parking and Garages:

General - Parking and garages shall be located off of the alleys or in the interior of the site. Exceptions to allow parking at the side will be reviewed by the IronHorse Architectural Review Committee on an individual basis.

Off-street - 1.5 per dwelling unit (minimum).

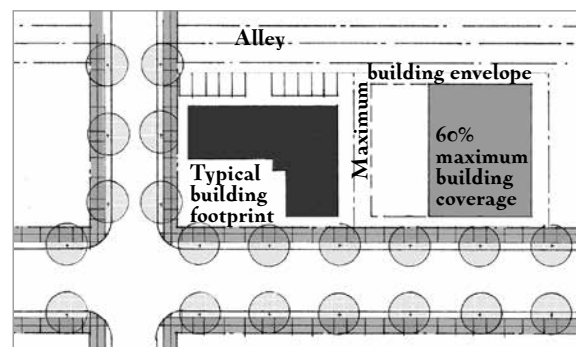
Encroachments: Architectural features such as cornices, eaves, sunshades, gutters, chimneys, and flues may project into a required yard two feet, provided that the projection is not closer than three feet to a property line. Also, steps, terraces, platforms, patios, decks, and porches having no roof covering, and fences not interfering with vision clearance requirements, may be permitted in required setbacks, except as otherwise limited or provided for by this chapter, or as otherwise approved by the City of Prineville.

Landscaping: See Multiple-Family Architectural Standards.

Lighting: See Multiple-Family Architectural Standards.

Signage: See Multiple-Family Architectural Standards.

Base Zone: Urban Standard Residential (R-2).



Typical N.5 Site Plan

Neighborhood Prototypes — N.6, Neighborhood Townhome Specifications

Description: This building prototype is intended to provide residential uses in a townhome building. Units are required to be attached; however, no fewer than two or more than four units may be combined in one building without ARC approval.

The area in the front setback, known as the dooryard, will be designed to formalize the transition from the public right-of-way to the private residence. Commonly, low hedges or shrubs and/or a low wrought iron, masonry or wood fence will define the perimeter of the dooryard. The floor of the dooryard is typically pavers, flagstones or other hard surfaces combined with ground cover and flower/shrub beds.

Buildings will generally be two or more stories with a small-scale urban residential character contributing to the pedestrian-friendly streetscape. Street-facing façades will be a combination of tall gable ends, flat roofs behind parapets, or with the main roof sloping toward the street with prominent dormers.

Parking will be located at the rear of the site, off of the alley.

Use: Multiple-Family Residential, live/work townhomes, rowhouses, and apartments.

Dwelling units per acre: 21.5 per acre maximum.

Accessory dwelling unit: Allowed on end units only.

Setbacks: See Prototype Table.

Parking and Garages:

General - Parking and garages shall be located off of the alleys or in the interior of the site. Exceptions to allow parking at the side will be reviewed by the IronHorse Architectural Review Committee on an individual basis.

Off-street - Parking spaces required: A two bedroom unit is required to have at least a single car garage; however, two off-street parking spaces are required. So if a single car garage is used, an additional on-site hard surface parking space is required. Three bedrooms (or more) requires a two car garage. 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.

Encroachments: Architectural features such as cornices, eaves, sunshades, gutters, chimneys, and flues may project into a required yard two feet, provided that the projection is not closer than three feet to a property line. Also, steps, terraces, platforms, patios, decks, and porches having no roof covering, and fences not interfering with vision clearance requirements, may be permitted in required setbacks, except as otherwise limited or provided



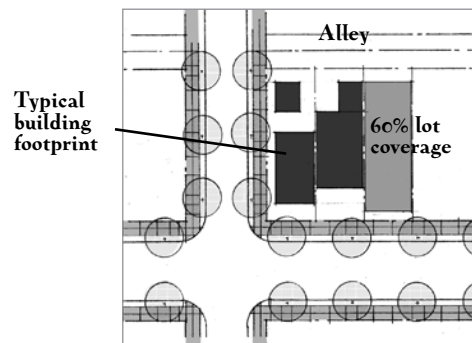
for by this chapter, or as otherwise approved by the City of Prineville.

Landscaping: See Multiple-Family Architectural Standards.

Lighting: See Multiple-Family Architectural Standards.

Signage: See Multiple-Family Architectural Standards.

Base Zone: Urban Standard Residential (R-2).



Typical N.6 Site Plan

Architecture & Design Standards

Construction Approval Process

The application of these Design Guidelines shall be subject to the approval of the IronHorse Architectural Review Committee (ARC) which shall also 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.

Exceptions to the Design Guidelines shall be considered on an individual basis, and granted based on architectural merit. The ARC reserves 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, Crook County, the City of Prineville, and all other pertinent regulations. The most stringent regulations shall apply in the event of a conflict.

ARC Application and Submittal Requirements

The Construction Submittal Form and Application is available at the offices of IronHorse Development LLC, located at 409 NW Franklin Ave., in Bend, Oregon, or online at www.ironhorseprineville.com.

Preliminary Review

Preliminary review is strongly encouraged. The preliminary review process tests the building and site concept. Concerns or objections are easier to address and less costly when they are identified at the beginning of the design process.

Responsibilities

It is the responsibility of each IronHorse land owner and/or his agent(s) to read and understand the Declaration of Covenants, Conditions and Restrictions (CC&Rs) for IronHorse; ARC Construction Submittal Form and Application; and these Design Guidelines.

Architectural Review Committee (ARC)

General

IronHorse Development LLC has established the IronHorse ARC to implement and administer these Design Guidelines. The ARC shall exercise the functions for which it is given responsibility by IronHorse Development LLC, as provided in the Declaration of CC&Rs for IronHorse and for the modifications, promulgation, and enforcement of its rules governing the use and maintenance of lots or homesites and the improvements thereon. Declarant appoints, terminates, and replaces members of the ARC. Thereafter, the Board shall appoint, terminate and replace members of the ARC.

Committee Membership

The ARC shall consist of at least three persons who shall be appointed by IronHorse Development LLC. Members of the ARC may be removed and replaced at any time by IronHorse Development LLC. Except as otherwise provided herein, any quorum of members of the ARC shall have the power to act on behalf of the ARC without the necessity of a meeting and without the necessity of consulting the remaining members of the ARC.

ARC Purpose & Architectural Standards

The ARC exists for the purpose of maintaining the high standards in design development and overseeing appropriate building and property use in IronHorse. The ARC reviews submittals and makes rulings that, in all cases, supersede the City of Prineville and/or others. In addition to establishing an overall aesthetic for IronHorse, these Design Guidelines are a framework for building design and are consistent with the City-approved master plan documents.

Preparation for Preliminary and Final Review Submittals

For builders or owners that have not built a home in IronHorse, a pre-design meeting with the ARC, or an ARC member, is required. This pre-design meeting will inform and prepare the builder and/or the owner for a preliminary submittal.

