

## 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@sycan.com](mailto:plundeen@sycan.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](http://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