

Date Office Rec'd _____ Date ARC Rec'd _____ Hold Date _____ Approval Date _____



Crooked River Ranch Residential Property Improvement Application

The Crooked River Ranch Architectural Committee (ARC) must review and approve this documentation before owners apply for any necessary County Permits and before starting any property improvements as per the following guidelines. The Architectural committee meets on Monday on the 2nd and 4th week of each month in the Ranch office conference room. The public is welcome. Applications must be received by the Ranch office by noon on the Friday prior to a Monday meeting. The results of the review are available at the Ranch office after the Monday meeting. Approved applications will be mailed to the property owner.

When planning please be aware of utility, walking and riding easements as well as County Ordinances which are available on the Crooked River Ranch website. Plat maps are also available on the CRR website.

This is NOT a building permit. At Crooked River Ranch, all County and State building codes apply and approval of a project by the ARC does not affect or alter that requirement. This committee is granted authority by Article V of the Covenants, Conditions and Restrictions, which are a condition of sale for all parcels of land in the CRR plat, to approve all specifications for buildings, fences, walls, hedges, structures or improvements, including paint. **County Codes are available on the CRR Homepage.**

REQUIREMENTS INCLUDE BUT NOT LIMITED TO:

1. Each residence must adhere to State and County building requirements
2. Any manufactured dwelling shall:
 - a. Be manufactured in 1977 or Newer
 - b. Be a minimum of 1000 Square Feet.
 - b. Have a fire-resistant pitched roof, with a minimum slope.
 - c. Be certified by the manufacturer to have an exterior thermal envelope meeting performance standard, which reduce levels equivalent to the performance standards required of a single-family dwelling under the State Building Codes as defined in ORS 445.010.
 - d. Have horizontal siding, vertical siding or other materials presently used on houses constructed under the state building code regulations.
3. Each residence MUST have an approved septic system. **No approval** will be granted for any structure to be used as a residence/business combination unless a septic system for structure has been planned and a permit of that septic system is obtained from the County. Septic system must be installed and in operation before residence is occupied.

I have read this material and understand what I have read.

***I _____ (print name) agree to comply with the CRR Club and Maintenance Association and CC&R's', CRR Rural Fire Protection Dist.; State, County and Local codes and ordinances. I further agree to submit all site-building plans to the CRR Architectural Committee for recommendation and/or approval prior to County Planning Department. I understand that all the above agencies shall approve my project BEFORE construction. Furthermore, I understand that it is my responsibility to determine property lines and if in doubt, a survey should be completed prior to any construction.

Street Address _____ Email _____ Phase # _____ Bl. _____ Lot# _____

Property Owner Signature: _____ Date: _____

*******(Must be signed by Owner of Record)*******

Please check the appropriate boxes pertaining to the proposed improvements and fill out all appropriate corresponding sections.

Lot Improvements	<input type="checkbox"/>	Fill in section 1
Building A Home/Additions/Color Change (circle one)	<input type="checkbox"/>	Fill in sections 1 & 2
Un-attached Garage/Shop/Out Building Barn/Animal Shelters (circle one)	<input type="checkbox"/>	Fill in section 3
Covered/Open Deck (circle one)	<input type="checkbox"/>	Fill in section 4
Perimeter Fence/Hedge (circle one)	<input type="checkbox"/>	Fill in section 5

Section 1 Lot Improvements

Check all that applies in this section and **include parcel map* of lot with drawing of plan improvements**. Please make sure setbacks are shown. Please see attached example of Parcel/Plot plan. *Parcel maps can be obtained on the Crooked River Ranch website under Maps

Septic System: New ☐ Existing ☐ Water Source: CRR Water ☐ Well: Existing ☐ New ☐

Driveway: New ☐ Existing ☐ Length _____ ft. Width _____ ft. Culvert (if required) Length _____ ft.

Driveway must have an all-weather surface (gravel or better) and the surface be a minimum of 12 feet wide with 20 feet of unobstructed (no rocks, trees or branches, etc.) width and 13 ft. 6in. unobstructed vertical height for entire length. An approved turnaround access must be provided if length of driveway exceeds 150 ft. **Fire Department approval required as part of County approval (NOT ARC) and must conform to County codes.**

Power Service: Existing ☐ New ☐ Alternate Power: (Solar, etc.) Existing ☐ New ☐ (Attach Specifications)

☐ New Outside Lighting (Any outdoor light shall be shielded to illuminate downward. The light **source bulb or element**) **shall not cast a shadow across** property lines or onto neighbor's building.)

