

97-13436

✓ **CRESTRIDGE ESTATES**
HOMEOWNERS ASSOCIATION
 7654 NW Larch Drive
 Redmond, Oregon 97756

Dear Crestridge Owner:

Your Board of Directors and your Design & Review Committee thought it would be helpful if every owner had an "At A Glance" Building Requirements Guide. A quick reference to the requirements in our CC&Rs.

This is, of course, just the highlights to get you started. Please consult your 1992 CC&Rs for full details of building requirements.

Before any work is started on the lot, submit to Design and Review Committee:

- Two sets of house plans, including front, side and back elevations. Duplicate front elevations are strongly discouraged.
- Plot plan
- Exterior color scheme
- Exterior materials list (siding, roofing)

1. All power from the street to any structure on the lot must be underground.
2. One story home must be a minimum of 1,800 sq. ft. excluding garage, decks and porches.
3. Two story home must be a minimum of 2,000 sq. ft. excluding garage, decks and porches. The ground floor must total no less than 1,200 sq. ft.
4. All homes must have a three car garage. Garage doors must be at a 90 degree angle to the street.
5. Homes must be at least 150 feet back from the front lot line. There must be at least 50 feet from the back of the home to the back lot line. Homes must be at least 25 feet from the side lot lines.
6. Roofing material must be Arc 80 or better. Cedar shake is not permitted (fire hazard).
7. Exterior siding must be wood, wood/cement type lap siding or brick. (T-111 siding or bat & board siding is not allowed.)
8. Driveway entrance must be paved, at least 24 ft. wide, from the street to the front lot line or further.

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9. Exterior of outbuildings (RV garage, shop, pumphouse, etc.) must match existing home (siding, trim, color, roofing).

10. Owner is responsible for containment of all building debris including cement truck flushing. If cement trucks are flushed on any lot in the subdivision, other than the owner's lot where the cement is being poured, the owner will be billed for cleanup.

Pat A. Childs, Secretary

STATE OF OREGON,

County of Deschutes } ss.

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

BE IT REMEMBERED, That on this 21st day of April, 1997
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named Pat A Childs as Secretary of Crestridge
Estates Homeowners Association
known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that she executed the same freely and voluntarily.

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

Michelle Dains
Notary Public for Oregon.
My Commission expires 10/16/98



STATE OF OREGON)
COUNTY OF DESCHUTES) ss.