Preliminary and Final review are similar processes and require approximately the same amount of time for the review. Alterations or additions to buildings require the same amount of time for the review process. Preliminary review is also recommended for alterations. The timetable for both Preliminary and Final review have three related aspects.

1. The applicant must first prepare for the review. This preparation should include:
 - a. Confirm with the ARC at IronHorse Development LLC at 409 NW Franklin Ave., in Bend, (541) 382-1662 to see if the copy you have of the IronHorse Design Guidelines is the most recent edition (all copies are dated). The most recent copy is available online at www.ironhorseprineville.com.
 - b. Request a current copy of the IronHorse ARC Construction Submittal Form and Application. The most recent copies will be available online at www.ironhorseprineville.com.
 - c. Read and understand the IronHorse CC&Rs, Design Guidelines, and the ARC Construction Submittal Form and Application.
2. The second aspect is development and formation of your proposal. This normally includes formation of your building concept and coordinating it with the constraints of the IronHorse Design Guidelines, all codes and ordinances as adopted by the State of Oregon, Crook County, and the City of Prineville, and all other pertinent regulations. The most stringent regulations shall apply in the event of a conflict.
3. The third aspect is the ARC review. The ARC will meet within two weeks of your submittal. The ARC meets as needed; therefore, please contact the ARC at (541) 382-1662 to discuss your submittal schedule.

After a complete and accurate application is received, the ARC will complete their review within a two-week period, and submit a report of their findings to the applicant.

Preliminary Review Advantage

There is no fee for Preliminary Review. The Preliminary Review process is strongly encouraged. This process tests the building and site concept. The purpose of the preliminary review is to review designs at an early stage, to obtain ARC comment on designs that may not be in keeping with the IronHorse Design Guidelines. Preliminary review also may identify designs that could be duplications of others in close proximity to the requested improvement. This process allows

the owner to obtain ARC advice regarding conceptual designs before final construction drawings are prepared.

Concerns or objections are easier to address when they are identified at the beginning of the design process. Should the ARC require changes that effect 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.

Preliminary review *shall not* be deemed to be a final approval for the construction of the improvement(s).

The ARC Review

ARC meetings are closed—only ARC members, an independent architect consultant, and a representative(s) of IronHorse Development LLC may be present. At the ARC meeting when your project is reviewed, the plans, application, and independent architect consultant comments are reviewed and evaluated by the ARC members.

After the ARC Review

After the ARC meeting a review letter is prepared, listing any ARC comments, requirements, concerns or conditions of approval. A copy of this letter will be provided for your design and construction agent(s).

The owner(s), or his agent(s), must respond to the ARC review letter *in writing* prior to any construction activity done on site. If there are specific areas of concern or a requirement for more information, the owner or his agent(s) may be required to meet with a representative of the ARC to discuss these issues and/or deliver revised drawings or provide the supplemental information before the ARC 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 ARC approval letter has been granted; and 3) the owner's written and itemized acknowledgement of the approval letter and a signed conformance agreement has been received by the ARC.

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 ARC meeting. It is prudent to plan color schemes and material choices well in advance of scheduling painters, masons and other specialty subcontractors.

If construction approval has been granted and construction has not begun within one year of receiving approval, the application and approval expire and the deposit will be refunded. A new application, a current fee and deposit, and a new ARC

review and approval will be required if construction is scheduled to proceed after this time.

Appeals

Appeals to the ARC will be considered by the ARC based on merit of the request and must be registered within 14 days of ARC written decisions.

Environmental Conservation

The design requirements for IronHorse have 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 IronHorse include Earth Advantage® certification for New Construction.

Earth Advantage®

Earth Advantage® certification is a process that involves you and your builder working to insure that high standards of energy efficiency and indoor air quality are met. Contacting Earth Advantage® staff during the preliminary design process is strongly recommended as the design elements for Earth Advantage® certification are an integral part of the plans for the home. This process is separate from, but required in the ARC approval process.

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

Once the building plans are completed first provide a set to Earth Advantage® staff for review and to complete the "point sheet". The outcome of the final Earth Advantage® review is the point sheet rating the home's compliance with the Earth Advantage® program. The completed point sheet is required for the ARC submittal.

The Earth Advantage fees are subject to change—please contact Earth Advantage to confirm the current fee structure.

Construction Approval Process—ARC

Contact Information:
Earth Advantage® Inc.
Matt Douglas
541-550-8185 (phone)
541-306-3814 (fax)
mdouglas@earthadvantage.org
345 Century Drive, Suite 20
Bend, OR 97702

The plans and completed point sheet will need to accompany your submittal application to the ARC. The ARC will only accept and consider applications that evidence the completion of the Earth Advantage® Review.

Enforcement

As provided by the IronHorse CC&Rs, the IronHorse Architectural Review Committee (ARC) 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 IronHorse CC&Rs, 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. In the event that an owner or his agent(s) fails to comply, the ARC and/or its authorized representatives may proceed with enforcement as provided for in these Design Guidelines and the IronHorse CC&Rs.

Performance Bonds

At the sole discretion of the ARC, 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 the Design Guidelines. The ARC also reserves the right, solely at its discretion, to require the submittal of a performance bond during construction of a project if the ARC 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 ARC, shall be forfeited if a finding is made by the ARC 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 7 days of written notice by the ARC of the satisfactory completion of the project.

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 ARC from the date of notification by the ARC to modify or remove the non-conforming improvement, condition, or use.

Non-Waiver

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

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.

Submittal Requirements

Complete and Accurate Submittals

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

Submissions should be made at least two weeks prior to the next scheduled IronHorse ARC meeting. Submit to the ARC one copy of each the following:

1. Site Plan, to include:

- ☐ drawing scale: 1" = 10' (preferred) 22x34 plan set minimum
- ☐ grading plan showing existing contours of site slope and proposed contour changes, both at one foot 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 one foot of slope, the site plan must note that condition.
- ☐ property lines, setbacks, sewer, and all other easements (if any)
- ☐ building footprint location, roof plan including overhangs, service yard/trash storage, parking areas, and driveway clearly marked
- ☐ all tree (greater than or equal to 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.
- ☐ all utility stub locations and their proposed extension locations to the home/building
- ☐ north arrow
- ☐ location of the following clearly marked: walkways, decks, retaining wall(s), fencing, proposed utility lines, spa/hot tub facilities, utility, and 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

- ☐ on-site drainage/containment systems

2. Landscape Plan, to include:

- ☐ drawing scale: 1" = 10' (preferred)
- ☐ Landscape plans should be presented on 11" x 17" paper, minimum, and provide the following details in color:
 - i) Identification, quantity, placements and size of all proposed species of trees and plantings.
 - ii) Delineation between areas. For example, sod vs. bark, planting areas vs. sod. Show fence location and details, if applicable.

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 ARC review and written approval may result in a forfeiture of the application deposit refund. No additional fees are required for a landscape review. Landscaping of the entire lot or homesite shall be in place prior to or at the time of home completion. The ARC may approve an extension for landscape completion due to inclement weather.

