

**RULES AND REGULATIONS
OF
SAHHALI SOUTH HOMEOWNERS ASSOCIATION
Adopted December 2022 & Amended December 2023**

The Board of Directors (“Board”) of Sahlali South Homeowners Association (“Association”) has adopted the following rules, regulations, fines, and fees concerning use of the Property. These may be amended from time to time, with delivery of the amended version to Owners.

NON-PAYMENT OF ASSOCIATION DUES AND ASSOCIATED PENALTIES

Dues are considered late if not received within 30 calendar days of the invoice date. Thirty (30) calendar days following the invoice date is called the due date.

- 1) Dues arriving 31-60 days after the due date will be assessed a \$50.00 late fee.
- 2) Dues arriving 61-90 days after the invoice date will be assessed an additional \$100.00 late fee.
- 3) Dues arriving 91+ days after the due date will cause the Association to record a lien against the property until the assessment is paid in full.

STEP SYSTEM GUIDELINES

The domestic sanitary sewer system for the development is a private system. The system is permitted by DEQ. The permit allows for a maximum peak flow discharge of 17,400 gallons per day. This equates to 300 gallons per day per lot. All alarms for all onsite tank systems are set to this maximum. If the number of gallons per day is exceeded, the alarms will go off. This is particularly an issue if the home is used as a rental. If a lot exceeds the allotted flow per day and the alarms go off the lot owner will be charged for the service call to turn off, reset or repair the onsite system so the alarm stops. Guidelines for appropriate use of the STEP system are attached to this document.

LANDSCAPING

Each homeowner is responsible for his/her landscape maintenance whether the home is occupied full time or not. Any homeowner(s) failing to maintain their lot will be contacted by the HOA and if the situation is not rectified in a timely manner, the HOA may at its own discretion have the maintenance performed and require the homeowner to reimburse the HOA for the cost to rectify the situation.

Owners and Occupants shall keep all parts of their respective Lots in a clean and sanitary condition, free of any accumulation of rubbish, refuse, or garbage and shall not cause any accumulation of rubbish, refuse, or garbage on any other part of the Property. Owners and Occupants shall place all their rubbish, refuse, and garbage inside disposal containers. Such containers are not allowed to be outside of the building footprint except for garbage collection days.

LIMITATIONS ON USE

No Owner shall make or permit any use of such Owner’s Lot or of the Common Property that will increase the cost of insurance on the Common Property.

BURN BAN

No owner, renter, occupant, or guest shall build, ignite, or maintain any fire on their property fueled in whole or in part by liquid accelerants, wood, wood pellets, waste, leaves, or other yard waste, charcoal, coal, or trash or allow the same to be done thereon. Owners in violation may be fined up to \$750 per occurrence. This

prohibition shall not be construed to prohibit the use of propane or butane as a primary fuel source for outdoor firepits, fireplaces, barbecues, patio heaters, or smokers. This regulation becomes effective immediately upon its adoption and applies to outdoor wood or pellet burning installations or facilities which pre-exist the adoption of this regulation. *[Board approved adoption of this Burn Ban language 12/09/2023].*

FIREWORKS

Given the fire danger and the potential harm to people, pets, wild animals, and structures, the discharge of any fireworks is illegal year-round in Sahhali South, including but not limited to firecrackers, sparklers, cone fountains, skyrocket and missiles, bottle rockets, helicopters and aerial spinners, smoke devices, roman candles, wheels, ground spinners, mines, mortars, and shells such as M-80's and M-100's. The Board of Directors can levy fines up to \$750 per occurrence to homeowners if they, their renters, occupants, or guests discharge any fireworks on their Lot or any Common Property.

UNAUTHORIZED DEVELOPMENT AND ASSOCIATED PENALTIES

Owners who choose to ignore the Bylaws, Rules and Regulations, or Covenants, Conditions & Restrictions (CC&R's) of the community when developing their lot(s) will face penalties. The Association will assess the following fines for failure to follow the development guidelines:

- 1) \$1,000 per lot for beginning development on any lot prior to submission and written approval of a complete ARB application.
- 2) \$500 per tree removed prior to submission and written approval of a complete ARB application.
- 3) \$100 per day per lot for each day from the beginning of unauthorized development to receipt by the board of a complete ARB application.

