

EXHIBIT E

SAHHALI SOUTH – ARCHITECTURAL FEES

This list of Architectural Fees is offered as a quick reference. Owners and potential owners are strongly advised to familiarize themselves with the Declaration of Covenants, Conditions and Restrictions of Sahhali South (CC&Rs) for specific information regarding many of the items on this list.

1. EXTERIOR IMPROVEMENTS THAT ARE PRE-APPROVED

These items do NOT require ARB approval and there is no fee:

Invisible fencing: For pets on the owner's property, invisible fencing cannot be placed any closer than 5' from the property line or in any area used for the on-lot portion of the STEP system.

Landscape maintenance: mowing, pruning, and planting vegetation from the approved plant list in the Sahhali South Landscape Guidelines, except trees and shrubs that will exceed six feet in height at maturity.

External security system components (i.e., remote cameras, driveway motion sensors)

Adding small areas of ground cover (i.e., plants from the suggested Plant Guidelines sheet, bark dust, pea-gravel, accent rock) Note: Large areas of non-living ground cover are not allowed.

Living unit elements: replace or repair with the **exact** same style, material and color as the original: siding, shingles, roofing, exterior light fixtures, gutters, windows, skylights, decks. Note: Any change in style, material, size, or color must be approved by the ARB.

Yard and Property Elements: repair or replace with the **exact** same style, material and color as the original: fence slats, fire pit bricks, retaining wall stones, handrails, gates. Note: Any change in style, material, size, or color must be approved by the ARB

Storm shutters, screens, storm doors: if similar to those on other homes in the development and if non-reflective

Roof mounted solar panels

Routine trimming and shaping of trees and shrubs

2. EXTERIOR IMPROVEMENTS THAT REQUIRE ARB APPROVAL:

The following exterior improvements require prior approval by the ARB. There is a \$25 charge for applying for approval for any of these proposed improvements. If submitted at the same time, items on this list can be bundled for the same \$25 fee.

- Yard art
- Pergolas, covered patios, trellises, gates

- Outdoor lighting – Sahhali South subscribes to the Dark Sky philosophy (www.darksky.org). Light only where you need it, when you need it, in the amount needed, and no more. Exterior lighting is restricted and can be a finable nuisance. All lighting should have a clear purpose and should be designed to impact the area as little as possible, including neighbors, wildlife and the environment. Light should be directed only to where it is needed and should be no brighter than necessary. Lighting should be controlled on timers or motion detectors to ensure that it is available when needed, dimmed when possible, and turned off when not needed. Use warmer color lights when possible.
- Temporary play equipment (swings, trampolines, etc.)
- Siding, trim, shingles, gutters, windows, shutters, garage doors, skylights (if not **exactly** like what is currently on house)
- Paint color or stain color (if not **exactly** like what is currently on house)
- Propane fire pits and outdoor fireplaces
- Trees: removal, planting, or significant limbing of trees over 6' high
- Hedges
- Hot tubs, spas, hot tub pads, water features
- Trash enclosures (see CC&Rs Section 10.8.1)
- Electric charging stations (must meet Tillamook County requirements)
- Weather stations and weather vanes
- Any improvements made within the Common area

The following exterior improvements require prior approval by the ARB. There is a \$50 charge for applying for approval for each of these proposed improvements. If submitted at the same time, items on this list can be bundled for the same \$50 fee.

- Heat pumps, generators, heat exchange units, air conditioning units (must be screened from view and may not exceed 74 decibels at start-up)
- Ground mounted solar panels
- Roofing (if not **exactly** like what is currently on house)
- Sheds and outdoor storage containers
- Satellite dishes
- Fencing (if not **exactly** like what is currently on the property) [See CC&R Section 10.11]
- Screening for propane tanks, hot tubs, spas, garbage enclosures (if not **exactly** like what is currently on property)
- Decks and deck work (including deck covers and railings) (if not **exactly** like what is currently on the house)
- Retaining walls [see section at end on refundable damage deposits]
- Driveways [see section at end on refundable damage deposits]
- Paved surfaces (including driveways, walkways, patios, parking areas) – Excessive areas of impervious surface will not be allowed. The use of pervious asphalt, grasscrete and similar products is strongly encouraged when installed on pervious soils.
- Steps and stairs

3. ITEMS NOT ALLOWED

- Permanent play equipment
- Flag poles
- Playhouses
- Outdoor dog houses, kennels, dog runs
- Indoor and outdoor wood burning or pellet burning fireplaces or stoves
- Woodpiles
- Outdoor drying lines
- Visible electric charging stations
- Large antennas

4. NEW HOUSE CONSTRUCTION

- Refer to the Application for Architectural Review for current requirements and fees.

REFUNDABLE DAMAGE DEPOSITS

In addition to submitting plans and a check for the listed fees, a second check for a refundable damage deposit must be received before the ARB will begin action. Refer to the Application for Architectural Review for current refundable damage deposits. The refundable damage deposit will be used for things such as, but not limited to, damage to roads, curbs, driveways, landscaping, septic system; failure to dispose of construction debris and garbage on a regular basis at the construction site. Use of the refundable damage deposit is at the sole discretion of the ARB.

DURATION OF APPROVAL

All approvals for projects other than new house construction and associated landscaping shall be valid for 2 years from the date the decision is issued by the ARB and the approval shall lapse unless the project is completed within the validity period.