3. Exterior Elevations, to include:

- ☐ drawing scale: 1/4" = 1'
- ☐ 22 x 34 minimum set plan required
- ☐ 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, meter housings, spa facilities, 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

Submittal Requirements

elevation in relation to existing grade noted

- ☐ accurate proposed finished and existing grades drawn and noted

4. Floor Plan(s)

- ☐ drawing scale: 1/4" = 1'
- ☐ Correct image orientation. Stock plans reflecting mirror image, or merely listing materials without drawing them, will not be accepted

5. Application Form

- ☐ 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 in application, including checklist, must be completed

6. Design Review Fee and Deposit

For fees and deposit information, please refer to the Construction Application Form located on the IronHorse website (www.ironhorseprineville.com) or call Brooks Resources Corporation at 541-382-1662 for the Owner Relations Department.

7. Color/Material Samples

Color samples or color chips are required for review and approval; however, owners are permitted to submit them at a later date, but prior to any and all roofing material being ordered. Electronic submissions are not allowed. Colors/materials required to be submitted with color form:

- ☐ Exterior window, siding, roofing colors and materials
- ☐ Exterior light fixture samples and/or legible catalog cuts or drawings
- ☐ Exterior door catalog cuts, to include garage doors
- ☐ Masonry and paver samples, if any

Paint color approvals are subject to field applications and review. Paint a sample at the front elevation of all proposed colors.

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 ARC 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 three or more weeks.

The owner/applicant is responsible for notifying the ARC upon completion of the proposed construction, at which time the ARC shall schedule a final inspection. ARC final inspection approval must be obtained within 18 months of the date of the initial ARC Approval letter. If ARC final inspection approval is not obtained within 18 months of the initial ARC 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 deposits eligible for refund shall be refunded to the depositor unless the depositor provides written consent to transfer the deposit to another party.

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.

As provided by the IronHorse CC&Rs, the IronHorse ARC and/or its representative(s), shall be authorized, upon receipt of an application and submittal to build, to make on-site 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 ARC 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 ARC and/or its authorized representatives may proceed with enforcement as provided by the IronHorse CC&Rs and the Design

Guidelines.

City Building Requirements

The City of Prineville 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 Prineville regulations with the planning department at (541) 447-5726, or with the Crook County Building Department at (541) 447-3211.

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, telephone from Century Link and TV cable from Crestview Cable. The City of Prineville provides water and sewer services. Utilities have been extended to each lot or homesite for electricity, gas, cable, phone, water and sewer.

General Development Standards

All Prototypes

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. 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 ARC deposit.

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

Animal Runs and Animal Restraint Areas

All animal runs and animal containment areas must receive prior ARC 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)

Awnings

All proposed awnings (and patio covers) must be submitted for ARC 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.

Buildable Area

City Requirements: see IronHorse PUD/ODP Approved Documents and Prototype Section

Building Setbacks: see Prototype Section

Other Setbacks

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

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 IronHorse.

Concrete

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

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. Owners are responsible for independent professional review of their drainage risk factors and specific on-site solutions. Storm drainage plans must meet the City of Prineville Standards.

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.

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 ARC deposit.

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 materi-

als, 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.

Exterior Colors and Stains

All exterior colors are subject to review and approval by the ARC for both original painting and subsequent repainting. Colors appropriate to the character and style of the building and neighborhood 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.

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 three-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 may be required elements on the buildings.

Building designs must be compatible with the context of the surrounding built environment. Some buildings may not be approved if the ARC determines the building is too massive, or for other reasons determined by the ARC to be nonconforming to the site, neighborhood, or relevant circumstances. Building site owners and/or their agents are strongly encouraged to review ARC files of structures on adjoining sites to aid in window placements and other conditions on side elevations.

The ARC encourages and may require the 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 eight inches of finished grade. Only eight inches of exposed foundation is permitted.

Stucco & Masonry. The use of stucco and/or masonry materials may be exempt from the one 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.

Flagpoles

Flagpoles, flags and banners require prior ARC 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 ARC approval.

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. Construction sites that are not kept clean (at least weekly removal of trash and construction debris) may be subject to the ARC 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 IronHorse is prohibited.

General Development Standards

Grading

To the maximum extent feasible, all grading on the building site shall conform to existing topography and must be approved by the ARC 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 must be represented on each site plan, and each exterior elevation submitted to the ARC.

After construction of the foundation system, all remaining unused excavation soils must be removed from the construction site. No stock piles of excavation soils, dirt or other related materials is allowed on any lot.

Gutters and Downspouts (See Drainage)

All gutters and downspouts will be reviewed by the ARC. 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.

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 IronHorse.

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 within industry standard. Materials to screen around HVAC systems should match or complement adjacent building materials and must be reviewed and approved by the ARC. The use of landscaping to screen HVAC systems is prohibited. Homesite fencing, if a solid fence, installed at the time of construction is an approved HVAC screening method.

Hillside Building Sites

Exposed understructures of buildings built on hillside sites are prohibited.

Siding material must extend to within 8 inches of the finished

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

Mailboxes

Individual mailboxes are prohibited. Group mailboxes are provided throughout IronHorse.

Keys for the mailboxes may be picked up at the IronHorse Development LLC office, located at 409 NW Franklin Ave. in Bend, Oregon. Please call in advance so your keys are ready for pickup (541-382-1662).

Maintenance

Each property owner or Homeowners 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.

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 ARC review and approval.

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.

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 ARC.

Other Considerations:

- a. Satellite dishes over 18 inches 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. Dishes shall be installed in locations not readily visible from the street.

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 ARC.

Setbacks and Easements (See Prototype Section)

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 IronHorse; 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 ARC approval are required for all solar collection systems.

Staging Area

Each construction approval submittal must designate an adequate materials staging area, subject to approval by the ARC. Each staging and construction area must be kept clear of trash and debris. Weekly cleanup is required. Construction materials and equipment may not be stored or staged in any right-of-way or easement.

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.

Tree Preservation Guidelines

Throughout IronHorse 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.
- 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.

Tree Removal and Trimming

Any existing trees proposed for removal must be clearly shown on the formal construction submittal and is subject to ARC approval prior to removal.

The removal of any tree larger than six inches in diameter (19 inches in circumference) without the written approval of the ARC 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 ARC) at the owner's expense. Trees less than six inches may be removed in accordance with fire safety guidelines recommended by the Crook County Fire & Rescue Department and with written documentation. Any tree may be trimmed up six feet from ground level for fire safety. Any dead limbs above this height should be removed.

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 ARC.

Tree topping is prohibited in IronHorse. 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 ARC) at the owner's expense.