Section 2 Residential Home

Include a parcel map* showing building location on the lot, & floor plans & Exterior Elevation. (Habitable or Living Area Minimum is 1000 Square Feet for Manufactured Homes. All structures must meet State and County requirements). An example of a plot plan is provided. Please make sure setbacks are shown. *Parcel maps can be obtained on the Crooked River Ranch website under Maps.

Home: Length _____ ft. Width _____ ft. Sq. Ft. _____ Height _____ ft.

Addition: Length _____ ft. Width _____ ft. Sq. Ft. _____ Height _____ ft.

If Manufactured Home:

Name of Manufacturer _____ Year built _____ (1977 or newer)

Roof pitch _____ (Must be fire resistant w/ minimum slope)

Color Scheme (**Must be earth tones**) Building _____ Roof _____
Please provide actual color chips to be used.

Setbacks: Street _____ ft. L/Side _____ ft. R/Side _____ ft. Back _____ ft.

Note: Building setback minimums – 30 ft. on Front; 15 ft. on back and all sides. Rim lots must be 30+ ft. from rim.

Section 3, Outbuildings

Select Building Type, include drawing on an attached parcel map showing building location on the lot, & floor plans & exterior elevations. An example of a parcel map* is provided. Please make sure setbacks are shown. *Parcel maps can be obtained on the Crooked River Ranch website under Maps. *(includes any non-attached building over 200 sq. ft.)*

Garage/Shop	<input type="checkbox"/>	Length _____ ft. Width _____ ft. Sq. ft. _____ Ht. _____ ft.
Pole Barn	<input type="checkbox"/>	Length _____ ft. Width _____ ft. Sq. ft. _____ Ht. _____ ft.
Shed	<input type="checkbox"/>	Length _____ ft. Width _____ ft. Sq. ft. _____ Ht. _____ ft.
Animal Shelter	<input type="checkbox"/>	Length _____ ft. Width _____ ft. Sq. ft. _____ Ht. _____ ft.
Other	<input type="checkbox"/>	Length _____ ft. Width _____ ft. Sq. ft. _____ Ht. _____ ft.

Color Scheme (Must be earth tones) Building _____ Trim _____
Roof _____ Please provide actual color chips to be used.

***SETBACKS: Street _____ ft. L/Side _____ ft.
Back _____ ft. Rt./Side _____ ft. Closest Building _____ ft.

Note: Building setback minimums - 30ft on Front and 15ft on back and all sides. Rim lots - must be at least 30ft from rim.
Animal Shelter Building setback minimums - 50ft on front, back and all sides, no closer than 100ft from dwelling on adjoining

Section 4 Covered/Open Decks

Include a parcel map showing deck in relation to building.

Decks: Length _____ ft. Width _____ ft. Height off ground _____ ft. Railing: Y / N Type _____

*** Deck Setbacks: 30ft on Front and 15ft on Back and All Sides. Rim lots - all decks must be at least 30 ft. from the closest rim edge.

Section 5 Perimeter Fence/Hedge

Include drawing on an attached parcel map* showing location on the lot. An example of a plot map is provided. Please make sure setbacks are shown. Any fence over 7 ft. requires a county permit. **Concertina and/or razer wire is prohibited.** *Parcel maps can be obtained on the Crooked River Ranch website under Maps.

Fences-Walls-Hedges Height _____ ft. Style/Material _____

*** Fence Setbacks Street _____ ft. L/Side _____ ft. Back _____ ft. Rt/Side _____ ft.

*** Setbacks: There is a 10-foot utility easement on the side & back of each property & it is strongly recommended that you consider this when fencing your property. Fence Setback is measured from property line to fence, wall or hedge. Any fence that will exceed seven vertical feet in height requires a building permit and must meet County setbacks. **All walking/riding easements may not be blocked in any way.**

*** Gate or Entrance Width _____ ft. Set Back _____ ft.

***Gate or Entrance must be 20 feet wide. Gate or Entrance set back is to be measured from center of street to gate or entrance - 30 ft. required except on County roads (paved with Center lines) - 40 ft required. Fences & Gates must be within your property lines. It is required that you provide a Knox brand key box for manual or keyed electronic locks.

Please ATTACH dimensioned Plot Plan (Does not need to be to scale)

Phase# _____ Bl. _____ Lot# _____ Name of Owner (Please Print) _____

Property Address _____

Crooked River Ranch, OR 97760

Mailing Address if different from above _____

Owners Phone Number _____ Email Address. _____

Architectural Committee Recommendation for Approval

Date _____ Comments: _____

By: _____ By: _____

By: _____ By: _____

By: _____ By: _____

By: _____ By: _____

By: _____ By: _____

Architectural Committee Recommends DISAPPROVAL / REQUESTING MORE INFORMATION

(Circle appropriate recommendation – attach additional documentation)

Date: _____

Comments:

Chairperson Signature: _____

This is an ARC verification of Project completion. This is not a county inspection.