SUBMITTING APPLICATIONS TO THE ARCHITECTURAL REVIEW BOARD

Owners must submit a complete application to the Architectural Review Board ("ARB") and must receive written approval from the ARB prior to beginning any development on their lot(s). The board has adopted the documents attached as Exhibits A through F to aid in the preparation and review of the applications.

EXHIBITS

| | |
|-----------|--|
| Exhibit A | Letter to Owners Interested in Building a New Home |
| Exhibit B | Homeowners Checklist for New Construction |
| Exhibit C | Construction Guidelines |
| Exhibit D | Plan Review Checklist |
| Exhibit E | Architectural Fees Documents |
| Exhibit F | Application for Architectural Review |

ARCHITECTURAL APPROVAL & DEVELOPMENT DEADLINE

After receiving Approval or Conditional Approval issued by the Architectural Review Board for new house construction and associated landscaping, work must start within 3 years and must be completed within 5 years. If work is not completed within 5 years, owners can apply for an extension from the ARB for an additional \$50 fee.

NONCOMPLIANCE WITH THESE REGULATIONS

The Architectural Review Board, the Board of Directors, as well as other owners in the community will monitor compliance with these regulations. All violations will be reported to the Board of Directors and owners and/or contractors will be notified if there is a violation and expected to correct infractions immediately. Failure to correct a violation can result in a fine of \$100 per day. Further violations of the same rule or flagrant violations of these regulations will be fined at \$300 per day. All fines will be taken from the refundable damage deposit *Sahhali South HOA Rules & Regulations*

collected from the owner prior to beginning construction. In the event the refundable damage deposit doesn't cover the total charge, owners will be charged directly for the remaining amount.

If the Association is obliged to arrange for cleanup or repairs, the owner will be charged for the actual costs plus 15%.

Questions about these guidelines may be directed to the Association's Secretary.

EXHIBIT A

Date:

Dear Owner(s),

Thank you for your interest in building in the Sahhali South community! In an effort to keep our neighborhood a desirable, cohesive, yet unique development, our Architectural Review Board (ARB) will review your development proposal.

Enclosed, please find the following documents:

1. Application for Architectural Review
2. ARB Plan Review Checklist
3. Sahhali South Architectural Fees
4. Construction Guidelines
5. Landscaping Guidelines
6. Homeowner Checklist for New Construction

We recommend that you share these materials with your architect and builder when you begin the design process. In addition, we strongly advise that you, your architect, and your builder carefully review the Sahhali South CC&Rs at the beginning of this process. The documents above require you to provide a narrative of how the design of your home meets our various CC&R requirements.

Please submit your plans to the ARB for review and approval before submitting them to Tillamook County for permits. **You are required to have ARB approval before site preparation or building can begin.**

The ARB will not act on applications from owners who are not current in payment of HOA dues, assessments, late charges, fines, and interest levied by the Board.

Please submit the Application for Architectural Review, the ARB Plan Review Checklist, and a copy of the signed Construction Guidelines, along with your plans and specifications. It is preferred that all required documents be sent electronically and at the same time to plundeen@sycan.com.

Additionally, owners are required to submit a check for the review of these documents (see Sahhali South Architectural Fees sheet) as well as a check for the refundable damage deposit to: SSHOA, LLC and mail them to 840 Beltline Road, Suite 202, Springfield, OR 97477 Atten: Aubree Nash.

After your application has been submitted, the ARB has 45 days to render a decision, or if additional information is requested by the ARB, a decision will be rendered within 45 days of receipt of the additional information.

If you have any questions, please contact _____ at _____ . Thank you for your participation and welcome to Sahhali South!

Sincerely,

The Architectural Review Board

12/15/2022 3:53 PM

EXHIBIT B

Sahhali South

Homeowners Checklist for New Construction

Submittal Requirements:

- Completed "Application for Architectural Review"
- Completed "ARB Plan Review Checklist"
- Copy of "Construction Guidelines" signed by owner
- Non-refundable ARB Review Fee (see "Sahhali South – Architectural Fees" for amount)
- Refundable Damage Deposit (\$5,000)

Please submit files electronically to this ARB email address: plundeen@syacan.com

Make out checks to "SSHOA, LLC" and mail to: 840 Beltline Road, Suite 202, Springfield, OR 97477 Attn: Aubree Nash

Construction Plans and Supporting Documentation:

The items listed below are intended to serve as a guide in preparing an application for review by the ARB for compliance with Sahhali South CC&Rs and other governing documents. Additional information may be requested if further clarification is needed during review.

