

2008-000423

Klamath County, Oregon



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COVER SHEET

ORS: 205.234

01/10/2008 02:57:50 PM

Fee: \$51.00

This cover sheet has been prepared by the persons presenting the attached instrument for recording. Any errors in this cover sheet DO NOT affect the transaction(s) contained in the instrument itself.

After recording, return to:

1st American title
File - 2008-010

The date of the instrument attached is December 20, 2007.

1) NAMES(S) OF THE INSTRUMENT(S) required by ORS 205.234(a)

Addendum to Southview
Residential Development Guidelines

2) PARTY(IES)/GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160:

Gregory P. Bessert -
Design Committee Member, Founder

3) PARTY(IES)/GRANTEE, required by ORS 205.125(1)(b) and ORS 205.160

4) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030

\$ _____

5) FULL OR PARTIAL SATISFACTION ORDER or WARRANT FILED IN THE COUNTY CLERK'S LIEN RECORDS, ORS 205.121(1)(c)

6) RE-RECORDED to correct: _____
Previously recorded as: _____

F51-

Southview Planned Unit Development: Development Guidelines

ADDENDUM TO SOUTHVIEW RESIDENTIAL DEVELOPMENT GUIDELINES

ARTICLE IV

**SOUTHVIEW MIXED USE DISTRICTS:
VILLAGE CENTER HOMESITES/BUSINESS CAMPUS HOMESITES
HIGH DENSITY SINGLE FAMILY RESIDENTIAL HOMESITES**

Description: Homes located on these smaller, low maintenance Homesites will generally include characteristics of neo-traditional designs providing the “feel” of a small town, “in-town” setting. The architecture of these homes may include Victorian, Farmhouse, Craftsman and/or Mission/Basque styles. Homes will generally include features such as elevated porches, bay and dormer windows, and garages accessed from rear lanes or garages accessed from the front that do not dominate the architectural design.

Appropriate Site Slopes for Homesite Selection: 0 – 15%

Homesite Uses:

- Zero lot line and minimal side yard setback detached and attached single family dwellings.
- Home occupation.
- Open space, landscaping, and landscape elements, use easements, open space easements and hiking.
- Accessory uses and buildings.
- Temporary offices and sales center.
- Signs as provided in Section 13.
- Temporary contractor construction buildings, trailers and storage areas.
- Off-street parking as provided in Section 12.
- Public utilities and easements.

General Development Guidelines:

Minimum and maximum building setbacks have been established in order to insure that all buildings are located in the most suitable location and a more formal "village" atmosphere is established. All buildings on these Homesites must occupy an area within the minimum and maximum building setbacks areas as described in the following table.

Min./Max. Lot Size per D.U.	Appropriate Homesite Slope Range	¹ Min./Max. Street Frontage	Min./Max. Lot Width at Building Line	³ Min. Front Set Back (from edge of Rt. of Way)	Min. Side Yard Set Back
3,000	0% - 15%	25'	25'	10'	0'
5,000		40'	40'		
Min. Combined Side Yard	Min. Rear Yard (to main bldg)	Min. Rear Yard (to rear access garage)	⁴ Max. Building Coverage	Max. Front setback (from edge of Rt. of Way)	Maximum Bldg. Height
0'	15'	5'	90%	25'	45'

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1. Corner Homesites shall use a minimum side setback of 10' for all sides of the Homesite that have street frontage. The side setback criteria shall be used for the remaining sides.
2. Street frontages less than 25' are generally only available for "flag lot" configurations.
3. Garages shall have a minimum front setback of 20' from the edge of the right of way.
- 4 Maximum Building Coverage is the total allowable percentage of the Homesite that may be covered by a building or buildings.

Use Easements: A system of use easements areas will be allowed for some Homesites in the Village in order to maximize backyard spaces and increased privacy. For those Homesites in the Village with rear alley access, excluding some corner Homesites, a minimum easement area of 10 feet deep (measured from rear property line) and five feet wide (measured from the side property line onto adjoining Homesite) will be located along one side property line. The committee upon the preliminary design approval will determine these areas.