Temporary Structures

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

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 or built-up columns (clad with siding material), both in conjunction with landscape screening are encouraged and in some cases will be required. Acceptable materials are as follows:

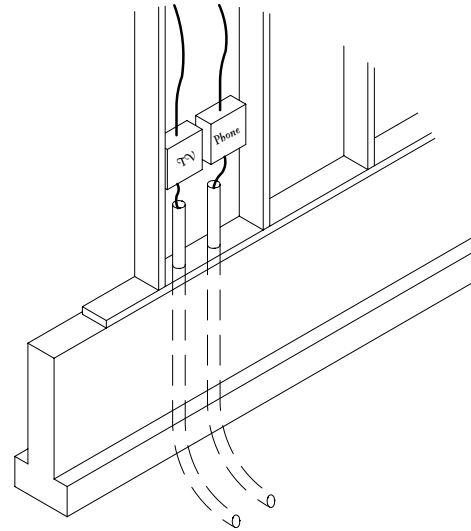
- Architecturally detailed cast concrete, brick, stucco and stone masonry, wood or fiberglass columns, posts, piers and arches.
- Wood, brick, concrete and stone masonry decks, stoops, stairs, porches and balconies.
- Stone or masonry for undercroft of porches or decks, compatible with adjacent wall materials.
- Wood, welded steel or iron trellises.
- Railings, balustrades and related components shall be wood, painted welded steel or iron.

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 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.

Exhibit A: Utilities



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.

Water Features

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

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.

Residential Architectural Standards

Prototypes N.1, N.2, N.3, N.4

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.

Accessory Dwelling Units (ADU) (see Prototype Section for permitted zones)

Accessory Dwellings are allowed after ARC review and written approval and shall conform to the following procedures and conditions:

- a. Preliminary review of the Accessory Dwelling's location on the site as well as its exterior elevations and ADU parking are required.
- b. Some Accessory Dwelling submittals may not be approved if the ARC determines the building does not conform to the architecture of the primary building, it is too massive or for other reasons determined by the ARC to be nonconforming to the site, neighborhood, or other relevant circumstances.
- c. Accessory Dwelling is allowed and shall be no larger than 700 square feet total (including circulation space and storage areas).
- d. The Accessory Dwelling shall have at least one off-street hard surface parking space (minimum size: 8' wide x 20' long).
- e. The Accessory Dwelling Unit shall have an enclosed trash and recycling yard.
- f. The Accessory Dwelling's height shall be compatible within the neighborhood and shall comply with all height restrictions and setbacks noted herein.
- g. A maximum of one Accessory Dwelling unit is allowed per lot or homesite.

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.

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.

Driveways

Driveway cuts onto IronHorse public roadways and alleys will be limited to one per lot or homesite, unless otherwise approved by the ARC. The driveway surface width shall be a maximum of 14 feet wide, except to flare to the street 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-foot 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 Prineville 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.

Duplication

Diversity of street view architecture, determined solely by the ARC, is the intent of this standard. 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 ARC review and approval.

In cases where similarity in building design or appearance is deemed inappropriate by the ARC, modifications to the home will be required to eliminate similarities.

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 ARC 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 may be included later with the landscape plan. All exterior light fixtures installed without ARC 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 ARC 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 ARC. Up to two fixtures on the front of the home may be an 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. A 60-watt incandescent lamp (a watt is energy use) produces 800 lumens (lumens are the amount of light produced). A 13.5-watt compact fluorescent lamp will also produce 800 lumens—this lamp uses 23% of the energy of the incandescent lamp and produces the same amount of light. An 11.5-watt LED also produces 800 lumens, which is 20% of the energy of the incandescent lamp and 86% of the energy the compact fluorescent lamp requires.
- e. Colored lamps are prohibited.

- f. Driveway, walkway, porch, landscape and all other decorative light fixtures are subject to ARC review and written approval regarding their location, number and wattage.
- g. 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 p.m. daily and completely removed by January 31.

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.

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 one material shall change materials along horizontal lines, projecting bays, inside 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.

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 ARC review and written approval.
- b. Brick, natural and cultured stone.
- c. Textured masonry block units are not to exceed eight inches 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-111, plain plywood, sheet press board).
- e. Seams on sheet (plywood or pressboard type) products.

- f. No SPF (Spruce, Pine, Fir) greater than 2" x 8" can be used for exterior building materials.
- g. Lattice.
- h. Other similar quality, non-durable products.

Fencing

All fences at IronHorse require specific review and written approval from the ARC before they may be installed. A fence is defined as a structural or ornamental barrier separating one 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 ARC 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, two-rail, split-rail fence (see Exhibit B), or other ARC-approved materials. Fences are required to be stained or painted at the time of installation.

Some Fencing Considerations:

- a. Fences within IronHorse shall not exceed five (5) feet in height, except as noted below. Posts for fences must be steel, wrapped with wood. No wood posts will be allowed (except as allowed in Exhibit B). Height shall be measured from the natural grade.
- b. Any fence extended beyond the front of the house, as determined by the ARC, must not exceed three (3) feet in height. Painting of front fences is allowed with ARC 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 feet high, but must step down to 5 feet high within 8 feet of the paved alley.

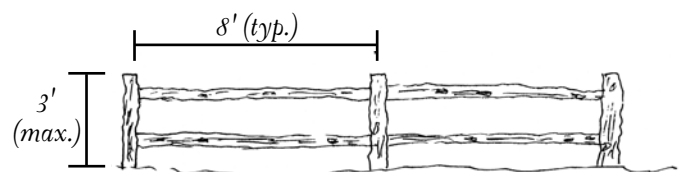
- f. Fencing around recreational facilities in private areas will be judged on an individual basis, taking into consideration such factors as location, exposure to public view, and natural screening in the immediate vicinity.
- g. The use of monofilament line, netting or electric fences for the protection of any part of the landscaped area, individual beds or along property perimeters is prohibited. Inconspicuous fencing may be permitted with ARC approval around individual plants or shrubs until they are of a size less vulnerable to the deer population.
- h. Corner lots and homesites are deemed to have 2 front yards. The ARC may approve 5 foot tall fencing at the non-street address front yard of the home. If approved the fencing must provide a continuous 3-foot (minimum) landscaped area along the public side of the fence. This landscaping must reach a minimum of 3 feet in height within 3 years of installation. The plants may be no more than 10 feet on center. The ARC will review this landscape requirement as part of the landscape submittal.
- i. Invisible pet fencing is allowed.