Site Plan

- Site plan with an outline of required front, rear, and side setbacks from the property lines. Include the footprint of the structure and give all distances from the structure to the setback lines. If applicable, include proposed retaining walls and/or fence locations, including dimensions (height and elevations). The property lines should be clearly indicated as well as the paved street, including distance from the curb or edge of pavement to the property line. Show easements, if any.
- Include the outline of the proposed driveway, including dimensions.
- Identify the location of exterior HVAC equipment, generator, propane tank, and hot tub, if applicable, and the associated screening.

___ Plans, including building envelope and elevations

- Exterior elevation drawings illustrating roof configuration, window and door placement, equipment and service area locations (e.g. HVAC, generator, propane tank, etc.), retaining walls and/or fencing.
- Identify location of external electrical power meter.
- Foundation plan, including any proposed retaining walls.
- Floor plan for each level, including lengths of each exterior wall segment. Indicate square footage per level.
- Elevation drawing of the uphill side of the structure. Include labeled lines that represent both existing and finished grades (if different). Identify the highest point of the structure and give the total structure height relative to average of the natural existing ground contour (give calculated average elevation) on the uphill side of the structure.

___ Trees

- Please identify on the site plan the location of any key trees (e.g. large Sitka spruce). Indicate those that will remain and those to be removed for house construction and/or view purposes.

___ STEP System Plans

- STEP system design site plan (to include location of tanks, pipe for connection to existing community main line, risers, control panel on site plan in relation to house footprint)

___ Landscape Plan, with defined plant types, size and location

- A complete landscape plan may be deferred as a separate submittal.
- If, however, there are any hardscape elements (e.g. retaining walls) they must be considered and approved together with the house application. As it would relate to mitigation of visual impact of proposed retaining walls, specific landscaping may be required at this time.
- If a fence is proposed as part of the complete landscape plan, include plantings that will mitigate the visual impact of the fence structure.
- Complete landscaping plans with plant species and mature growth height defined (see Landscape Guidelines)

___ Drainage plans

- Drainage plans for home, garage, impervious surfaces, and retaining walls and footings. Identify any pavement or pervious asphalt and include square footage.

__ Exterior lighting plan and material description

- Note that Sahhali South subscribes to the Dark Sky philosophy (www.darksky.org)

__ Geotechnical Report (if applicable)

__ Materials

- Provide Design and Materials sheet. Please include exterior finishes (siding, trim, doors/garage doors, roofing, gutters, deck). It is helpful to have the actual product/color images or photo examples. 3D renderings are extremely helpful. Please indicate the composition of driveway and any proposed walkways. Specific product models and information should also be included.

Submittal of Documents: All required elements for new house construction must be submitted at one time. Electronic submittals are preferred. The ARB will not act on plans without all the elements required to render a decision.

Post Approval Requirements:

__ Email acknowledgement from owner of Approval Letter from ARB within 5 business days of receipt. (Approval Letter may include specific conditions.)

__ "Construction Guidelines" signed by owner and contractor before start of any build or site preparation.

__ Approval Letter from ARB should be available on site during the project

EXHIBIT C

CONSTRUCTION GUIDELINES

SAHHALI SOUTH HOMEOWNERS ASSOCIATION

Contractors and subcontractors working at Sahhali South are expected to maintain the highest level of professionalism when working in the community. Whether building a new home or working on a home for an owner, or in any of the common areas for the Association, the community expects contractors and subcontractors to abide by the following rules:

