

RESERVE AT GEARHART ARCHITECTURAL GUIDELINES

To enhance the ambiance of The Reserve at Gearhart, the Architectural Control Committee has included guidelines for construction in both the recorded CC&Rs and the Disclosure Statement included in the sales contracts for the homesites. To further clarify the salient points, this list of preferences is provided to assist in the design and selection of plans that will be easily approved by the ACC.

Traditional exterior styling reminiscent of the style of construction in the late 19th and early 20th centuries is preferred. Craftsman, Victorian, and coastal traditional touches should be emphasized on exterior elevations. Large picture windows, skylights, or sliding glass doors, if used, must be limited to the areas of the structure not readily visible from the street.

Due to onshore winds which occasionally become very strong, local building codes require structures rated to 90 MPH. It is highly recommended that Malarkey Legacy roofing or an equivalent with a 50 year estimated life span be used. Cedar shingles will be approved on a case by case basis, but are not recommended.

Window selections should be carefully evaluated by the owner and builder as many window designs that are satisfactory in inland homes can leak in the coastal environment. The CC&Rs specify that any window exposed to potential golf ball damage be of a shatterproof material.

Siding shall be cedar shingles or a substitute of greater durability with similar visual attributes approved on a case by case basis.

Roof pitch shall be no less than 8' X 12".

Outbuildings must match the main structure in roof treatment, siding, and general architectural style.

Homes of two or three stories in height are preferred. One level homes are acceptable as long as they feature a partial upper floor or loft area with windows on the gabled ends or in side mounted gables which evoke the appearance of a second floor. An actual upper useable floor is not necessary as long as the exterior elevation implies one.

Natural or lightly stained cedar is the preferred color for exteriors. However the owner may choose to paint or use colored stain treatments. All colors must be approved by the ACC. The intent is not to severely limit the owner's preferences, but strong, garish, very odd, unusual or clashing color submissions that may affect the surrounding homes adversely may not be approved.

Back and side yard fencing is allowed, but not front yard. The height limit is 6' and any fence design that does not match the existing exterior fencing around the neighborhood must be approved prior to construction. Chain link or other types of industrial fences are prohibited. In the case that the back yard is to be used for domestic animals, the owner is asked to observe the fence style along the south border with the Gearhart Golf Links for ideas on what will be approved.

On site septic systems are of a 1500 gallon capacity on homes of four bedrooms or less. Five bedrooms and more require a 2500 gallon system. Each system must be engineered to each homesite after the building plan is approved by the City of Gearhart and the size and footprint of the structure is finalized. The engineered system must then be approved by the Oregon department of Environmental Quality, installed, tested, and certified before a certificate of occupancy will be issued.

CONSTRUCTION GUIDELINES FOR BUILDERS AND SUBCONTRACTORS

Site conditions during construction are to be maintained in a neat and tidy condition. All debris outside the structure shall be removed at the end of each work day and placed in a commercial dumpster or removed from the plat entirely. Open trucks or trailers may be used for removal, but shall be either neatly secured and parked, or removed from the site except during actual work hours. Supply piles are permitted outside the structure as long as they are neatly stacked and appear otherwise orderly and secured against wind action. No campers, trailers, tents, vans, busses or other kind of living accommodations on site are permitted. A job truck, trailer, or box may be left on site as long as it is closed up and secured when no work is being performed.

No debris will be burned on site. In the event an open debris fire is discovered, The Gearhart Fire Department and Oregon Department of Environmental Quality will be notified immediately. Emergency call costs and potential pollution fines will be the responsibility of the builder or subcontractor involved.