

**THREE RIVERS LANDOWNERS ASSOCIATION
ARCHITECTURAL COMMITTEE
RESOLUTION 1**

This is not a building code. At Three Rivers Recreation Area, the Jefferson County and Oregon State Building Codes apply. These are guidelines for issuance of Architectural Committee approval by the Three Rivers Landowners Association. By the act of purchase all owners of land in the Three Rivers Recreation Area have acknowledged they will abide by the covenants and restrictions. These guidelines are in effect as of the date of passage of this Resolution No. 1.

The Architectural Committee resolves:

1. a. Manufactured homes **MUST** comply with **ALL** state codes and Section 408 of the Jefferson County Code.
2. a. It is required that a Three Rivers Architectural packet be submitted to the Three Rivers Architectural Committee for review and signed by the committee before construction begins in Three Rivers.

b. A Three Rivers Architectural Committee Building Approval **MUST** be displayed with the Jefferson County building permits.

c. The Three Rivers Land Owners Association's Rules and Regulations Committee will enforce all Three Rivers Land Owners Association's CC&R's and Architectural Committee Resolution 1.
3. a. Single-family dwellings **MUST** meet state and Jefferson County building and sanitation codes.

b. Single family dwellings **MUST** have siding material of a type customarily used on site-constructed residences including but not limited to clapboard, horizontal vinyl lap-siding, horizontal aluminum lap-siding, cedar or other wood siding, brick or stone, and not including high-gloss finished material, corrugated metal or fiberglass, or metal or plastic panels.
4. a. All outbuilding structures such as pole barns, sheds, garages, etc. **MUST** meet all applicable building codes and permit requirements.

(Revised 03/02/08)

THREE RIVERS LANDOWNERS ASSOCIATION
12468 S.W. Graham Rd., Culver, OR 97734

INSTRUCTIONS FOR CONSTRUCTION APPLICATION PACKET

Page 1

Township, Range, Section and Tax Lot (this information can be found on your Jefferson County tax statement).

Example:

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>Tax Lot</u>
125	11E	12B	105

Complete Owners and Builders, (if contracted to be built), Name and Address in full.

Fill out the copy with the same information (This is for our files)

Write in the dollar evaluation of the construction to be built.

Page 2

Name and address of your residence, Township, etc., as on page one.

Three Rivers property street address, this should be on your tax statement also. If not, Jefferson County Planning Dept. can supply it.

SIGN and DATE this form.

Again, fill out the copy.

Page 4

Draw a plan to the best of your ability showing the construction intended and location on your property. Use page 3 for guidance.

When you have completed the forms, please return them to one of the Three Rivers Architectural Committee members for review and approval. This may entail a site evaluation to be sure new construction does not restrict another property owner's view or access to communication towers. If all conditions are met, it will be given back to you to give to the county. You will also receive a Building Packet Approval Certificate. This certificate is to be displayed with your Construction Permit from the County. Please be sure to fill out all copies and provide a copy of the construction prints.

To prevent damage to our roads be aware of load limits and when roads are closed to heavy loads. If your contractor damages the roads you will be liable for the damage.

APPLICATION FOR A CONSTRUCTION PERMIT

TOWNSHIP _____ RANGE _____ SECTION _____ TAX LOT NO. _____

1. If application is for a permanent structure, please attach ONE (1) set of FINAL PLANS for our files.

2. If application is for a Manufactured Home, please attach a copy of the FLOOR PLAN for NEW Manufactured Homes, and a PHOTOGRAPH showing slope of roof and exterior siding for USED Manufactured Homes. ALL USED MANUFACTURED HOMES MUST HAVE PHOTOGRAPHS ATTACHED WITH THIS APPLICATION. Jefferson County no longer allows the placement of singlewide manufactured homes.