- 1) **CLEAN WORKSITE.** Contractors and subcontractors must maintain a clean worksite at all times. Sahhali's coastal winds blow construction and personal trash across the community if garbage, materials, and supplies are not properly monitored and contained. Contractors and subcontractors are expected to keep one or more trash dumpsters with heavy latching lids on site and are expected to conduct a DAILY cleanup of the building site. Dumpsters are not allowed on the paved roads but must be kept behind the curb or edge of pavement on the property under construction.
- 2) **TEMPORARY LIVING.** Staying overnight at the construction site is not allowed. Living in RV's, trailers, campers, storage containers, tents and any other form of habitation during construction is strictly prohibited. Habitation of a home is not allowed prior to the home receiving an occupancy permit from Tillamook County.
- 3) **CONSTRUCTION HOURS.** Construction work is limited – whether indoors or outdoors – to the hours of 7:00am to 7:00pm.
- 4) **SPEED LIMIT.** The speed limit throughout the community is 20mph.
- 5) **PETS.** Only owners' pets are allowed on site.
- 6) **NOISE.** Music, non-musical media, radio programs, or any sounds played from cars, radios, or any other device on site are to be kept at a low volume. A low volume means the sound cannot be heard from more than 25 feet away.
- 7) **DUMPING.** No dumping of ANY material at ANY time. All concrete, sand, fill dirt, wood, rock, brick and all other "left over" building materials are to be hauled away at the conclusion of the project, or at the conclusion of the subcontractor's portion of the project. Dumping and cleanout of concrete mixers anywhere on site or in the street is strictly prohibited. If the Association must perform any cleanup of this nature, the full expense, plus 15%, will be taken from the damage deposit collected from the owner prior to construction.

- 8) **CLEAN STREETS AND DRAINS.** Contractors or owners are expected to clean up any dirt or debris that gets tracked or deposited into the streets or drains during construction. This is to be done on an as needed basis.

- 9) **PORTA-POTTIES.** All portable toilet facilities must be securely anchored to prevent movement/displacement by the wind. They must be emptied when needed.

- 10) **WORKSITE ACCESS.** Access to the worksite is restricted to the lot's street frontage or other legal easements. Access to the worksite through other people's property is prohibited unless properly authorized in advance.

- 11) **DAMAGE REPAIR.** If any damage occurs to roads, curbs, signs, driveways, landscaping, septic system components, or any other structures, and the contractor or subcontractor fails to pay for repairs, the expense, plus 15%, will be taken from the damage deposit collected from the owner prior to construction.

The Architectural Review Board, the Board of Directors, as well as other owners in the community will monitor compliance with these regulations. All violations will be reported to the Board of Directors and owners and/or contractors will be notified if there is a violation and expected to correct infractions immediately. Failure to correct a violation can result in a fine of \$100 per day. Further violations of the same rule or flagrant violations of these regulations will be fined at \$300 per day. All fines will be taken from the refundable damage deposit collected from the owner prior to beginning construction. In the event the refundable damage deposit doesn't cover the total charge, owners will be charged directly for the remaining amount.

If the Association is obliged to arrange for cleanup or repairs, the owner will be charged for the actual costs plus 15%.

I have read and understand the Construction Guidelines.

Owner _____ Date _____

Contractor _____ Date _____

EXHIBIT D

SAHHALI SOUTH

Architectural Review Board

Plan Review Checklist

This checklist is intended as an aid to applicants and their architects in preparing a complete application and as an aid to the Architectural Review Board in evaluating applications. This form does not supersede or replace the requirements of the Covenants, Conditions and Restrictions of Sahhali South Homeowners Association, the Bylaws, or Rules and Regulations. Applicants are responsible for review of and compliance with the above documents.

Date: _____

Lot # _____

SETBACKS

These setback provisions apply to all lots, with the exception of Lot 50. See Section 10.13.2 in the CC&Rs for setback provisions for Lot 50.

For all living units, not closer than 20 feet to the front and rear lot lines, not closer than 10 feet to a side lot line (unless attached to an adjacent unit as permitted in Section 10.3.1 of the CC&Rs), and not closer than 15 feet on the street side-line of a corner lot.

Comments: _____

Open porches, decks, balconies, and hot tubs for all living units are not permitted to extend closer than 10 feet to a side lot line.

Comments: _____

Eaves for all living units may extend 5 feet into the front and rear setbacks and are not permitted to extend closer than 5 feet to a side lot line.

Comments: _____

Steps attached to or built immediately adjacent to all living units are not permitted to extend closer than 5 feet to a side lot line.

Comments: _____

Propane tanks, HVAC units, and generators for all living units may be installed within the 10-foot setback from the side lot line, but shall not be permitted to extend closer than 5 feet to the side lot line.

Comments: _____

Lot specific setbacks from embankment: Lots 38 & 39 (50'); Lots 36 & 37 (40'); Lots 34 & 35 (30')

Comments: _____

SQUARE FOOTAGE

Minimum of 1,400 for single story, 1,800 for two-story or one-story with daylight basement.

