

A GUIDE FOR PLANNING YOUR PINEBROOK HOME
Restated October 1, 1991

As an aid to planning your home at Pinebrook, we have prepared this convenient reference for use by you, your architect, or your designer. It contains the pertinent parts of the "Design Committee Rules". This guide covers these key areas:

Section A	Submittal and Approval Procedure
Section B	Architectural Guidelines
Section C	Landscape Guidelines
Section D	Pertinent Extracts from the Declaration

SECTION A Submittal and Approval Procedure

All buildings and landscaping, including remodeling, paving, fencing, relandscaping, repainting, etc. must first be approved by the Design Committee as required by the Declaration of Covenants Conditions and Restrictions for Pinebrook Phase III (Lots). The orientation and location of houses on lots is to be reviewed and approved by the Design Committee. The intent is to keep all homes reasonably compatible with their natural surroundings and with each other. To expedite your plan approval and generally to save you time and money, we suggest submission of preliminary plans for approval before you proceed with final plans.

The owner must submit two sets of final plans and specifications in a form satisfactory to the Design Committee and receive approval, in writing, of final plans.

1. Preliminary Submittal:

(a) Accurately dimensioned Site Plan showing all:

- Structures, existing and proposed.
- Decks, Patios and Fences
- Roof Overhangs.
- Contour Lines.
- Existing Trees and Major Shrubs.
- Other Significant Natural Features.
- Proposed Tree Removal.
- General Landscaping Scheme.
- Proposed Grading and Drainage.
- Location of Nearest Structures, if any, on adjacent lots.
- Location of Utility Hookups.
- Parking Areas and Driveways.

(b) Floor Plans with datum point related to site plan and all exterior elevations with materials and colors indicated.

(c) On the site owner must:

- (1) Stake out the house on the site.
- (2) Relate a datum point to a floor elevation.
- (3) Designate, by a pole marker, the maximum roof height if there is any possibility of its affecting other homesites.

2. Final Submittal:

- (a) Item 1(a) of preliminary in final form.
- (b) Item 1(b) of preliminary in final form including working drawings and detailed specifications for all construction.
- (c) Final landscaping specifications.

SECTION B Architectural Guidelines

In keeping with the general concept of homes and buildings in Pinebrook, the following guidepoints will be considered by the Design Committee in approving building plans. It is realized that with passing time these general criteria may change in keeping with changes in building materials, methods of construction, and architectural concepts.

1. Privacy and views from all lots will be safeguarded to the extent reasonably possible. In lieu of arbitrary setbacks each lot will be considered by the Design Committee as having a clearly-defined "building area" with a designated primary view. All building activity including eave overhangs, decks, paved patios, and fences must be kept within this "building area."
2. All garages, carports or outbuildings must be constructed and finished generally with either the same or complementary material as the exterior of the home or as approved by the Design Committee, and must blend naturally with the neighborhood.
3. Roofs generally should have a minimum pitch of 4 in 12. From and after October 1, 1991, no new or replacement roof may be constructed of wood shakes or shingles unless approved in advance in writing by the Design Committee after being satisfied as to the fire retardant qualities of such shakes or shingles. Flat or other shaped roofs may be used when approved by the Design Committee and surfacing on these roofs shall be nonreflective materials covered in the surrounding earth tones or dark gray, brown or black. Other fire retardant roof coverings may be used on pitched or flat roofs when specifically approved by the Design Committee as long as the coverings

do not detract from the natural charm of the neighborhood. Exposed metal flashing or trim must be anodized or painted to blend with the exterior colors and be non-reflective. Corrugated plastics or tin materials are prohibited.

4. All exterior walls and fences must be of the same materials as the house or of materials complimentary to it or the land. Other materials may be used when specifically approved by the Design Committee and when compatible to the area. See attached Section 16 of Declaration.
5. The use of penetrating wood stains will be encouraged because of appearance and adaptability to temperature change. Paint, other than on trim or accent panels will be discouraged and will be approved only in unusual locations. All colors must be approved by the Design Committee. The following earth tone colors are approved:

Cuprinol-Intermix

SC 42-32
SC 52-122
SC 52-102
SC 72-42
SC 62-92
SC 42-22
SC 62-22
SC 32-122

Cuprinol Solid Color

Moss Green 52
Autumn Gold 32
Barn Brown 62
Forest Green 42
Winter Brown 72

Olympic Stain Solid Color

Coffee
Oxford Brown
Mahogany
Harvest Gold
Bronze
Avocado

Bayberry
New Bark
Cocoa
Butternut
Antique Brass
Green Gold

6. Abundant use of outdoor decks and patios, together with appropriate wind-breaks and patio roof covers, will be encouraged.
7. All construction, including homes, garages, carports, decks, patios, fencing must be located within the "buildable area" above set forth. The orientation, shape and location of homes and all other construction within the "buildable area" is to be reviewed by the Design Committee. The intent is to keep all homes reasonably compatible with natural surroundings and with each other.