Special Fencing Standards for Open Landscaping and Fencing District:

For all lots or homesites located in areas designated as Open Landscaping and Fencing District on the map in Exhibit C, the following standards apply:

- a. The design concept in the Open Landscaping and Fencing District is one that promotes a feeling of open space; therefore, no fencing other than a two-rail, split-rail fence (shown in Exhibit B) will be allowed to outline any entire property/lot or homesite.
- b. Courtyard fencing shall be limited to five feet in height from existing grade, shall be connected to the house structure and shall blend or follow natural terrain and

Exhibit B: Two-Rail, Split-Rail Fence Example

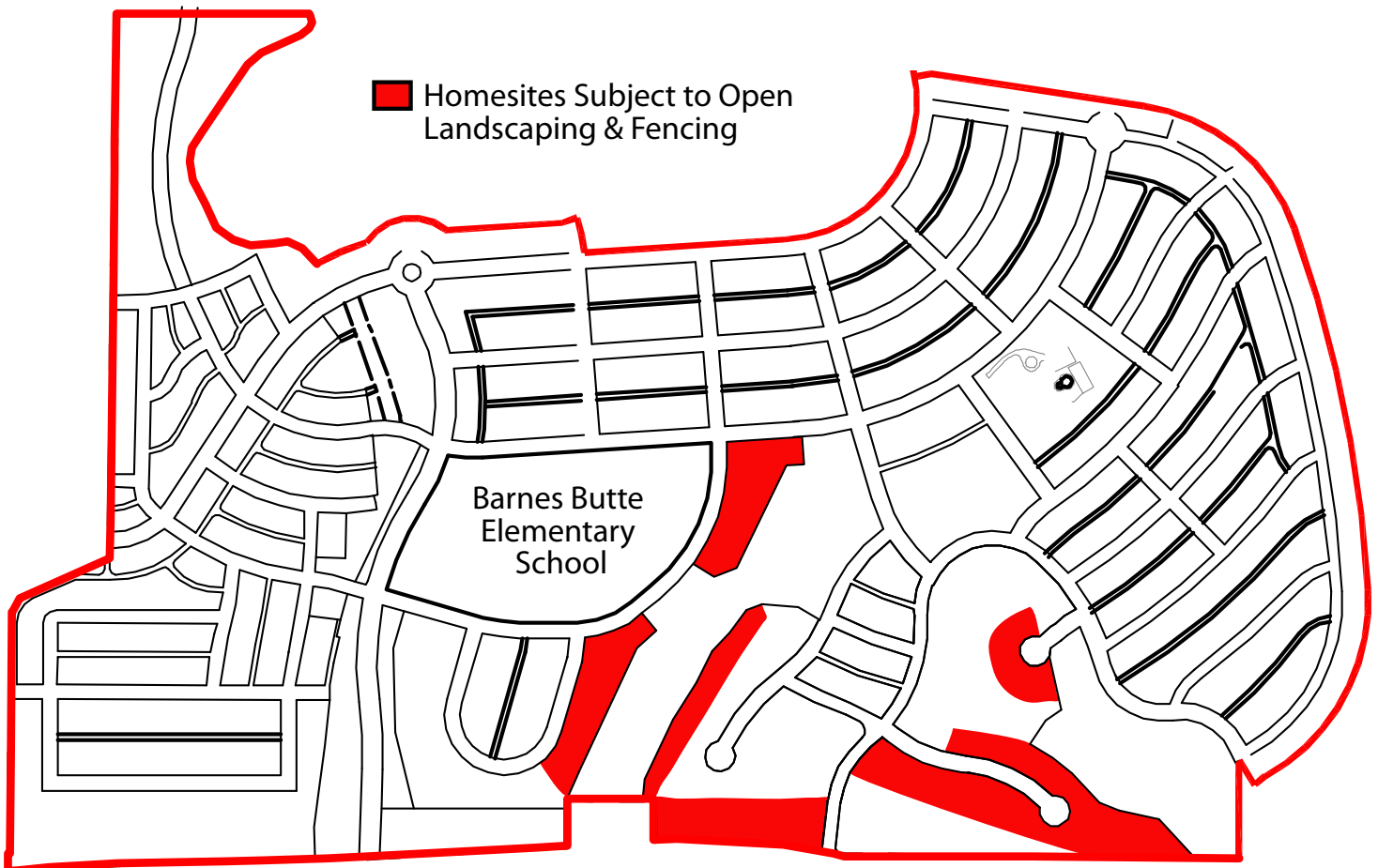


Residential Architectural Standards

landscaping. The ARC will evaluate each condition on an individual basis. All courtyard fencing shall be faced with principal materials and finish compatible with the principal structure on site. No fencing is permitted on berms.

- 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. Fencing around recreational facilities in private areas will be evaluated by the ARC on an individual basis, taking into consideration such factors as location, exposure to public view, and natural screening in the immediate vicinity.
- e. The use of monofilament line, netting, or above ground 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 ARC approval around individual plants or shrubs until they are of a size less vulnerable to the deer population.

Exhibit C: Open Landscaping and Fencing District



Garages

Refer to the Prototype section for garage capacity and size requirements. Garage conversions to living space are prohibited. Garage doors shall not exceed 9' in height. Larger doors require ARC review and written approval. Homes in the N.3 and N.4 Prototypes may have up to three attached garage bays with ARC review and specific written approval. The third bay on homes with the garage facing the street must be set back from the main garage front at least four feet. Third bays on alley-fed lots or homesites may be required to be offset

Homes in the N.1 and N.2 Prototypes are limited to two garage bays. However, a third tandem bay may be allowed with ARC review and specific written approval. **For lots or homesites without alley access, garage setbacks from the from the face of the house are controlled in the prototype sections.** A garage at the back of the lot or homesite is preferred. The goal is to diminish visual emphasis on the garage from the street.

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

Owners or their agents are strongly encouraged to minimize the massing and visual impact of the garage. The space between the top of the garage door(s) and the roof and/or the second floor plate line shall be kept to a minimum. No more than three feet 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 three bedroom unit within a duplex must have a two car garage. Two bedroom units or less within a duplex must have at least a one 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.

Grading

To the maximum extent feasible, all grading on a lot or homesite shall conform to existing topography and must be approved by the ARC 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 ARC.

After construction of the foundation system, all remaining

unused excavation soils must be removed from the construction site. No stock piles of excavation soils, dirt or other related materials is allowed on any lot.

Home Business

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

Hot Tubs

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

Landscaping

All of the landscapes within IronHorse 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.

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. Landscaping of the entire lot or homesite shall be in place prior to or at the time of home completion. The ARC may approve a time extension due to inclement weather.
- c. Street trees are required to be planted in the planter strip between the curb and sidewalk, prior to occupancy. Species, size and locations will be based on the IronHorse Street Tree Plan available from the ARC.
- d. In some situations the ARC may require an owner to plant trees and/or add contouring to a site in order to screen on-site elements from off-site vantage points.
- e. It shall be the responsibility of the homeowner to install

and maintain the landscaping according to the submitted plan approved by the ARC.

- f. The use of organic methods of weed control, lawn maintenance and yard care is strongly encouraged, as is the use of drought-tolerant, low-water demand native species.
- g. Owners and landscape designers are strongly encouraged to develop landscape plans using recommended fire-resistive species, planting densities and other design techniques that reduce the risk of fire or fuel load.
- h. Use of dyed or colored mulch or bark is prohibited.

