

THE RESERVE AT GEARHART ARCHITECTURAL GUIDELINES

To retain and enhance the ambiance of The Reserve at Gearhart, the Architectural Control Committee (ACC) has included guidelines for construction in both the recorded CC&Rs and the Disclosure Statement included in the sales contracts for the home sites. 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:

1. 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.
2. 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.
3. 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.
4. Siding shall be cedar shingles or a substitute of greater durability with similar visual attributes approved on a case by case basis.
5. Roof pitch shall be no less than 6' X 12", but steeper pitches are preferred.
6. Outbuildings must match the main structure in roof treatment, siding, and general architectural style.
7. 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 roof 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.
8. 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.

9. 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 not be left on the site except during actual work hours. All such vehicles must be removed from The Reserve when no personnel are actually working. No debris will be burned on site.

Supply piles of new construction materials 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 or box may be left on site as long as it is closed up and secured when no work is being performed.

10. 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.

11. Onsite septic systems are of a 1,500 gallon capacity on homes of four bedrooms or less. Five bedrooms and more require a 2,500 gallon system. Each system must be engineered to each home site 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.