Comments: _____

HEIGHT

Structure height less than 30 feet from highest point (exclusive of chimneys and flues) to the average natural ground elevation on the uphill side of the structure. Must comply with Tillamook County restrictions.

Comments: _____

Lots 28 through 39, 48A and 48B, and 51 and 52 shall have a maximum building height of 24 feet.

Comments: _____

FOUNDATION

Full concrete, masonry or concrete or wooden piers and piling foundations as approved by Tillamook County and designed to accommodate the terrain.

Comments: _____

EXTERIOR WALLS

Minimum of 25% shakes on front and/or sides (cedar or fiber cement shakes such as Hardie)

Comments: _____

EXTERIOR

Design of building reasonably harmonizes with buildings on other lots.

Comments:

Materials reasonably harmonious with nearby residences.

Comments:

Not a mobile home or factory-built home.

Comments:

Exterior painted or stained with two (2) coats of stain, preservative, or paint. The primary color tone shall blend with the natural environment. Bright, unnatural exterior colors are prohibited, except for limited use as trim and accent panels. Exceptions may be made for natural concrete walls.

Comments:

Will withstand coastal environmental conditions including high winds, steep sites, heavy rainfall, and high level of erosion, including protection of coastal flora on the properties.

Comments:

ACCESSORY BUILDINGS

Lots 1-5 on the north side of the main entrance may have accessory buildings if they are not visible from the private main entrance road, Sahlali Drive.

Comments:

LIGHTING

Sahlali South subscribes to the five principles for responsible outdoor lighting espoused by Dark Sky philosophy (www.darksky.org). Light only where you need it, when you need it, in the amount needed, and no more.

Comments:

FENCES, WALLS & HEDGES

Do not exceed six feet in height.

Comments:

Similar materials and style as existing fencing in Sahhali South.

Comments:

Side yard fences for all living units do not project beyond front walls, or 25 feet beyond rear walls.

Comments:

Fencing for hot tubs may be installed up to the 10-foot setback line but shall not be permitted to extend closer than 10 feet to a side lot line.

Comments:

Fencing, screening, walls, or hedges for propane tanks, HVAC units, and generators may be installed within the 10-foot setback but are not permitted to extend closer than 5 feet to the side lot line.

Comments:

SCREENING

Propane tanks, HVAC units, and generators screened from view of neighboring units and common areas in a manner approved by the ARB. (Garbage and yard waste, and their containers; clotheslines; trailers and RVs are not allowed.)

Comments:

FIREPLACES

No indoor or outdoor wood or pellet burning fireplaces/stoves.

Comments:

GARAGE AND PARKING

Detached living units must provide a garage sufficient for a minimum of two vehicles. Attached living units must provide a garage for at least one vehicle for each living unit. At least one garage space must be available for vehicle parking for all living units. Parking space must be provided for all vehicles of owners, occupants, and guests on residential lot. (Parking along the common roadway is restricted.)

Comments:

ROOF

Gabled or sloped rooflines are preferred.

Comments:

LANDSCAPING

Will withstand coastal environmental conditions including high winds, steep sites, heavy rainfall, and potential erosion.

Comments:

Removal and planting of plants in/around Common Areas prohibited, unless written approval received in advance from Architectural Review Board

Comments:

Provides for the protection of existing coastal flora on the property.

Comments:

Ground cover: Excessive use of non-living ground cover, such as bark, pea gravel, and rocks will not be allowed.

Comments:

Guidelines/Recommendations: Landscaping layout should be treated in a casual, fluid manner. Lawn edges should be serpentine rather than straight and square-cornered. Formal regimented planting arrangements are strongly discouraged. Shrubs, trees and other plant materials should be arranged in groupings, rather than in straight rows.

Comments:

Guidelines/Recommendations: Proposed plants are included in Exhibit E, Recommended Plant List in the CC&Rs.

Comments:

SIGHT LINES

No hedge, shrub or tree that obstructs sight lines at elevations between two and six feet above the roadways in the Vision Clearance Triangle.

Vision Clearance Triangle:

- 1) On a corner lot, by the street property lines and a straight line connecting them at points 25 feet from the intersections of the street property lines extended.
- 2) At a driveway by the street property line and the edge of the driveway and a straight line connecting them at points 15 feet from the intersection of the street and the driveway.