In approving height, consideration will be given to surrounding trees and views from other property.

8. Phase III has a minimum square footage of 1400 square feet excepting Lot 7 Block 9 and Lot 6 Block 19 which 1100 square feet as established in the Declaration. Phase I and Phase II have 110 square feet minimums.
9. Home plans must provide for the fencing or screening of clothes lines, wood and outdoor storage, garbage cans, and trash areas from view from adjacent property and roads.
10. Each site plan for a single dwelling unit must provide at least two off-street parking spaces. Carports or garages, if provided, will count towards this requirement. Driveway widths will be limited in width to discourage parking in the "open space."
11. Basements, if desired, are permitted but owner should check ground water levels in some areas.
12. House numbers or other methods of identification will be determined by Deschutes County.
13. Approval by the Design Committee is for appearance and compatibility only. The owner is responsible for structural soundness and for adherence to State codes and other codes and standards, when and if adopted by Deschutes County.

SECTION C - Landscape Guidelines

PINEBROOK people are encouraged to be a part of the forest and meadow environment and relax and work with it. These guidelines will be helpful to you in evolving your plans.

1. Preserve the natural plant ecology of PINEBROOK to the greatest extent possible and to preclude the planting of trees, shrubs, grasses, ground covers and other vegetation thereon not normally indigenous to this area.
2. Don't remove from the lot any tree, shrub or other vegetation, without first obtaining the permission in writing of one member of the Design Committee.
3. Use of the following plant materials will be encouraged to supplement the natural forest: pine, fir, spruce, aspen, maple, dogwood, manzanita, and caenothus.

4. Seeding of "buildable" and "open" areas with meadow fescue, native grasses and wild flowers will be encouraged. City-type lawns are acceptable but discouraged.
5. See or plant all cut or fill slopes with natural cover early spring to avoid erosion and to insure plant health.
6. All grading and excavation scars shall be covered with pine needles, barkdust, or planted, or seeded. Use of wood chips will greatly increase fire hazard.
7. All necessary cut and fill surfaces shall be sculptural in form and contoured to blend into the natural undisturbed terrain.
8. Location of permanently placed yard furniture such as swings, picnic tables, barbecues, arbors, tree houses, etc. must be approved by the Design Committee.

SECTION D - Pertinent Extracts from the Declaration

Section 3. Specifications. Not more than one detached single-family dwelling not to exceed two stories in height, not more than one three car garage or carport, and not more than one accessory building incidental to residential use shall be constructed on any lot. Basements, which include daylight, split entry and split level types shall not be considered in determining the number of stories in the dwelling. Minimum square footage per single-family dwelling is 1400 square feet excluding the garage, unless unanimously approved by the Board of the Association. For Lot 7, Block 9 and Lot 6, Block 10 the minimum square footage is 1100 square feet.

Section 4. Set Backs. Set backs shall conform to governmental regulations with variances allowable when approved by the regulating body.

Section 5. Trees. All trees will be left standing, with the exception of those needing removal for the purpose of home construction.

Section 6. Painting. All buildings constructed on any portion of Pinebrook, excepting the portions of the whole thereof constructed or brick or stone, shall be painted both as to exterior and interior within five (5) months of the date of construction of the building is started and shall be periodically painted thereafter. The Board of Directors of Pinebrook Homeowners Association shall have the power to have the exterior painted and assess the owner for charges. Exterior colors must be earth tones approved by the Design Control Committee.

Section 7. Design Control. The Board of Directors of Pinebrook Homeowners Association shall appoint a Design Control Committee to ensure that buildings constructed at Pinebrook will be consistent with the overall plan and design motif for Pinebrook. Purchasers of lots within Pinebrook shall not construct or alter any improvement on their site until:

(a) The Owners have submitted to the Design Control Committee, two complete sets of plans and specifications therefore in form satisfactory to the Committee, showing (i) the size and dimensions of the improvement, (ii) the exterior design, (iii) the exterior scheme, (iv) the exact location of the improvement on the homesite, (v) the location of driveways and parking areas, (vi) the scheme for drainage and grading, and (vii) the landscaping arrangement; and

(b) Such plans and specifications have been approved in writing by the Committee and a copy of such plans and specifications as finally approved deposited for permanent record with the Committee.

7.1 Approval of said plans and specifications may be withheld, not only because of their noncompliance with any of the restrictions and conditions contained in this Declaration, but also because of the reasonable dissatisfaction of the Committee with the grading and drainage plan, the location of the structure on the homesite, the color scheme, the finish, design, proportions, shape, height, style, or appropriateness of shape, or type of roof proposed to be placed thereon or because of its reasonable judgment of the Committee, would render the proposed improvements inharmonious or out of keeping with Pinebrook's objectives or the improvements erected on other homesites in the immediate vicinity of the premises.

7.2 If within 20 days after their submission, the purchaser has not been notified in writing as to the acceptance of {or?} non-acceptance of the plans and specifications, then they shall be deemed to have been approved by the Committee.

