



ARCHITECTURAL REVIEW COMMITTEE DESIGN GUIDELINES

Design Guidelines. The following restrictions are minimum standards applicable to all Lots:

Home Design: Homes shall be designed to present a coastal architecture, such as Modern, Coastal, Cape Cod, etc. An example of a Coastal home may be seen in Phase 1, Lot 2. An example of a Modern home may be seen in Phase 1, Lot 10.

Height. No Home shall exceed the height designated in the City of Manzanita code.

Minimum Home Size. Minimum square footage for a single family detached Home, excluding garage, enclosed patios or attics and unheated storage area shall be as follows: (a) one (1) story: 900 square feet; (b) two (2) stories: 1,200 square feet.

Building Sites. All structures shall be constructed in compliance with the setback and side yard requirements established by the City of Manzanita.

Garages. Garages may be used as a sales office by Declarant, but must be converted to a garage before permanent occupancy. Garages are to be maintained primarily for the storage of automobiles or similar vehicles, No garage may be enclosed or otherwise used for habitation, nor may any garage door be removed except when necessary to repair or replace a garage door with the same type of garage door.

Security Doors/Windows and Screen Doors. No security doors and no exterior security bars or devices on windows and doors shall be installed without the prior written approval of the ARC. If the ARC approves any type of security door or window security, such approval shall encourage or require a single style for all Homes so they will maintain a uniform and aesthetic appearance.

Roof Designs: Roof structures shall be open gables or shed design. Hip roof design not allowed unless specifically approved by the ARC.

Windows: In our coastal climate, adequate natural light is important. As such, we recommend window or glass door coverage that is sized to equal at least ten percent of the floor area of all main rooms (living room, great room, den, bedrooms, etc). This requirement allows for more natural light into the home and prevents exterior walls from being continuous planes of siding.

Exterior Materials. Exterior materials must be approved for use by the ARC. Roofing materials must be cedar shingle, cedar shake, metal or minimum 30-year composition shingle. The exterior siding materials shall be cedar, Hardiplank, stone or an ARC approved alternative lap siding. T-111, plywood, or other pressed wood sheet siding shall not be permitted. Some board and bat siding options will be considered by the ARC.

Windows shall be wood, vinyl, or an alternative material approved by the ARC. Exterior doors shall be wood or an alternative approved by the ARC. Garage doors may be of wood, vinyl or fiberglass construction. The ARC may approve other exterior materials to facilitate design, provided they are in keeping with the character of the neighborhood.

Exterior Finish. The exterior finish of all Improvements on any Lot shall be designed, built and maintained in such a manner as to blend in with the existing structures and landscaping within the neighborhood. The ARC must approve exterior colors of Homes and other Improvements. All paint schemes shall be submitted to the ARC for approval prior to commencement of painting activities. Exterior trim, fences, doors, railings, decks, eaves, gutters and exterior finishes on garages and other accessory buildings shall be designed built and maintained to be compatible with the exterior of the Homes on the Lot.

Street Lights. All homes shall have a streetlight installed at the street side of the property. Refer to Highlands at Manzanita Streetlight Standard HAM001.

Driveway Aprons. All driveways shall finish at the street with 45 degree angle openings at the apron, to facilitate easier entrance/exit, as shown on Streetlight Standard HAM001.

Completion of Construction. Construction of any building on any Lot shall be completed within five (5) years of the close of escrow on the Lot purchase. The construction of any building on any Lot, including painting and all exterior finish, shall be completed within six (6) months from the beginning of the construction so as to present a finished appearance when viewed from any angle. In the event of undue hardship due to weather conditions, this provision may be extended for a reasonable length of time upon written approval from the ARC. The Lot and building area shall be kept reasonably clean and in workmanlike order, free of litter, during the construction period with a garbage disposal facility located on site during such construction period. If construction has not commenced within three (3) months after the project has been approved by the ARC, the approval shall be deemed revoked unless the Owner has applied for and received an extension of time from the ARC. All provisions of this Article 4 shall exclude any construction by the Declarant.