

EXHIBIT D

Architectural and Design Standards

Eagle Point Design Guidelines

Applies to Phases 11, 15, 16A & B, 17, 18 and Buffer Zone Lots

Design Guideline Language

1. No like elevation shall be used on lots that are within three lots abutting the subject lot, or directly across the street.
2. The ground floor of a one-story dwelling, exclusive of open porches and garage in all Phases except the golf course fronting lots in 16B shall not be less 1800 square feet. The golf course fronting lots in 16B shall be no less than 1950 square feet. A multiple level dwelling, two-story dwelling, split-entry home, or daylight basement home, the principal living level shall have a minimum square footage of not less than 1200 square feet, exclusive of open porches and garages, except where lot slope limits the ability to meet the minimum SF. All homes must have at least a two (2) car garage.
3. The street facing elevation shall include no less than three (3) varying planes for plans with three (3) car garages, and two (2) varying planes on plans with two (2) car garages. These variations may include but are not limited to the following examples: Second floor protrusion forward from main floor, entrance awning protrusion or inset from main elevation.
4. All homes shall include either accent stone, composite, or brick veneer contained on the front elevation, unless substantial use of other design detail is utilized as part of a specific style (e.g. farmhouse or Spanish style.)
5. The square footage of the windows included in the front elevation shall be no less than 10% of the total square footage of the front elevation. When windows make up more than 20% of the garage door surface, they may be counted towards the square footage of the required windows.
6. Exterior window trim:
 - a. The exterior window trim shall be required on all street facing, tract facing and open space facing elevations of the home.
 - b. The exterior window trim shall be painted consistently with the other trim board areas on the exterior elevations, except that trim may be of a contrasting tone of similar hue.
 - c. The exterior window trim type shall be either;

- i. standard four way wrap with a minimum of 3-inch wrap material.
 - ii. four way wrap with ledger sill
 - iii. four way wrap with ledger and header sill
 - iv. or other four side window trim approved by the architectural committee
- d. All exterior window trim material shall be no less than 3 inches wide

7. Exterior Siding

- a. The exterior siding may be a mix of composite (Hardi plank or like), stucco, and wood materials.
 - b. The exterior siding on the front street facing, elevations shall include two (2) or more accent material (i.e. shake, batten board, lap, brick, stone or belly band).
 - i. The accent material shall cover no less than 10% of each subject elevation, unless the limitation of accent materials is driven by a specific style (e.g. farmhouse or Spanish style).
8. The paint package shall include no less than three (3) colors, specifically Body, Trim and Accent colors, unless the limitation of accent colors is driven by a specific style (e.g. farmhouse or Spanish style), then a 2-color limit is allowed.
- a. A fourth color may be proposed for door(s) or other accents.
 - b. No substantially similar color packages shall be used on homes that are within three (3) lots abutting the subject lot, or directly across the street.
 - c. Trim must mark all building rooflines, porches, and doors on all elevations. The trim must be at least 3-1/2 inches wide.

9. Elevation Features

- a. The front facing elevation shall include no less than (3) elevation accents features in at least two (2) different feature types. The feature types may include but are not limited to façade slat vents, window shutters, corbels dormer windows, belly bands, Hardi-shake, nook windows, brick accents and others approved by the Design Review Committee.
10. The garage doors are to include window covers, be frosted or be otherwise opaque if garage doors include glazing over 25%.

11. Roofing type to be asphalt composite or tile.

12. Fences & Hedges

- f) Hedges or site-obscuring plantings shall not exceed three (3') feet in height in the front yard or on the side lot lines forward of the building line with the greatest setback on lot or the adjoining residential lot.
- g) No fences shall be constructed in the front yard or on the side lot lines within ten (10') feet of the front building line unless due to topographic conditions or other conditions a variance is agreed to in writing by the Architectural Control Committee.

- h) The maximum height of a site-obscuring fence located on a lot shall not exceed six (6') feet in height.
- i) Fences shall be well constructed of suitable fencing materials, approved by the Architectural Control Committee, and shall not detract from the appearance of the dwelling located upon the lot. All fences are to be well kept and wood structures are to be painted or stained or maintained in a manner approved by the Architectural Control Committee. Chain link fencing is not permitted unless required by the City of Eagle Point, and in case such fencing is required it shall comply with the construction standards and requirements of the City of Eagle Point.
- j) Internal fencing on all golf course fronting lots must be approved by the Design Review Committee and the Golf Course, and considerations may vary from lot to lot. Tops of fences must be constructed relatively level and lateral fence elevation changes must occur at the fence posts or in a manner approved by the Architectural Control Committee.

13. Landscaping

- a. All landscape plans shall be designed, installed and completed by a landscape architect or professional landscape company
- b. All landscape installations require an irrigation system. Landscape plans should note the type of irrigation system to be installed
- c. No plantings may be listed on the Invasive & Noxious Plants list at <https://plants.usda.gov/java/noxiousDriver>. Select 'Oregon' from the State Noxious Weed Lists to view plantings that are not allowed
- d. All front yard landscape plans must propose at least one (1) shade tree, standing at 6–7ft. in height with a 2” inch caliper trunk
- e. All front yard plantings must include a balanced mix of 1, 2 and 5-gallon plants. Front yards must contain a minimum of twelve (12) plantings, not including the required shade tree
- f. Rear yard plantings may be any size. At a minimum, rear yards will be fully graded and the rear yard shall be covered with either grass and/or other approved stabilization material
- g. All landscape plans for golf course fronting lots should consist of an even mix of one (1), three (3) and five (5) gallon plantings
- h. Front yard hedges, fountains, boulders, or other site obscuring plantings or installations forward of the building line may not exceed 3ft. in height
- i. Soil amendment is required for all lawn and planter bed installations
- j. Some lots, depending on location, slope and size, may require contour grading to avoid abrupt grade lines and to ensure smooth visual transitions across the lot(s)
- k. Xeriscape plans with little irrigation and no lawn plantings shall be allowed, please see the Modification Committee’s guidelines for xeriscape installation guidelines. The Design Review Committee may grant variations to these requirements on a case by case basis.
- l. All pools must be in-ground pools. No above-ground swimming pools are permitted.