7.3 The composition of the Design Control Committee shall be one licensed architect, one general contractor, one representative of the developer and a member of the Board of Directors of Pinebrook Homeowners Association. The licensed architect shall participate only when there is a conflict between the Committee and the applicant.

7.4 The Design Control Committee has prepared an architectural checklist setting forth the general plan and motif for Pinebrook. The checklist may be modified from time to time. Any modification will not become effective for 60 days so that the persons who are in the process of preparing plans will not be

retroactively required to meet the modifications so long as that plan is submitted to the running of the 60-day period.

Section 8. Lot Division. No lot shall be divided without the written consent of the Declarant or its heirs and assigns.

Section 9. Sewage. All dwellings shall have an individual sewage disposal system or sewer installed in compliance with the requirements of the State Sanitary Authority or health authority having jurisdiction.

Section 10. Cleanliness. Each parcel and its improvements shall be maintained in a clean and attractive condition in good repair and in such a fashion as not to create a fire hazard or visual pollution.

Section 11. Screening. All garbage, trash, cutting, refuse and garbage containers, fuel tanks, clotheslines and other service facilities shall be screened from view from neighboring parcels.

Section 12. Dumping. No parcel shall be used or maintained as a dumping ground for rubbish, trash, or garbage and other waste shall not be kept except in sanitary containers at all times. All equipment for the storage or disposal of such material shall be kept in clean and sanitary condition. No rubbish may be burned or buried on or near Pinebrook.

Section 13. Drilling or Mining. No oil drilling, oil development operation, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

Section 14. Mobile Homes. Mobile homes of any kind are not permitted on Pinebrook for residential purpose.

Section 15. Temporary Residence. No trailer, tent, shack or other building shall be constructed or placed upon any portion of any parcel to be used as a temporary or permanent residence. However, a small structure for use by a builder as his construction shack may be built or moved on for the duration of the construction period.

Section 16. Fences. No fence, wall or hedge in excess of forty-eight (48) inches in height shall be permitted to extend from the minimum front setback line of the house to the curb line of the street, and no fence, wall, hedge, or shrub planting which obstructs sign lines at elevations between two and one-half (2½)

feet and six (6) feet above the roadways shall be placed or permitted to remain on any corner lot.

Section 17. Signs. No commercial sign may be displayed to the public view from any parcel except a "For Sale," "For Rent" or one used by a builder to advertise that property during the construction and sales period. No sign shall be larger than five (5) square feet, other than that furnished by the subdividers or their agents. One non-commercial sign will be permitted for each building site. Text shall be limited to the owner's name and/or the name of the residence. Overall dimensions shall be the minimum required to present the text in letters not exceeding 4" in height.

Section 18. Public Utility Easement. The Declarant reserves the right to change, extend or close any streets or roads in Pinebrook or depicted on the plat of said Addition, and to cut new streets or roads; provided such changes shall not interfere with the ingress or egress to the property or any owner.

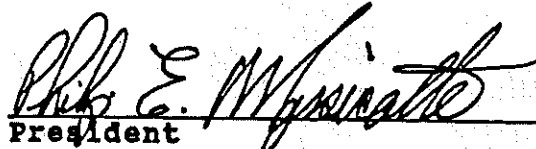
18.1 Easements and rights of way are hereby specifically reserved to the Declarant and the Association, their respective successors and assigns, for the erection, construction, operation and maintenance of roads, poles, trenches, wires and conduits for the transmission of electricity, heat, power, telephone, sewers, drains, water systems and for any other reasonable purpose, and any other method of conducting and performing any public or quasi-public utility service or function.

18.2 For the use, construction, development and maintenance of paths and trails, the Declaration, and the Association, their respective successors and assigns, reserve an easement and right of way over and upon each lot in Pinebrook five (5) feet of even width along those boundaries of each lot which are not adjacent to a public road.

18.3 Maintenance shall include the right to remove trees, limbs of trees, shrubs, flowers, undergrowth or other obstructions that endanger and interfere with said equipment, water flow and service. The owner or owner of lots upon said easements are located shall have the right to use at their own risk, the portions of the easement within their lots for gardens or other purposes not of a permanent nature which do not interfere with or threaten to interfere with the use of said easement for the purposes for which it is intended and reserved.

Section 19. Assessment. Each lot or parcel of land in Pinebrook excepting common areas shall be subject to its prorate share of the necessary costs and expenses incurred in providing labor, material or insurance for the operation or maintenance of roads, paths, bicycle paths, access easements, common recreational facilities and other common areas. These costs and expenses will

be part of the annual assessment which must be paid in advance in October for the following year. Each lot, tract or parcel of land benefitted by these expenses shall be subject to a lien in favor of the Declarant or the Association for the collection of these expenses and this lien shall be of the same kind and may be enforced as provided in ORS Chapter 94 in the Oregon Unit Ownership Law. See the Declaration of Covenants, Conditions and Restrictions (COMMON AREA) for additional restrictions relating to the common area. See Section 23.



President



Secretary