Comments: _____

ADDITIONAL NOTES AND COMMENTS

Disclaimer: This form is for the convenience of the Architectural Review Board only and does not imply plan approval by the ARB or other agencies.

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 Sahlali 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 Sahlali 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 propane outdoor fireplaces
- Trees: removal, planting, or significant limbing of trees over 6' high
- Hedges
- Hot tubs, spas, hot tub pads, water features
- 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)
- Accessory buildings on Lots 1-5 of Sahhali North as allowed by Section 10.3.1
- Satellite dishes
- Fencing (if not **exactly** like what is currently on the property) [See CC&R Section 10.11]
- Screening for propane tanks, HVAC units, generators, hot tubs, spas (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
- Outdoor refuse, garbage and trash enclosures

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.

APPEALS PROCESS

The decisions of the ARB are subject to appeal by any interested owner, as set forth in Section 11.5 of the CC&Rs. Appeals must be made within thirty (30) days of the decision by the ARB. The appeal fee, which must be submitted at the time the appeal is made in writing and filed with the Secretary of the Association, is 50% of the cost of the required fee that was paid when the original application was submitted to the ARB. Checks must be made out to "SSHOA, LLC" and mailed to: 840 Beltline Road, Suite 202, Springfield, OR 97477 Attn: Aubree Nash, prior to processing an appeal.

EXHIBIT F

**SAHHALI SOUTH HOMEOWNERS ASSOCIATION
APPLICATION FOR ARCHITECTURAL REVIEW**

(THIS PORTION TO BE COMPLETED BY OWNER)

DATE OF APPLICATION: _____ LOT #: _____

NAME OF OWNER(S): _____

PHONE: _____ FAX: _____

E-MAIL ADDRESS: _____

MAILING ADDRESS: _____

Street City State Zip Code

DEVELOPMENT PROPOSAL(S):

The fees described below may be changed by the Architectural Review Board from time to time. Please verify the current fee structure prior to submitting for review.

IN ORDER FOR AN APPLICATION TO BE DEEMED COMPLETE AND ACCEPTED FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION, THE FOLLOWING MUST BE ATTACHED: (Checks should be made out to SSHOA, LLC [Sahhali South Homeowners Association, LLC] and mailed to 840 Beltline Road, Suite 202, Springfield, OR 97477 Atten: Aubree Nash)

PLEASE CHECK THE ITEMS YOU ARE SUBMITTING WITH THIS APPLICATION:

REQUIRED FEE \$1,500 - House Plans Only

REQUIRED FEE \$500 - Landscape Plans Only (This includes landscaping plans for an entire yard or major sections of a yard, i.e. front yard, side yard, back yard, that include items such as terracing, building retaining walls, and extensive new plantings.)

REQUIRED FEE \$1,750 - House and Landscape Plans Together

REQUIRED FEE \$500 – If submitting a pre-designed house plan listed on the Sahhali South website

REQUIRED FEE \$750 – If submitting a pre-designed house plan listed on the Sahhali South website and landscape plan together

December 9, 2022

REQUIRED FEE \$500 – Variance requests

REQUIRED FEE \$5,000 - Refundable Damage Deposit for New House Construction*

REQUIRED FEE \$2,000 - Refundable Damage Deposit for Major House Remodeling Project*

REQUIRED FEE \$1,000 - Refundable Damage Deposit for Reconstruction of Driveways and Construction of Retaining Walls*

SITE PLAN – Building Footprint, Setbacks, Sanitary Sewer Connections, etc.

BUILDING ELEVATIONS – Indicating Height and Materials Specifications

VARIANCE REQUEST

PLAN REVIEW CHECKLIST

OTHER:

After receiving Approval or Conditional Approval issued by the Architectural Review Board for new house construction, work must start within 3 years and must be completed within 5 years. If work is not completed within 5 years, owners can apply for an extension from the ARB for an additional \$50 fee.

*A separate check for a Refundable Damage Deposit must be submitted with this application. It should be made out to *SSHOA, LLC [Sahhali South Homeowners Association, LLC]* and mailed to *840 Beltline Road, Suite 202, Springfield, OR 97477 Atten: Aubree Nash.*

- This deposit will be used for things such as, but not limited to, damage to roads, curbs, driveways, landscaping, neighboring property, 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.