

WILD RIVER OWNERS ASSOCIATION

53525 Wild River Way
La Pine, OR 97739

ARCHITECTURAL REVIEW COMMITTEE GUIDELINES
FOR NEW CONSTRUCTION, REMODELING, LOT IMPROVEMENT

All requests for approval of new construction, remodel, lot improvement, or alteration of existing structure must be in writing. Written application for approvals are to be submitted on WROA/ARC forms as follows:

New construction: Form 5A

Remodel, modifications and changes: Forms 5A and 5B

Application form(s) must be accompanied by an accurate plot map, on 8 ½” x 11” (or larger) paper, illustrating the proposed location of the intended new construction or improvement(s). For new construction, one set of blueprints or plans shall be included. Plans will remain in the possession of the WROA/ARC.

Site plans and house plans should be submitted for approval to the ARC prior to being submitted to Deschutes County for plan review and approval. This application priority process is recommended because the WROA maintains minimum standards for new construction which exceed those required by the County. There is no fee associated with re-submission of plans to the ARC, however in most cases the County will assess additional fees for re-submission of plans.

Fees are required for new construction and remodel applications. Fees must be submitted in the form of a check at the time of application, attached to the appropriate application form. The fee schedule is as follows:

New construction: \$400

Remodel: \$200

General contractors are required to provide a copy of the contractor and subcontractor licenses along with proof of insurance to the ARC. If this information is unavailable at the time of application, it should be submitted to the ARC as soon as possible, and in all cases prior to initiation of construction.

The ARC will submit consent or rejection in written form within thirty (30) days of receipt of the application and accompanying materials.

All applications and materials are to be submitted by mail to the following address:

WROA/ARC
53525 Wild River Way
La Pine, OR 97739

Minimum Requirements for Ground-Up Construction in Wild River

1. Complete copy of floor plans with dimensions, elevations, pitch of roof, and plot plan are required at time of application.
2. Upon receipt of County approval for building permits and **prior to beginning construction**, a copy of the building permits must be submitted to the ARC to remain on file.
3. New construction and/or improvements will be monitored by the ARC to ensure conformity to Rules and to the plans submitted for approval.
4. No building other than a single-family dwelling for private use and attached or detached garage may be constructed on any lot. One dwelling permitted per lot. Daily, weekly, or monthly vacation rentals are not allowed.

Building Requirements

1. Minimum interior square footage, not including the garage, is 1,500 square feet.
2. Roofing material must meet a minimum standard of 30 years. No wood shakes or shingles will be approved for new construction or roof replacement.
3. Ground-up construction on a full foundation is required.
4. Exterior colors to be earth tones, to blend with natural surroundings.
5. In keeping with the theme of earth tone exterior colors for all new and existing residential applications, white garage doors will no longer be permitted. This rule shall apply to applications for new (or existing) naturally stained cedar and log-sided homes, as well as for all other approved exterior siding materials. Approved colors for new (and existing) metal, vinyl or wood garage doors will be those which are currently considered by the ARC to blend with the natural surroundings of the community. Existing white garage doors will be required by the ARC to be painted an earth-tone compatible color at the time an application for re-painting is submitted. Non-compliance may subject the property owner to a Class C (\$250) fine.
(Effective January 1, 2015)
6. Wood or cement board siding is required. Wood may consist of natural log, batten and board, and/or lap siding. Cement board is acceptable if properly painted.
(Effective June 12, 2005)
7. The primary roof line of the residential structure must meet a minimum pitch of 6/12. Lesser sloped pitch may be used for garage and/or porch structures. Dormers or multiple roof lines are required for enhanced architectural interest.
8. Exterior decks are approved on a case-by-case basis.
9. Minimum of a two-car garage is required.
10. Driveway surfaces for new construction are to be hard-paved (eg asphalt, concrete, pavers, or a combination thereof).
(Effective January 1, 2006)