This area shall be used and maintained according to the following criteria:

- Use easements areas may be used to extend outdoor garden spaces, play areas and/or landscape plantings. This area may not be used for parking of vehicles or storage of materials.
- Homesite owners will maintain any fences and/or structures that are located within their property limits. Owners with easements onto adjacent Homesites shall provide access for adjacent Homesite owners to maintain garage and/or buildings and fences that may be located upon use easements edge. Plantings in this area shall not preclude adjacent Homesite owners from performing any needed maintenance on structures.

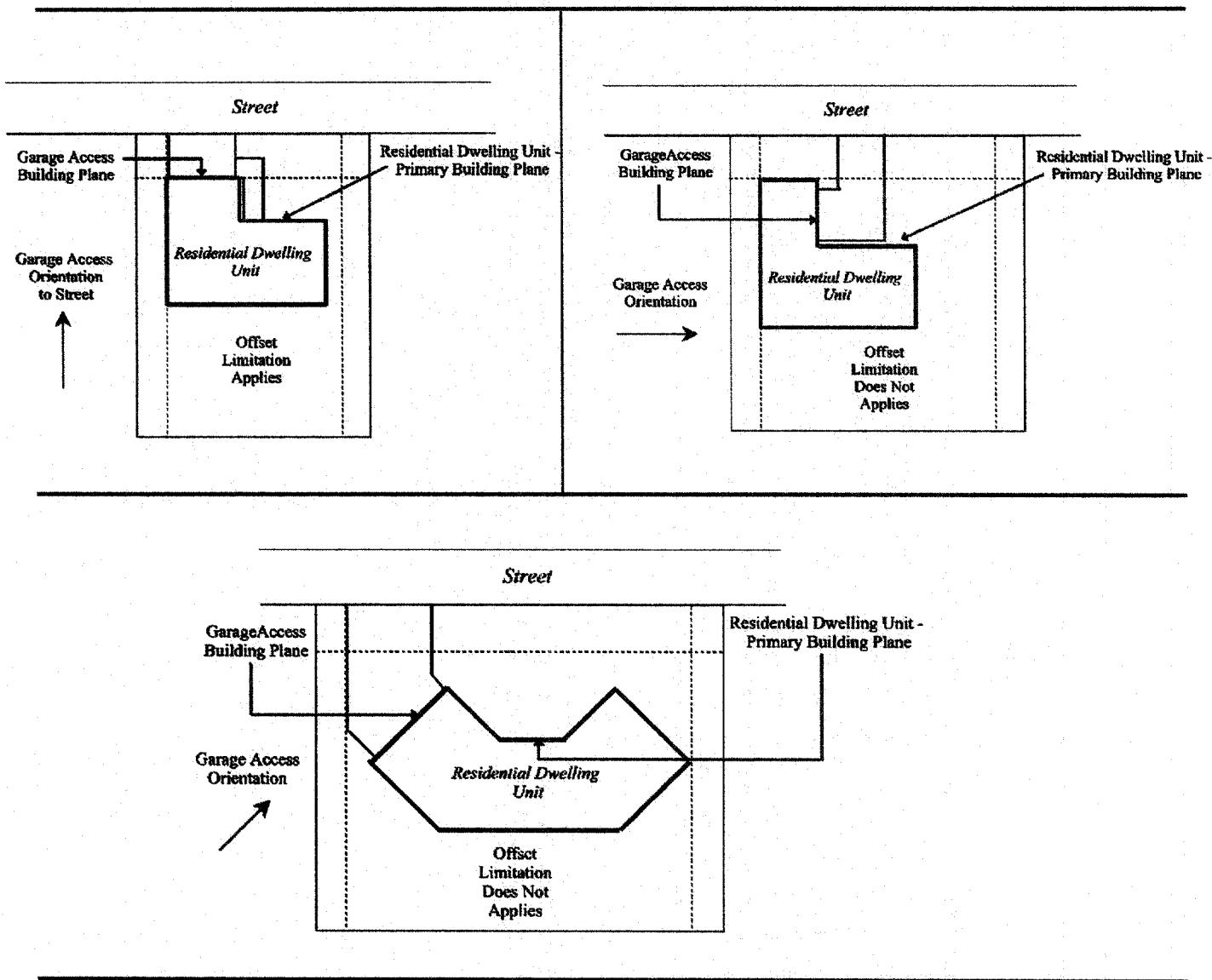
Residential Dwelling Unit - Primary Building Plane/Garage Access Building Plane Offset Limitation:

In general, where any exterior building plane of an attached garage is parallel with the center-line of a street located adjacent to the attached garage and the primary access orientation of the garage faces the street, no building plane of the attached garage shall extend beyond 4 feet from the primary front building plane of the residential dwelling unit. For purposes of this design limitation, the primary access orientation of a garage shall be determined by reference to the building plane of the garage that contains one or more garage access doors that exceed 48 inches in width.

This offset limitation shall not apply to residential designs where the primary access orientation of an attached garage is not toward the street, such as residential dwelling units designed with side-loading garages or garages that extend from the primary residential structure at an angle other than 90 degrees.

Where a residential dwelling unit borders two or more streets, such as in the case of corner homesites, whether this design limitation applies shall be determined with reference to the primary street orientation of the residential dwelling unit. A residential dwelling unit's primary street orientation shall be determined by reference to the building plane of the residential dwelling unit that contains the primary front entry door (other than an entry door into the garage) into the residential dwelling unit.

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Architectural Design Features:

The intent of the Southview architectural guidelines is to encourage a diversity of design and at the same time produce a harmonious community which reflects the:

- Rural setting of Southview;
- Local climate;
- Continuity with the characteristics, forms and materials of small town regional building traditions; and
- Pedestrian orientation.

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Simple building masses will create a sense of integrity at the nucleus of the community because the homes will be seen as a group rather than individually. Use of the rectangular box forms are encouraged in order to create a village "streetscape".

Although some home styles may not be exactly right in their entirety, many characteristics of the Craftsmen, Bungalow, Mission/Basque, Farmhouse and Victorian styles would generally be appropriate on these Homesites. Homes should be particularly sensitive to their street frontage. Design elements that create a play of light and shadow and reduce perceived bulk, such as deep porches, decks, overhangs, multi-paned windows and building offsets should be used.

The homes shall incorporate some elements of design particular to the Craftsman, Victorian and Farmhouse traditions, such as dormers, porches and bay windows. Homes shall incorporate front and side porches to the greatest extent possible.

Homes should preferably be finished with painted wood or wood simulations, such as wood board and batten, clapboard siding (maximum 6 in. width exposure), wood shingles or quality wood simulations.

A wider spectrum of colors is appropriate compared to the more limited palette for other low and medium density residential neighborhoods. Accent colors should be used to highlight trim, window elements and or building projections.

To provide a sense of separation between public and private space, it is encouraged that each Homesite owner shall provide a wall, fence and or hedge surrounding the front yard (maximum 42 in. in height) to create semi-private transitions zone.

Grading:

All grading shall emphasize minimizing disruption of the site in fitting new improvements onto the site. Grading for individual Homesites shall observe the following criteria:

All cuts, fills, and retaining walls must blend into, and create smooth transitions at the top and bottom of slopes to appear to be extensions of natural landforms.

Slopes will not exceed 2:1 unless it can be demonstrated the steeper slope is the only possible solution. Cut and fill slopes are to be re-vegetated and should be completed as soon as possible. Erosion control measures should be implemented upon completion of grading.

Drainage Systems:

New drainage ways are to be designed to appear and function like natural drainage-ways. Increased water flow off of the Homesites shall be managed to the greatest extent possible within the Homesite by systems that retain water and encourage percolation.

All Homesite finished grades shall slope away from buildings at a minimum gradient of two percent. Finish grade elevation shall be designed so that no obstructions are created which prevent positive

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drainage away from all buildings. Minimal use of landscape irrigation on Homesites is encouraged to limit runoff and erosion.

Landscaping: The landscape design of each Homesite shall extend, preserve and enhance the landscape framework of the community, while creating privacy and enhancing the property value of each Homesite. Plantings are to be designed to help define use areas on the Homesite, to screen outdoor service areas and other improvements from adjacent Homesites and off-site views, and to enhance important view-sheds.