Verification of Completion: PROJECT _____

Date: _____ Signature of ARC Member _____

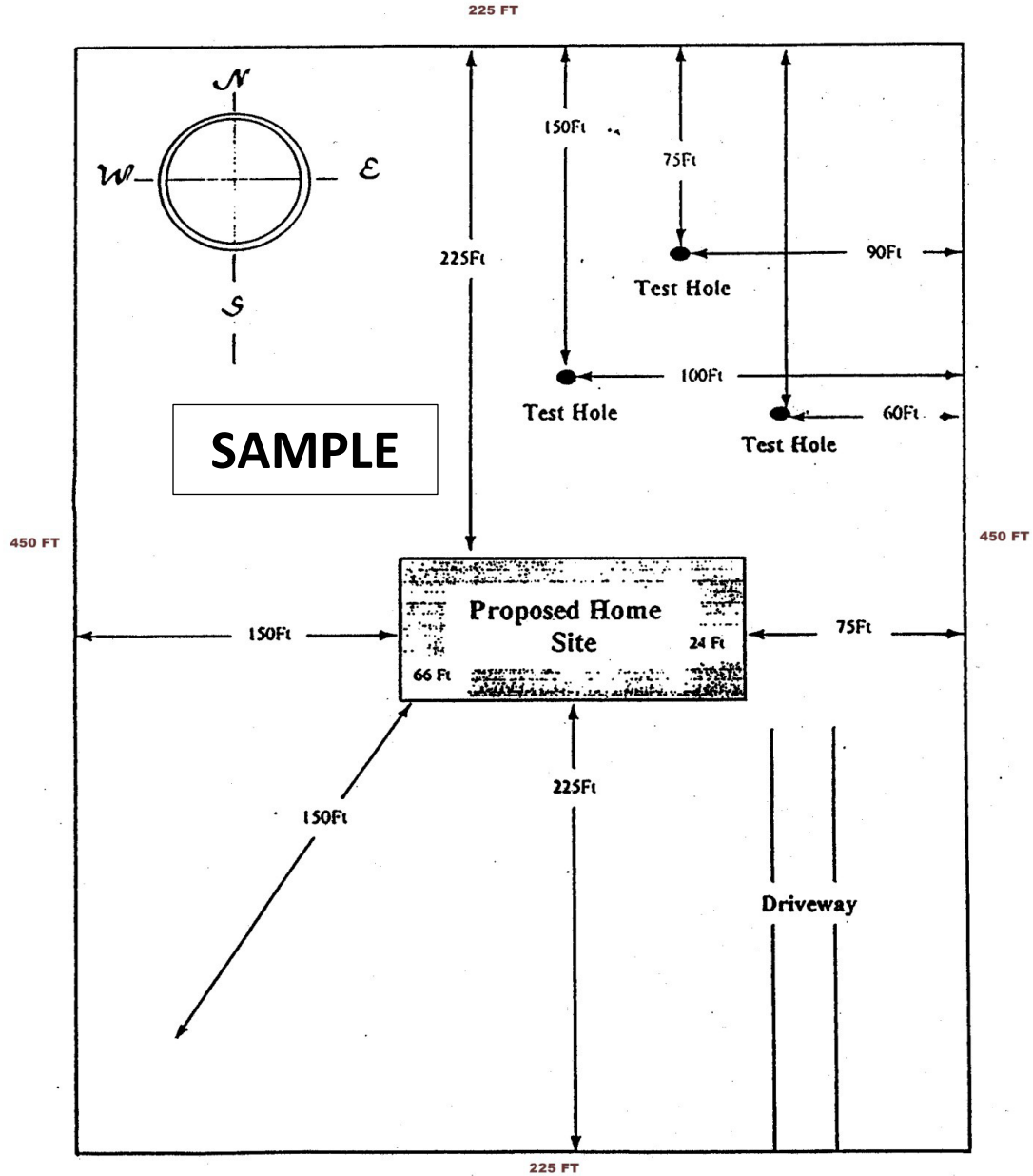
Date: _____ Signature of HOA Secretary _____

This is a verification of Project completion. This is **not** a county inspection.

Sample plot plan next page

Please ATTACH Plot Plan with drawings

Parcel maps can be obtained on the Crooked River Ranch website under "Maps"



Sample ONLY Plot Plan – Please do not use this as your drawing.