



***Timber Creek Homeowners Association***  
***P.O. Box 494***  
***Sisters, Oregon 97759***

## ***Building Guidelines***

### **Development Concept**

Nestled among towering ponderosa pines and scattered juniper, the Timber Creek neighborhood is defined by inspiring mountains and the bubbling waters of Whychus Creek. Homes are of Craftsman or Timber Frame style construction. Colors are muted. Views are protected. Minimal fencing is of common design and limited to privacy screening and utility service yards. Areas outside each lot's building envelope are considered open space. On-street parking is discouraged. Deer wander at will. Pets are restrained.

### **Procedures for Architectural Review and Building**

Owners and builders must obtain written approval from the Architectural Review Committee (ARC) before beginning work on new construction or any remodel affecting the exterior of a building. Approval is also required prior to making additions to existing buildings, installing landscaping, erecting fencing and privacy screens or making other improvements.

The role of the ARC is to ensure that all building within Timber Creek is appropriate to certain fundamental design concepts of our development. The following factors are of primary concern: craftsman or timber frame construction, prescribed scale, view, effect on other property owners, minimal disturbance of existing terrain and vegetation, location with respect to drainage and setbacks, and color selections. It is the intention of the ARC to foster consistent and attractive design and development concepts for our neighborhood over time.

Owners and builders must submit completed ARC applications together with stipulated application fees, building plans showing elevations, floor layouts, plus other specifications such as roofing, siding, windows, trim materials and exterior colors to obtain construction approval. Refer to the Timber Creek Homeowners Association website, [www.hoatimbercreek.com](http://www.hoatimbercreek.com), for application forms and other ARC requirements.

## **Building Guidelines**

1. Only single family residential homes may be built on each lot.
2. The floor area of constructed residences shall be not less than 1,400 square feet exclusive of porches and garages. Multi-story residences shall have a minimum of 700 square feet of living space on the ground floor.
3. All structures must maintain a minimum setback from front, side and rear of lot property lines in accordance with local municipal codes.
4. Building height shall be limited to 30 feet.
5. Each residence shall have one two car garage. Garages shall not exceed 1,000 square feet and shall be attached to the residence.
6. Driveways must be paved using concrete, asphalt or pavers.

## **Design Details**

1. Each home is to be finished in Timber Frame or Craftsman style, similar to homes illustrated in "Sample Home Design."
2. Roofing material must be dark colored (i.e. Onyx black) architectural composition shingles, finished with gable ends finished either (1) ridge glass on gable ends consistent with other properties in the development or (2) multi-layer fascia with drip edge.
3. The minimum pitch on the main roof areas is 6 in 12.
4. All structures must have wood or masonry horizontal siding. T-111 and similar materials are not allowed. Exterior paints and stains must be approved by the Architectural Review Committee.
5. Shakes and beveled wood are acceptable as accent features. Accent features may be stained.
6. A minimum of 10% of the home front elevation, excluding window, door and roof elevations, must be stone, rock or brick. Foundations must be sided if more than eight inches are exposed above ground.
7. The front door is to be stained wood of Craftsman design, similar to "Sample Doors" and approved by the Architectural Review Committee.
8. Garage doors shall have small glass panes in the top panel.
9. All exterior lighting must be screened downward and consistent with the City of Sisters "Dark Skies" requirements. Mercury vapor or similar type yard lights are not permitted.
10. Service Yard screening shall comply with the Fencing Guidelines.

## **Construction Rules**

1. During construction, the builder may have only one sign on the home site. Text and letters shall not exceed four inches in height. Subcontractor, lender, and supplier signs are not permitted. All signs shall be of professional design. Plastic or cardboard store bought signs are not permitted. Under no conditions may signs be mounted on or nailed to a tree. All signs must be removed upon completion of the construction project or at the direction of the Architectural Review Committee.
2. No unattended or unrestrained animals are allowed on the job site.
3. Portable toilets shall be provided for workers and placed discretely on the job site.
4. Building materials will be stored on the job site only.
5. No trash or construction debris will be allowed to accumulate at the site. Rubbish and garbage must be kept in a suitable container and removed from the premises on a weekly basis.
6. Property owners and builders must comply with all laws, regulations, and building codes of the State of Oregon, County of Deschutes, City of Sisters and other agencies relative to building construction, fire protection, public health and environmental issues.
7. Each contractor is responsible for the actions of his workers and of subcontractors working on the project.
8. Construction work hours will conform to the City of Sisters Nuisance Abatement and Noise Control regulations.
9. Dust and drainage from any phase of the construction process must be controlled so that it does not adversely affect neighboring properties.
10. Temporary structures, such as construction trailers and field office are to be located only where approved by the ARC and must be removed upon completion of construction. On-site storage modules and dumpsters may be used with ARC permission and are subject to City of Sisters and Deschutes County ordinances.
11. Construction crews may not park on or otherwise use sites, lots, open spaces, or common areas not part of the owner's building lot. Vehicles will be parked so they do not damage the natural landscape or block vehicle traffic.
12. All damage to the building lot or lots owned by others must be repaired or restored promptly at the expense of the person causing the damage, including but not limited to restoring grades, planting shrubs and trees and repairing streets, driveways, paths, drains, culverts, signs, lighting, and fencing. Upon completion of construction, the construction site shall be thoroughly cleaned.
13. The following practices are prohibited:
  - a. Cleaning contract tools and equipment in common areas, streets, or vacant sites.
  - b. Use of neighboring hose bibs for water supply without permission of the owner.
  - c. Use of neighboring electrical outlets without permission of the owner.
  - d. Removal of any rocks, trees, plant material, topsoil, or other similar items from any lots or common areas in Timber Creek.
  - e. Disposal of construction debris, excavation material, organic material on other lots or common areas of Timber Creek.
  - f. Smoking or careless disposition of cigarettes and other flammable material on the project area or vacant lot.
  - g. Damage or removal of any plant material not previously approved by the ARC.

## **Architectural Review Fees**

Following is a list of approved Architectural Review fees for various Timber Creek Homeowners Association construction projects. The fee covers costs of architects, engineers, inspectors and other services necessary to approve and monitor each project. Upon completion of the project and final approval by the ARC, the unexpended portion of the fee will be refunded.

1. New home plans: \$2,000.00
2. Existing home remodel: \$1,000.00
3. Landscaping: \$100.00
4. Changes to exterior paint color or roofing material: \$100.00
5. Other improvements, such as deck/patios, fencing, water features, hot tubs, walkways, driveways, and landscape lighting, etc.: \$100.00
6. Satellite TV antenna: None