

**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:

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Materials reasonably harmonious with nearby residences.

Comments:

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Not a mobile home or factory-built home.

Comments:

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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:

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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:

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**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:

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**LIGHTING**

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

Comments:

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**FENCES, WALLS & HEDGES**

Do not exceed six feet in height.

Comments:

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Similar materials and style as existing fencing in Sahhali South.

Comments:

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

Comments:

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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:

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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:

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**LANDSCAPING**

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

Comments:

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

Comments:

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

Comments:

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

Comments:

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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:

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

Comments:

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**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: \_\_\_\_\_  
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**ADDITIONAL NOTES AND COMMENTS**

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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.