Landscape improvement shall incorporate, rehabilitate and enhance the existing site, incorporate indigenous species and minimize areas of intensive irrigation. Landscape plantings should consist of a few different varieties and types in order to create a more unified rather than fragmented landscape. New trees and plantings are to be a mix of sizes that will blend naturally into the surrounding site.

Plants that require little maintenance should be favored over those that require constant spray or pruning. The minimal use of pesticides is encouraged to naturalized plantings to the site and for health and safety concerns.

The use of larger specimen trees is preferred in areas close to the house to help blend buildings with the site, accentuate entry areas, provide for climate amelioration, or define patio and outdoor areas.

Plant materials used for erosion control are to establish rapid surface stabilization. Ground covers, wildflower seeding and sod are to be done using native material and approved local practices.

Landscaping on Homesites shall cover the entire Homesite and be completed within 12 months from the start of home construction. Front yards shall maintain not less than 70% of the front yard area in vegetation coverings.

To the extent possible, building improvements shall be designed around any existing major trees or shrubs on the Homesite. Tree protection and fertilization measures are to be taken on all trees (6 in. caliper or more) within thirty feet of construction activity.

Plantings:

A formal landscape will be established on the Homesite to create a small-scale "village" atmosphere that encourages walking and interaction with other members of the community.

Tree planting requirements - Each owner shall plant or retain on their Homesite a minimum of 1 tree (2 in. caliper as measured six inches from the ground for deciduous species and/or 8 ft. height for evergreen species) for every 15 feet of Homesite street frontage. (For example, a Homesite with 60 feet of street frontage would require a minimum of 4 trees to be planted or retained). Trees may be planted or retained at any location throughout the Homesite, however at least two trees must be planted or retained on the street frontage side of Homesite. Corner lots shall use the longer side street frontage to calculate the number of trees required. Tree species are to be selected from the appropriate recommended plant list.

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Shrub planting requirements - Each owner shall plant a minimum of two shrubs (5 gal. size) per 1,000 square feet of the Homesite. (For example, a Homesite consisting of 6,000 square feet would require a minimum of 12 shrubs to be planted). Homesites should be rounded up to the nearest 1,000 square foot to calculate the number of required shrubs. Shrubs shall be selected from the appropriate recommended plant list.

The backyard of each Homesite shall be landscaped to provide for adequate privacy and screening of outdoor service areas and garages.

Irrigation:

To aid in water conservation, careful planting design should reduce water consumption needs while using minimal and efficient irrigation systems. The use of indigenous and/or drought tolerant plant materials is recommended to reduce water needs and to reduce and aid in minimizing soil erosion. The use of organic mulches at appropriate depths is encouraged.

All permanent irrigation systems shall be below ground and fully automatic. All Homesites shall provide for irrigation of planting areas within street rights-of-way along their front property line. Use of water conserving systems such as drip irrigation and/or moisture sensors is strongly encouraged. All irrigation heads, where used, shall be adjusted to minimize runoff. All irrigation heads adjacent to paved areas, curbs and turf shall be of a pop-up type.

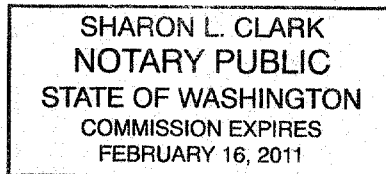
This addendum is authorized and approved in accordance with the provisions of the SOUTHVIEW PLANNED UNIT DEVELOPMENT: DEVELOPMENT STANDARDS: MODIFICATION PROCEDURES – Recording Information: Vol. M04 Page 51821, Klamath County.

Dated this 20th day of December, 2007

Gregory P Besser

Gregory P. Bessert
Design Committee Member, Founder

STATE OF WASHINGTON)) SS.
COUNTY OF CLARK)



Be it remembered that on this 20th day of December, 2007, personally appeared before me Gregory P. Bessert, and is known to me to be the identical person described in and who executed the same freely and voluntarily.

In witness whereof I have set my hand and affixed my official notary seal this 20th day of December, 2007.

Sharon L. Clark

Notary Public for the State of Washington