Special Landscape Standards:

For those lots or homesites included in the Open Landscape District as shown in Exhibit C, the following standards apply:

- a. Planting Zones are required to be adhered to. The unique location of lots or homesites in the Open Landscape and Fencing District, a sensitive area between developed spaces and more natural open spaces, creates a desire to preserve the natural landscape beauty, to develop continuity throughout the neighborhood and to blend the homes with this special environment. Owners of these lots or homesites in IronHorse are required to utilize three planting zones to make the transition from a "manicured/ornamental" zone to an "undisturbed/indigenous" zone appear more natural.

Interior Zone (I). The Interior Zone is the area directly adjacent to the home and is reserved for the most intense and formal design elements. The Interior Zone may contain the greatest diversity of plant materials, including ornamental non-native varieties and may incorporate the use of mow-type grasses and turf.

Elements such as bird baths, sculptures, streambeds, water features, garden structures, etc., should be located in the Interior Zone and included in the landscape plan.

It is within this zone that owners should refer to any Crook County Fire & Rescue Department recommendations for fire-resistant plant species.

Transition Zone (2). The Transition Zone should serve to blend native and non-native plant materials and will likely contain fewer plants and varieties than

the Interior Zone

Flower, vegetable, and herb gardens may be integrated into landscape plans located in the Interior and Transition Zones. Gardens which need fences or barriers for protection from wildlife must be developed to comply with the appropriate fencing regulations.

Natural Zone (3). The Natural Zone is a sensitive zone that borders the roadways and property lines abutting open spaces, and should contain only original and/or native plant materials. See the IronHorse Native Plant List, available at the offices of IronHorse Development LLC, located at 409 NW Franklin Ave., in Bend, Oregon, or online at www.ironhorseprineville.com. The location of this zone is a function of site conditions. The clearing of this zone should be limited to approved fire prevention efforts and elimination of weeds. Irrigation in this zone is not permitted except to re-establish native plant materials during the first few years after planting.

Homeowners may choose to develop their larger IronHorse lots or homesites as a combined Natural and Transition Zone, carrying the informal blend of native and non-native materials to the foundation of the home.

- b. The planter strip is required to be landscaped with turf grass or an approved native cover as approved by the ARC. Underground irrigation is required.

Special Landscape Irrigation Standards:

All irrigation systems must meet the following requirements:

- a. Automatic, underground irrigation systems are required for all landscaped areas in need of irrigation.
- b. All spray heads must be pressure-regulating.
- c. Provide a conduit in the foundation for irrigation control wires.

Outdoor Play Equipment

This type of equipment must be maintained in good repair and screened, as required by the ARC, 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 ARC 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 skateboard ramps will be permitted.

Parking and Screening

A minimum of two (2) offstreet 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 rights-of-way; it is each Owner's responsibility to insure that their guests, invitees, and lessees abide by this condition.

No more than two (2) recreational vehicles of all types or recreational vehicle trailers of all types are allowed to be stored unenclosed on a lot or homesite at any given time.

Campers, boats, boat trailers, recreational vehicles, recreational trailers, and other non-passenger vehicles, equipment, implements, or accessories in excess of eighteen (18) feet in length may be stored or kept on any lot or homesite if the same are fully enclosed within the garage located on said lot or homesite and said vehicles and/or accessories are in an operable condition. Enclosures must be designed and constructed to be architecturally consistent with the home. The ARC must approve all such vehicle/trailer enclosures prior to construction. Campers, boats, boat trailers, recreational vehicles, recreational trailers, and other non-passenger vehicles, equipment, implements, or accessories of any size may not be stored on any unimproved homesite.

Porches and Deck/Porch Skirting

The front porch or deck is an important design element for IronHorse. Homes in IronHorse are required to have a usable deck or porch facing the street covered by a roof form. Front porches must be a minimum of 6 feet deep and a minimum of 48 sq. ft.

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 ARC. Stone masonry, lap siding, are allowed materials for skirting of porches

and decks. Trellis materials may be wood, welded steel or iron. Railings, balustrades and related components may be wood, painted welded steel, iron or copper. Columns, posts, piers and arches may be cast concrete, stucco, masonry, wood, lap siding, or fiberglass. See also Hillside Building Sites (page 29).

Recreational Vehicles (See Parking and Screening)

Roofing

Slate and concrete tiles, concrete and wood simulated shakes, and composition roofing (with at least a 30-year warranty) are acceptable roofing applications for IronHorse. Textured metal with a matte finish may be deemed appropriate by the ARC. 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 IronHorse. 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. A lesser roof pitch may be allowed with prior approval from the ARC.

Shutters

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

Signs

General Signage Information

- a. Signs are prohibited on unimproved lots or homesites. 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. "For Sale" signs are allowed on unimproved lots or homesites.
 - Signs are to be professionally made; single sided only and may include the owner or broker's name; or the words "For Sale by Owner", and the phone number.
 - Flyer boxes are only permitted on the rear of the sign.
 - They may be no larger than 18" tall x 24" wide and

are to be installed on a stake, or another form of post; to be no taller than 40" high.

- The sign is to be removed as soon as the property has closed. Additional attachments to the sign are not permitted.
- If a sign is found to be non-compliant, it will be removed 48 hours after the owner or broker has been notified. Signs may be retrieved by calling Brooks Resources Owner Relations Department at 541-382-1662.
- c. "For Rent" signs prohibited.
- d. Subcontractor, lender and supplier signs are prohibited.
- e. Directional signs may not be used without prior ARC approval.
- f. Offsite signage within IronHorse is not permitted without prior ARC 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 seven (7) days upon sale (closing) of the property and/or upon completion of the construction project or at the direction of the ARC.
- k. Political signs are permitted and may be placed on the property thirty (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 ARC, are deemed to be non-conforming will be removed and held by the ARC 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 his/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 ARC'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 ARC approval prior to their use. All exceptions to these sign standards must be presented to the ARC 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.

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 ARC. 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 1 1/16" wide grids as approved by the ARC.

Multiple Family Architectural Standards *Prototypes T.2, T.3, N.5, N.6*

Driveways and Walkways

Driveway cuts onto streets will be limited to two for T.2 and N.5 Prototype sites, unless otherwise approved by the ARC. For T.3 and N.6 Prototype sites, no driveway cuts onto streets are allowed where alleys are provided. The driveway shall be built to a minimum width and acceptable to the City of Prineville. The City of Prineville 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. Refer to Setbacks in the Prototype Section and Table.

All driveways and walkways shall be finished prior to occupancy. Builders and Builder/Owners are responsible for 60 days subsequent to the building "final" for repair of all driveway cuts, concrete breakage of curbs, sidewalks or sidewalk aprons. IronHorse Development LLC and the ARC 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 IronHorse Development LLC or an ARC representative.

Duplication

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

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 ARC. 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 feet in height. Walkway, landscape and all other decorative light fixtures are subject to ARC 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 ARC 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 ARC 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 between the Saturday before Thanksgiving and the second weekend in January. All holiday lighting must be turned off by 11 p.m. daily and completely removed by January 31.