3. PLOT PLAN ON PAGE 4, please show the following:
 - a. Building or Manufactured Home Locations
 - b. Distance from Lot lines. (Current Zone: From front property line: 30' setback, 15' side and back setback)
 - c. Well Site or Cistern Location
 - d. Septic Tank and Drain field Locations
 - e. Please draw in Lot size and Driveway Locations

4. DOLLAR EVALUATION OF IMPROVEMENTS (Approximate) \$ _____
5. DESCRIPTION OF STRUCTURE (S) _____

OWNER: _____
ADDRESS: _____
CITY/STATE _____ ZIP _____
PHONE: _____
BUILDER: _____
ADDRESS: _____
CITY/STATE _____ ZIP _____
PHONE: _____

COPIES FOR 3R
ARCHITECTURAL
COMMITTEE FILES
PAGES 1 & 2

OFFICE USE ONLY Three Rivers Landowners Association Architectural Committee Minimum 2 Signatures Required

DATE: _____

APPLICATION FOR A CONSTRUCTION PERMIT

TOWNSHIP _____ RANGE _____ SECTION _____ TAX LOT NO. _____

- 4. If application is for a permanent structure, please attach ONE (1) set of FINAL PLANS for our files.

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- 5. DESCRIPTION OF STRUCTURE(S) _____

OWNER: _____
ADDRESS: _____
CITY/STATE _____ ZIP _____
PHONE: _____
BUILDER: _____
ADDRESS: _____
CITY/STATE _____ ZIP _____
PHONE: _____

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ARCHITECTURAL
COMMITTEE FILES
PAGES 1 & 2

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DATE: _____

THREE RIVERS LANDOWNERS ASSOCIATION
ARCHITECTURAL COMMITTEE

PAGE 2

THIS IS NOT A BUILDING PERMIT

NOTICE OF INTENT TO APPLY FOR A BUILDING PERMIT

1. NAME _____
2. ADDRESS _____
3. CITY/STATE/ZIP _____
4. PHONE NO. _____ CELL NO. _____
5. TOWNSHIP _____ RANGE _____ SECTION _____ TAX LOT NO. _____
6. THREE RIVERS STREET ADDRESS OF PROPERTY _____
7. TYPE OF CONSTRUCTION _____ HOUSE _____ GARAGE _____
STORAGE/ADDITION/GARAGE _____ SIZE _____
MANUFACTURED _____ SIZE _____ YEAR _____ MAKE _____
FRAMED _____ SIZE _____
SEPTIC SYSTEM: EXISTING _____ PROPOSED _____
OTHER _____

Guidelines for building permits adopted as Resolution No. 1 of the Committee. This is NOT a building code. At Three Rivers Recreational Area, the County and State building codes apply. There are guidelines for issuance of a building permit by the 3-R Architectural Committee. This Committee is granted authority by the Covenants and Restrictions, which are a condition of sale for all parcels of land in the Three Rivers Recreational Area. By the act of purchase, all owners of land in the 3-R Association have acknowledged that they will abide by these Covenants and Restrictions. These guidelines are in effect as of the date of passage of this Resolution No. 1.