Other Guidelines for Residential Construction

1. Modular homes, mobile homes, manufactured homes, trailers, fifth-wheel trailers, and motor homes/coaches are not permitted, nor will they be considered a dwelling. **Ground-up construction only.**
2. All approved construction must be completed within **one year** from the date of approval. Applications for extensions are evaluated on a case-by-case basis and must be submitted in writing to the ARC.
3. WROA/ARC policy does not permit **duplication of house plans** within the Wild River community. To clarify, if a particular plan is already installed, variations of the same plan in the form of rotating it sideways, backwards, placing the garage in a different place, or slightly increasing the size will not be approved.
4. All lots in Wild River are subject to guidelines for development as prescribed by **Oregon Scenic Waterways** and **National Wild and Scenic Rivers** programs. It is the personal responsibility of Wild River owners anticipating construction or improvement(s) to familiarize themselves with changes in State and Federal regulations which may occur from time to time. Information regarding the Oregon Scenic Waterways program may be accessed at www.oregon.gov/oprd/RULES/pages/waterways.aspx.
5. Sufficient **road base** at the edge of the pavement at the lot's entrance must be in place prior to beginning of construction. This ensures that heavy construction equipment will not break down the road's edge.

6. **Setback guidelines** for any lot, including corner lots, are as follows: 20 feet for principal structures adjacent to a roadway and 10 feet from side and/or rear property lines. Also, any outbuilding or accessory structure (including, but not limited to a garden shed, tool shed, woodshed, etc.) is to be set back at least 20 feet from any roadway and at least 10 feet from side or rear property lines. Principal or accessory structures on lots adjacent to Burgess Road are subject to a 20-foot setback from the rear property line due to the Deschutes County Scenic Highway code. **(Effective November 12, 2004)**
7. **Septic test holes** on vacant property are to be filled within 60 days of final inspection by the County Sanitarian. Non-compliance may subject the lot owner to a Class B (\$500) fine. This guideline is effective as of **September 1, 2006** and does not permit a provision for “grandfathering.”
8. No freestanding **flag poles** will be allowed. (Those flagpoles approved and standing as of October 7, 2007 will be allowed to remain as “grandfathered.”) Flag holder brackets designed to be mounted on exterior walls of homes are permitted. Flags mounted in exterior wall brackets may not exceed 6’ x 4’ in size. Banner size not to exceed 5’ x 3’. ARC approval is required for the display of any flag or banner other than the American flag. **(Effective October 12, 2007)**
9. **Fencing** of any type is discouraged. Any fencing (including, but not limited to wood, retaining walls, landscape walls, etc.) which is intended to mark a property line or run parallel to a property line must adhere to a 20’ setback from the front property line and 10’ setback from the rear property line. Fencing of lots adjacent to Burgess Road is subject to a 20’ setback from the rear property line. All fencing requests must be applied for and approved by the ARC prior to installation.
10. **Chain link** or other wire fencing for any purpose, including dog runs, will no longer be permitted. Non-compliance may subject the property owner to a Class C (\$250) fine. **(Effective January 1, 2015)**
11. **Conversion of a wood-enclosed dog run to an RV parking site** requires the submission of an Application for Permanent Recreational Vehicle (RV) Parking to the ARC for review and approval. Such approval will be conditioned upon the installation of additional plantings which provide screening of 75% of the height and 50% of the length of the RV to be stored on site. A three-year grace period is allowed for vegetation to mature to the required screening dimensions.
12. Permitted **removal of a ponderosa pine tree** whose trunk is 6” or larger when measured two feet (24”) above the ground may require the planting of a ponderosa pine tree of at least 6’ in height in another location on the lot from which the original tree was removed. The requirement for replanting will be at the discretion of the ARC.
13. **Living in trailers, fifth-wheel trailers, motor homes/motor coaches** parked on occupied property is permitted only for short-term stays for guests and may not exceed two weeks during any one year.
14. **Contractor guidelines:**
 - (a) Contractors/subcontractors shall not be allowed to bring dogs to the jobsite.
 - (b) Contractors/subcontractors shall not be allowed to leave equipment parked in the right of way of the road at the end of the workday.
 - (c) The homeowner will be held responsible for violations of the contractor guidelines regarding dogs and parked equipment. After the first warning, the homeowner may be assessed a Class E (\$50) fine for each subsequent infraction. **(Effective March 27, 2009)**
15. **Overnight parking:** No overnight parking on roadways is permitted. This parking restriction includes, but is not limited to cars, trucks, boats, RV’s, trailers, ATV’s, etc. Parking on roadways during daylight hours is permitted on a temporary basis for purposes such as construction, household moving, social or other short-term occasions, provided the vehicles may be moved immediately in the event of an emergency requiring access by emergency vehicles (eg ambulances, fire trucks, and firefighting equipment). Violation of this roadway parking rule may subject the property owner to a Class B (\$500) fine. **(Effective January 1, 2015)**

