

AFTER RECORDING RETURN TO:

Kevin D. Preston
PRESTON MADDOUX LLC
12901 SE 97th Ave., Suite 330
Clackamas, Oregon 97015

**DECLARANT'S ARCHITECTURAL STANDARDS
FOR
HILLTOP VIEW ESTATES AT PERSIMMON**

RECITALS

Declarant is the owner of all the real property and improvements thereon located in Multnomah County, Oregon, legally described as follows:

Lots, inclusive, and Tracts as shown on the plat map filed for record on 10/28/16
book 1308, pages 71, 72, 73 in the plat records of Multnomah County, Oregon.

1. LAND USE AND BUILDING TYPE

Applicable to all lots, no residence or storage sheds shall be constructed or maintained on any lots or building site other than one single family dwelling, not to exceed 35 feet in height or within the height restrictions of the City of Gresham.

No residence shall have total floor space of less than 2,000 square living feet, exclusive of garages.

Each residence shall have a minimum attached two car garage with a minimum of two off street parking spaces. Attached three car garages are encouraged.

2. ROOF REQUIREMENTS

Roofs shall be gabled or hip type roofs (minimum pitch 3:12), with an overhang that is commensurate with the pitch using a minimum 50 year Presidential Composition or tile materials or other approved roofing material.

Modulation of the building mass shall distinguish individual units and break down the scale of the building through one or more of the following between units:

Vertical offsets that provide breaks in the roof line;

Horizontal offsets that provide variation in the façade plane; and/or

Variations of the roof form, such as dormers or street facing gable ends that provide breaks in the roof line.

3. ENTRIES

Entries shall be sheltered with an overhang, portico, or recessed entry or otherwise articulated with an architecturally detailed entry. Entries shall face a public street and be visible from the street whenever feasible.

4. ARCHITECTURAL FEATURES

Detailed designs shall be provided by using at least 8 of the following architectural features on all street facing elevations, as appropriate for the proposed building type and style:

Dormers, Gables, Recessed Entries, Cupolas or Towers, Pillars or Posts, Covered Porch Entries, Eaves (with a minimum 6 inch projection), Bay Windows, Offsets in building face or roof (minimum of 16 inch), Balconies, Window Trim (minimum 4 inches wide), Decorative patterns on exterior finish (e.g. scales/shingles, wainscoting, ornamentation, or similar features), Decorative cornices and roof lines, Similar alternative feature(s) providing visual relief as detailed above.

5. OFFSETS

Along the vertical face, offsets shall occur at a minimum of every 24 feet by providing 2 of the following:

Recesses (decks, patios, entrances, floor area, etc.) of a minimum depth of 4 feet;

Extensions (decks, patios, entrances, floor area, etc.) at a minimum depth of 4 feet, with a maximum length of overhangs not to exceed 25 feet; and/or

A partially enclosed covered porch at a minimum depth of 4 feet and at least 60 square feet in area.

6. SIDING AND EXTERIOR COLORS

Lap siding or better will be required on all exterior walls of the dwelling. No T-1-11, vinyl, or aluminum siding is allowed. Dwelling fronts must have a minimum of 30% coverage of brick, stone, or approved architectural products with extra detail at the front façade. All exterior colors must be approved by the Architectural Review Committee. Colors must be earth or natural tones, not in conflict with adjacent properties.

7. FENCING

No fencing of any kind is allowed between the street or sidewalk and the front yard setback.

Street facing side yard fencing must be black rod iron. Rear yard fencing must be black vinyl or powder coated with a hedge planted to be natural looking within 3 years.

8. EXTERIOR LIGHTING

Pursuant to Article 4, Section 4.14 of the Covenants, Conditions and Restrictions, exterior lighting of the dwelling is encouraged to illuminate the front elevation with LED lighting from dusk until dawn.

9. LANDSCAPING AND TREES

Landscaping shall be pursuant to Article 4, Section 4.2 of the Covenants, Conditions and Restrictions. Front yards must be landscaped within 120 days of occupancy and rear yards must be completed within 1 year of occupancy. All trees shall be planted in such a manner as to not disturb any views from surrounding homes. Any tree that is in violation is subject to any and all remedies by the Association.

10. WALKS AND DRIVEWAYS

All sidewalks and driveways (with the exception of Lots 26 & 29) shall be exposed aggregate concrete or color stamped concrete. Broom concrete is only allowed on the public walkways and driveway approaches. Lots 26 & 29 may use asphalt due to the length of the driveway.

11. CONSTRUCTION OF DWELLING

The construction of a dwelling shall start within 2 years of the closing date for the sale of each lot.

All construction is subject to the architectural review and approval of plans and specifications pursuant to Article 6 of the Covenants, Conditions and Restrictions.

Builders and/ or owners shall be responsible for keeping the street frontage clean and clear of all building materials, dirt, mud, rock, garbage and other debris as well as the repair and/ or replacement of any curb or asphalt that becomes damaged during the course of construction.

All lots shall comply with pre-storm water treatment pursuant to the City of Gresham requirements.

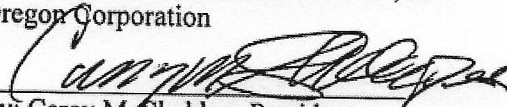
[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

Rain gardens shall be protected during construction with a Tee Post and orange construction fencing.

Street trees (\$150.00 per tree), must be planted prior to obtaining a certificate of occupancy for any dwelling and shall become the responsibility of each builder or owner after completion of each dwelling, inclusive of the replacement of any tree that dies, is moved, severed, or damaged.

IN WITNESS WHEREOF, Declarant has executed this instrument this 20 day of October, 2016.

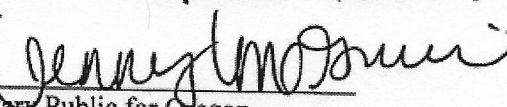
SHELDON DEVELOPMENT INC., an
Oregon Corporation


By: Carey M. Sheldon, President

STATE OF OREGON

County of Clackamas) ss.

This instrument was acknowledged before me on 10/20, 2016 by Carey M. Sheldon, President of Sheldon Development Inc.

/s/ 
Notary Public for Oregon

My commission expires: 2/24/17