*THE ARCHITECTURAL COMMITTEE REQUIRES APPROVAL
OF ALL IMPROVEMENTS, EVEN IF NO PERMIT IS REQUIRED.*

APPLICANT SIGNATURE: _____ DATE: _____

THREE RIVERS LANDOWNERS ASSOCIATION
ARCHITECTURAL COMMITTEE

PAGE 2

THIS IS NOT A BUILDING PERMIT

NOTICE OF INTENT TO APPLY FOR A BUILDING PERMIT

8. NAME _____

9. ADDRESS _____

10. CITY/STATE/ZIP _____

11. PHONE NO. _____ CELL NO. _____

12. TOWNSHIP _____ RANGE _____ SECTION _____ TAX LOT NO. _____

13. THREE RIVERS STREET ADDRESS OF PROPERTY _____

14. TYPE OF CONSTRUCTION _____ HOUSE _____ GARAGE _____

STORAGE/ADDITION/GARAGE _____ SIZE _____

MANUFACTURED _____ SIZE _____ YEAR _____ MAKE _____

FRAMED _____ SIZE _____

SEPTIC SYSTEM: EXISTING _____ PROPOSED _____

OTHER _____

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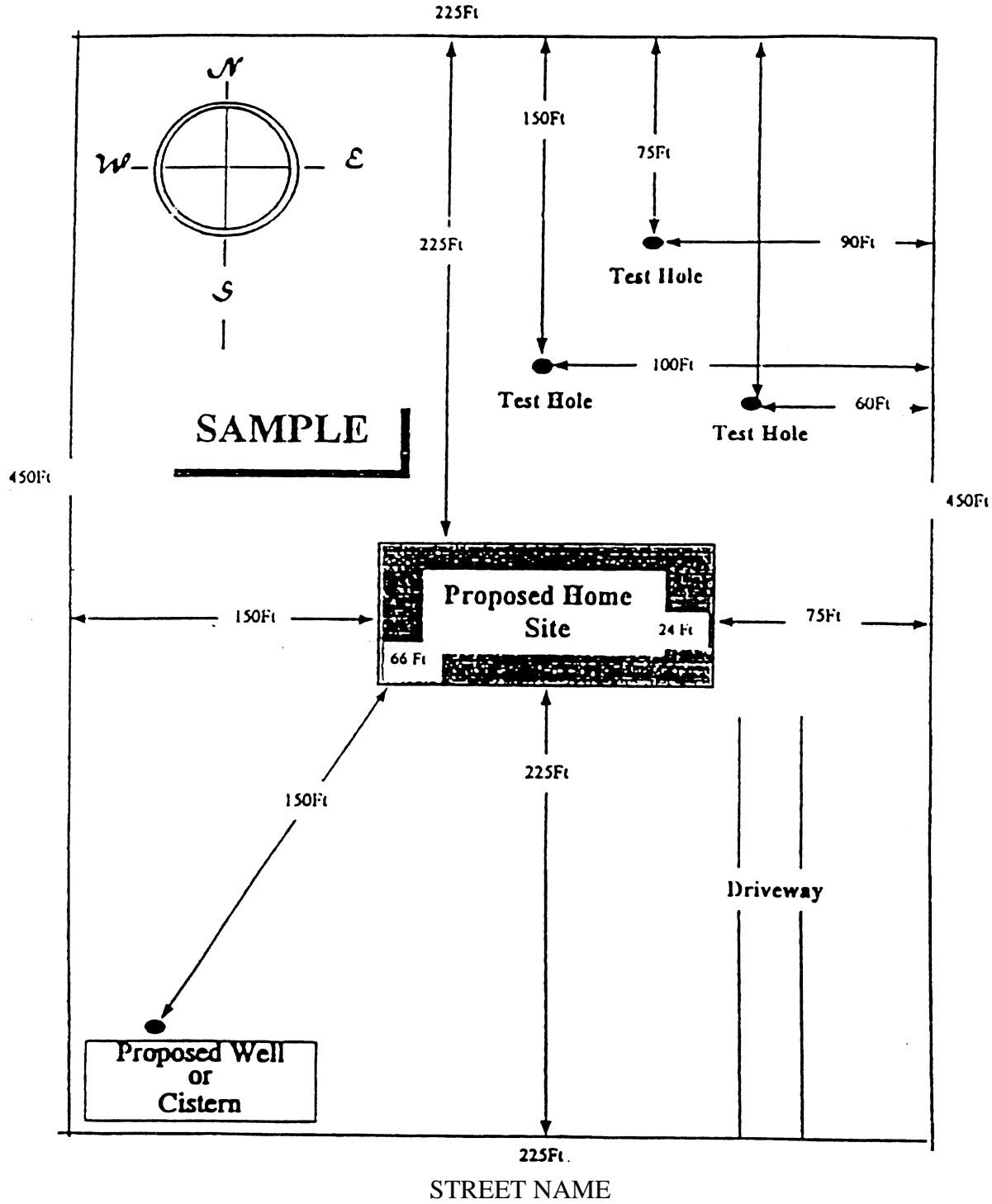
APPLICANT SIGNATURE: _____ DATE: _____

3R ARCHITECTURAL COMMITTEE COPY

SAMPLE PLOT PLAN

Property Owner: _____ Date: _____

TOWNSHIP _____ RANGE _____ SECTION _____ TAX LOT NO. _____



ALL EASEMENTS, SETBACKS, ETC. ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. Due to problems concerning perceived lot lines, it is suggested that property owners have their lots surveyed prior to building. Lot line adjustments and variances requested from the county must be approved by the Architectural Committee.