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 one 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 ARC 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 is approved. Board and batten type siding, heavy timber and log style buildings may be appropriate on some sites; however, they are subject to ARC review and approval.

- b. Brick, natural and cultured stone.
- c. Textured masonry block units are not to exceed eight inches 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-I-II, 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.

Fences and Landscape/Retaining Walls

Fences and Landscape/Retaining Walls require specific review and approval from the ARC before they may be installed. A fence is defined as a structural, functional or ornamental barrier separating one 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. Architecturally detailed exposed cast-in-place concrete.
- c. Stucco, cement based.
- d. Wood pickets and boards; use #2 or better no-hole cedar or other ARC approved wood.
- e. Painted wrought iron.

- f. Welded wire fences as shown in Exhibit D on page 45.

Some Fencing Considerations:

- a. Fences constructed with wood shall use wood wrapped steel posts (except as allowed in Exhibit B on page 45). All fences shall be five (5) feet in height or less, except as may be allowed below. Wood wrapped steel posts for fences may be higher than six (6) feet with ARC 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 ARC will evaluate each condition on an individual basis.
- b. Any fence beyond the front of multiple family buildings must not exceed three (3) feet in height. Painting of front fences is allowed with ARC 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 feet high, but may not exceed 5 feet within 8 feet of the paved alley, and must step down to 3 feet as noted in item (b).
- 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.

Garages

Refer to the Prototype section for garage capacity and size requirements. Garages are encouraged and may be required in some cases. Garage conversions to living space are prohibited. Garage doors up to 8' tall are permitted. Larger doors require ARC review and written approval. Dwelling units may have no more than two attached garage bays without ARC review and specific written approval.

Owners or their agents are strongly encouraged to minimize the massing and visual impact of the garage. The space between the top of the garage door(s) and the roof and/or the

second floor plate line shall be kept to a minimum. No more than three feet is allowed above a garage door, measured to the top of the wall, without an architectural feature/element to visually break up the space.

Landscaping/Open Space

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 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 sites within IronHorse is strongly encouraged. Re-naturalizing includes:

- ☐ Planting native plant materials only.
- ☐ Spreading 4"-6" mulch/pine needles/duff, covering bare earth.
- ☐ Feathering transitions between truly native areas to the newly restored area(s).

Other Landscaping Considerations:

- a. Landscaping of the entire lot shall be in place prior to or at the time of building completion. The ARC may approve an extension for landscape completion due to inclement weather.
- 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 unless xeriscape design is approved by the ARC.
- d. Street tree species, number, size and location are to be determined by the IronHorse Street Tree Plan for the area between the curb and sidewalk. This area also requires sod, or approved substitution, and underground irrigation. At a minimum, all street trees shall be a minimum 2" caliper at 4' above planting grade.
- e. In some situations the ARC may require an owner to plant trees 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 his property, to follow the landscape plan approved by the ARC.
- g. When appropriate, contiguous property owners should work together to create a continuous flow from

one 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, underground irrigation systems are required for all landscaped areas in need of irrigation.
- b. All spray heads must be pressure-regulating.
- c. Provide a conduit in the foundation for irrigation control wires.

Parking and Screening

Apartment parking lot designs should provide for the necessary parking spaces and related landscaping and pedestrian access. At least one 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 ARC.

Refer to The Prototype Section regarding parking lot locations. One out of every eight continuous parking stalls must be dedicated to trees and landscaping. The number of continuous, side-by-side parking stalls shall not exceed seven.

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

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

If it is necessary for one 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 ARC 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 forty-eight (48) hours.

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.

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 IronHorse. Pre-formed metal roofing and textured metal with a matte finish may be considered on some buildings, with ARC 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 IronHorse.

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 ARC approval.

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

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 ARC approval.
- c. No offsite signage within IronHorse may be used without prior ARC approval.
- d. All signs must appear to be professionally produced.
- e. Any signs which, in the sole judgment of the ARC, are deemed to be non-conforming will be removed and held by the ARC 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 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 ARC.
- j. Private property signs are limited and must have prior approval of the ARC.
- 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 ARC 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 Prineville signage ordinance and satisfy the City of Prineville Fire Department's requirements.
- m. For Neighborhood Prototype N.5 apartments, one monument sign only will be allowed. Monument sign location is subject to ARC approval. Maximum sign area shall be 24 square feet, including sign base, with maximum sign height of 4 feet. Maximum signage lettering and graphic height shall be 4 inches.
- n. For Town Prototype T.2 apartments, one monument sign or one wall sign will be allowed. Monument sign location is subject to ARC approval. Maximum monument sign area shall be 24 square feet, including the sign base, with a maximum sign height of 4 feet. Maximum monument signage lettering and graphic height shall be 4 inches. The wall sign location is subject to ARC approval. Maximum wall sign area shall be 24 square feet with a maximum sign installation height of 14 feet above the adjacent sidewalk. Applied lettering may be used as an alternative to a wall sign. Size and style of wall sign lettering or applied lettering shall be compatible with the building's architecture and is subject to ARC approval.
- o. "For Sale" signs are allowed on improved lots or homesites only. Improved lots or homesites have completed foundations.

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 his 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 ARC'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 one "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 ARC approval prior to their use. All exceptions to these sign standards must be presented to the ARC for review and specific written approval prior to their use.

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 ARC'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 ARC. 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. Interior window treatment shall harmonize with the exterior façade.

Bay windows shall extend to the floor level and be visibly supported by brackets, or extend completely to the ground. Door and window shutters shall be sized to cover the window. No single sheet of glass visible from the street should be greater than 24 square feet in area. Multiple vertical windows may be grouped in the same horizontal opening provided they are separated by 4 inch minimum posts. Windows in wood-sheathed walls shall be surrounded with a 2 1/2" minimum, 8" maximum trim board applied flush with the wall surface.

Commercial Architectural Standards

Prototype T.1

Driveways and Walkways

Vehicle access to commercial lots shall be from alleys if they exist. Driveway cuts onto streets must be approved by the ARC. Driveways shall be a maximum of 20 feet wide, except to radius to the street. The City of Prineville requires a permit prior to creating the curb cut for any driveway. Driveway aprons 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. Refer to Setbacks in the IronHorse Prototype Section.

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. All repairs must be completed in a timely manner after the receipt of written notification from the IronHorse ARC.

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 ARC. No fixture shall glare onto adjacent properties. Colored lamps are prohibited. Pole lighting at parking lots and around the building should be of a height in scale with the building but not to exceed 20 feet in height. Walkway, landscape and all other decorative light fixtures are subject to ARC review and approval regarding their style, location, number and wattage.

Information regarding the design, number and location of all exterior lighting fixtures is required for ARC review and approval, including (but not limited to) exterior wall, pendant, architectural accent, parking lot, walkway, site and landscape lighting. Lighting submittals require legible drawings or 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.

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 p.m. daily and completely removed by January 31.