The Architectural Review Committee guidelines are intended to accompany the standards established in the WROA CC & R’s and supplementary Rules and Regulations. Homeowners are encouraged to review all information and consult any member of the WROA Board or ARC with questions or concerns.

Any interpretations of house and/or site plans are at the discretion of the ARC. Decisions of the ARC may be appealed in writing to the WROA Board of Directors for final decision.

WROA EXTERIOR LIGHTING RULE

The Wild River Owners' Association promotes the preservation of a natural, forest-like appearance in the community by limiting exterior lighting which may cause glare and excessive light into the night sky. The Exterior Lighting Rule is applicable to both new construction and existing exterior lighting.

OUTDOOR LIGHTING GUIDELINES

Exterior Lighting for Buildings and Driveways

1. All lighting fixtures attached to exterior structures shall be shielded with minimally translucent glass, wood, metal or other material which obscures the light source such that it shall not be visible from adjoining properties or common areas.
2. No light source shall exceed 25 watts (incandescent rating) or its equivalency in lumens (non-incandescent rating).

Landscape Lighting

1. Shall be designed in such a way that the light source casts light on the subject property only. Care should be taken that the light spread does not illuminate roadways or adjoining properties, including common areas.
2. Shall not exceed 24 inches in height from the ground.
3. Shall not exceed 5 watts (incandescent rating) or its equivalency in lumens (non-incandescent rating).

Security Lighting

1. Motion detector lighting, designed to illuminate for brief intervals, may be unshielded and of higher wattage than exterior and driveway lighting.
 - Brightness shall not exceed 100 watts (incandescent rating) or its equivalency in lumens (non-incandescent rating).
 - The illumination interval shall not exceed 10 minutes' duration.
2. The angle of illumination shall be directed such that it does not cast light on adjacent properties.
3. Shall be mounted in location(s) such that motion occurring in adjoining properties, including roadways and common areas, shall not trigger the motion detector.

Implementation of New Lighting Rules

1. All new construction, including additions and remodels, shall comply with the guidelines prescribed in the current revision of the lighting rule.
2. When non-compliant exterior lighting is replaced, the replacement fixtures shall conform to revised shielding standards and shall be subject to ARC approval.
3. Existing lighting which does not comply with the lighting guidelines shall be permitted to remain "on" for a maximum of 30 minutes per 24-hour period.

Enforcement/Fine Schedule

- A Class C (\$250) fine will be assessed for non-compliance.

Additional Exterior Lighting Information

- The WROA Architectural Review Committee (ARC) maintains exhibits of approved exterior lighting. Homeowners are encouraged to contact the ARC for assistance in challenging situations or where existing or proposed lighting fails to meet the revised shielding or illumination guidelines.
- Extensive information regarding exterior lighting may be found online, courtesy of the International Dark Sky Association, at www.darksky.org/outdoor-lighting. Interested homeowners are directed to this web site to familiarize themselves with possible exterior lighting options. Please note that the WROA Exterior Lighting Rule guidelines do not coincide precisely with the standards approved by the International Dark Sky Association. Thus, not all examples of outdoor lighting displayed on this site are WROA compliant. Again, coordination with the ARC is promoted prior to purchase of replacement exterior lighting. **(Effective April 2012)**