Property Owner: _____ Date: _____

TOWNSHIP _____ RANGE _____ SECTION _____ TAX LOT NO. _____

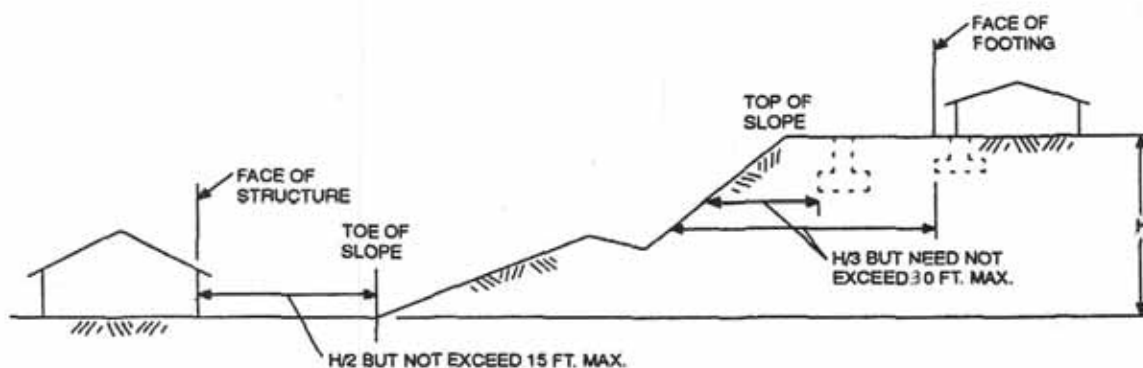
STREET NAME

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Section 412 - Scenic And Natural Hazard Rim Set Back

412.1 Applicability

- A. Buildings and other structures, including decks, that will be located near the top or the toe of a rim are subject to the requirements of this section. A landform is considered to be a rim if it is more than ten feet in height and has a slope steeper than one unit vertical in three units horizontal (33.3 percent slope).
- B. Rims shall be identified according to the following definitions:
1. Top of the rim is the elevated portion of the landform.
 2. Face of the rim is the precipitous (vertical or nearly vertical) boundary of the landform.
 3. Edge is the intersection of the top and face.
 4. Toe of the rim is the intersection of the face and the non-precipitous surface below the face.
 5. Following is a diagram of the terms defined in 1 through 4 above.



412.2 Calculation of Setback

- A. The rim height shall be calculated as the average elevation difference between the edge and the toe of the rim, measured at points 30 feet on either side of the proposed structure.
- B. Setbacks from the rim edge shall be a distance equal to $\frac{1}{3}$ the average height of the rim, or 30 feet, whichever is less.
- C. The face of any structure shall be no closer to the rim toe than a distance equal to $\frac{1}{2}$ the average height of the rim, or 15 feet, whichever is less.

412.3 Modification of Setback

- A. Alternate setbacks and clearances are permitted subject to approval of the Building Official. The Building Official may require that a report and certification from a licensed engineer be submitted stating that the proposed location of the building will provide vertical and lateral support for the footings without detrimental settlement. The report shall take into consideration rim material, height, slope gradient, load intensity and erosion characteristics.
- B. Modifications to the setbacks shall not be issued for properties within one-half mile of the top of bank of the portions of the Metolius, Deschutes, John Day or Crooked Rivers that are designated state scenic waterways or federal wild and scenic rivers if the structure would be visible from the river.