Exterior Walls and Trims

Exhibit D



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 one material shall change materials along horizontal lines, projecting bays, or other architectural features (see Exhibit D). 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 ARC 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 is approved. Board and batten type siding, heavy timber and log style buildings may be appropriate on some sites; however, they are subject to ARC review and approval.
- b. Brick, natural and cultured stone.
- c. Textured masonry block units are not to exceed eight inches in height.
- d. Stucco and synthetic stucco.
- e. Exposed cast-in-place concrete using dimensional wood form boards.

Prohibited Materials and Conditions:

- a. Unarticulated panel siding (e.g., T-1-11, plain plywood, sheet press board).
- b. Seams on sheet (plywood or pressboard type) products.

- c. Other similar quality, non-durable products.

Fences and Landscape/Retaining Walls

Fences and Landscape/Retaining Walls require specific review and approval from the ARC before they may be installed. A fence is defined as a structural, functional or ornamental barrier separating one 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; use #2 or better no-hole cedar or other ARC approved wood.
- e. Painted wrought iron
- f. Chain link (Prototype V6 & E2 only)

Some Fencing Considerations:

- a. Fences constructed with wood shall use wood wrapped steel posts. All fences shall be six (6) feet in height or less. Wood wrapped steel posts for fences may be higher than six (6) feet with ARC approval. Height shall be measured from the natural grade. "Natural grade" is defined as the site topography which exists at the time a lot is sold to the first owner by the project developer or builder; fill material subsequently brought to a site does not modify this original grade. The ARC will evaluate each condition on an individual basis.
- b. No tree, whether in a setback or on private property, shall be used for the attachment or support of any fence or privacy screen.
- c. Fences along alleys shall be at least 3' away from the pavement

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. Re-naturalize all areas disturbed by the construction of the building. Re-naturalizing includes:

- ☐ Planting native plant material
- ☐ Spreading mulch/pine needles/duff, covering bare earth
- ☐ Feathering transitions between truly native areas to the newly restored areas

Other Landscaping Considerations:

- a. Landscaping of the entire lot shall be in place prior to or at the time of building completion. The ARC may approve an extension for landscape completion due to inclement weather.
- b. The front and side setbacks along public Right of Way shall be landscaped. Underground irrigation is required unless xeriscape design is approved.
- c. Street tree species, number, size and location are to be determined by IronHorse Street Tree Guidelines for the area between the curb and sidewalk. This area also requires sod, or approved substitution, and underground irrigation. For Prototype T.I along Combs Flat Road, the right-of-way shall be concrete sidewalk with street trees and grates meeting IronHorse guidelines. At a minimum, all street trees shall be a minimum 2" caliper.
- d. In some situations the ARC may require an owner to plant trees and/or add contouring to a site to screen unsightly on-site elements from off-site vantage points.
- e. It shall be the responsibility of the building owner, when landscaping his property, to follow the landscape plan approved by the ARC.
- f. When appropriate, contiguous property owners should work together to create a continuous flow from one property to the next avoiding a straight line delineating property lines.

Irrigation Systems Requirements:

All irrigation systems must meet the following requirements:

- Automatic, underground irrigation systems are required for all landscaped areas in need of irrigation.
- All spray heads must be pressure-regulating.
- Provide a conduit in the foundation for irrigation control wires.

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 for Prototype T.I. 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 agents are strongly encouraged to minimize the massing and visual impact of the garage. The space between the top of the garage door(s) and the roof and/or the second floor plate line shall be kept to a minimum. No more than three feet is allowed above a garage door, measured to the top of the wall, without an architectural feature/element to visually break up the space.

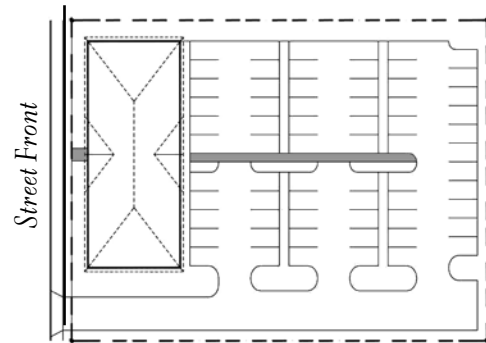
Parking and Screening

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

It shall be 5 feet wide, minimum. The walkway must be adjacent to a minimum 5 foot wide landscape strip, with trees planted 20 - 30 feet on center, depending on the tree crown diameter. When the walkway crosses a driveway, the walkway paving treatment shall be continuous. Refer to the Prototype Section regarding parking lot locations. If adjoining property owners choose to functionally connect their parking lots for shared parking, the landscaping requirements and number of spaces is subject to ARC and City of Prineville 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.

Primary Entrance

Exhibit E



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.

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 IronHorse. Wood shakes and shingles are prohibited. 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 IronHorse.

Low slope or flat 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. (See Prototype Section) In some locations where street frontage is required (0' - 5' front setbacks), low slope roofs behind parapets or false fronts may be required.

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

Signs

General Signage Information

- No offsite signage within IronHorse may be used without prior ARC review and approval.
- All signs must be professionally produced.
- Any signs which, in the sole judgment of the ARC, are deemed to be non-conforming will be removed and held by the ARC for 14 days, after which time they will be destroyed.
- 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 ARC will remove them. Political signs of a non-election nature are prohibited.
- f. All signs must meet City of Prineville 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 Prineville standards and shall be approved by the ARC.

Building Sign Allowance. Each building may install a total of 2 signs from the following types: Window 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 ARC.

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, except for the public events approved by the ARC

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 feet 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 feet.

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 inches. Maximum signboard width shall be 3 feet.

Monument Signs. One freestanding sign shall be permitted within 25 feet 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 inches.

Maximum signboard height at top edge or any supporting or decorative element shall be 6 feet. The maximum horizontal signboard width shall be 6 feet. 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 ARC.

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 (two 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 ARC for review and approval. These signs must be mounted so that the bottom of the sign is within 18 inches 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 twelve months from start of construction, whichever occurs first.

For Sale and For Lease Signage. One “For Sale” or one “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 feet by 4 feet. For large projects (e.g., containing more than one contiguous lot or parcel) builders/owners may use one 4-foot by 8-foot sign for each of two 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 inches of the surrounding grade. All signage must be well-maintained. All temporary signage must be submitted to the ARC for review and approval.

Special Event Signs

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

Windows, Glazing, Entrances, Door Frames, and Accessories

Storefront Design

Ground floor windows shall be provided on building facades facing the Frontage Zone. Darkly tinted windows and mirrored windows that block two-way visibility are prohibited as ground floor windows. Ground floor building facades must contain unobscured windows for at least 50 percent of the wall length at the ground floor along the frontage zone(s). Required windows shall allow views into lobbies or similar areas of activity, building entrances or merchandise type displays. Ground floor windowsills shall not be more than 3 feet above grade, except where interior floor levels prohibit such placement, in which case the ground floor windowsill shall not be more than 4 feet above the finished exterior grade. Opaque storefront panels may be used to screen storage rooms or other rooms that require total privacy.