

HENDRICKS HILL  
HOMEOWNERS ASSOCIATION  
ARCHITECTURAL GUIDELINES

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**OBJECTIVES:**

These guidelines have two primary objectives. First, to maintain the appearance and design compatibility of the homes built in the Hendricks Hill Planned Unit Development (PUD). Second, they are intended as a guide in preparing preliminary and final plans for review by the Architectural Committee.

**GENERAL DESIGN CRITERIA:**

Due to the varying topography within the Hendricks Hill PUD, and to afford larger open spaces, it is expected that homes will be two or three stories. Primary views from adjacent lots or homes will be safeguarded to the extent reasonably possible. No minimum square footage or cost has been established in the restrictions. Rather than fix arbitrary standards, size will be reviewed on the basis of the compatibility of the home to its site and to its neighbors. It is anticipated that homes will vary in size from about one thousand square feet up to thirty-five hundred square feet. Incorporation of outdoor decks and patios is encouraged. Composition shingles in natural color tones may be used for roofing upon the approval of the Architectural Committee. Hot-mopped roofing with crushed rock of a natural color may be used for flat roofed surfaces.

Setbacks are not specified in the legal restrictions and will be reviewed by the Architectural Committee on a lot-by-lot basis. In general, it is required that buildings and elevated decks be no closer than seven feet to property lines. Variations to this requirement may be approved to save significant trees or for other important design considerations. The intent is to maintain open space and keep all homes as compatible as possible with their natural surroundings and with each other. Landscaping design is also subject to review. Use of rip-rap rock as driveway borders and for retaining walls is recommended for borders and walls.

Hendricks Hill Drive and Riverview St. homes should be custom-designed, that is, one-of-a-kind. Plans for new homes are to be approved on a case-by-case basis. Exceptions are that the original PUD was developed with the concept of tandem and condo style homes on tax lots #602-637.

Sections on “Specific Design Requirements”, “Application Procedures and Requirements” and “Design Review Fees” should also be consulted before design work.

**PRELIMINARY DESIGN REVIEW**

The Architectural Committee welcomes ‘preliminary designs’ for review and evaluation. This procedure can often save the owner expense and delay. Drawings or specifications shall be submitted in duplicate, but may be of an informal nature. However, in order that the Architectural Committee may give just consideration to the proposed work, it is recommended that the drawings be to scale and adequately describe the site plan and exterior character of the proposed structure. Review by the Architectural committee is of an advisory nature, therefore favorable review of ‘Preliminary designs’ by the Architectural Committee

shall neither imply nor guarantee acceptance of the 'final design'. The committee shall endeavor to respond within 30 days

## DESIGN REVIEW FEES

Upon approval of final submittal and payment of the required design review fees to Hendricks Hill Homeowners Association, permits may be applied for from the City of Eugene.

Design review fees are payable to the Hendricks Hill Homeowners Association when preliminary or final designs and specifications are submitted. The Architectural Committee relies on the professional recommendation of the association's architectural firm to evaluate designs for compatibility with the rest of the development, and these fees pay offset their charges. There are no fees for minor work.

Fees are as follows:

- New construction preliminary review: \$100.00 or actual cost for each residence regardless of size or cost of the structure.
- New construction final design review: \$250.00 or actual cost for each residence regardless of the size or cost of the structure.
- Additions which change the footprint of the house: \$100.00 or actual cost regardless of the size or cost of the structure.
- The fee for additions which change the roofline of the house or construction of new decks is \$50.00 regardless of the size or cost of the project.

There are no fees for minor work, including:

- Preliminary review of proposed remodeling.
- Restaining or repainting.
- Reroofing.
- Additions to or alteration of landscaping.
- Replacement of existing decks or structures.
- Interior remodeling which does not affect the exterior of the house.

## SPECIFIC DESIGN REQUIREMENTS:

Houses shall be designed with pitched roofs over 65% of the house and garage. Not more than 35% of roof area shall be less than 4' in 12' pitch and no pitches shall be permitted which exceed 12' in 12' run.

- Size of garages will be approved on a case by case basis depending on lot size.
- All materials should be submitted for approval.
- Stain and paint and roof colors will continue to be approved on a case by case basis. Acceptable colors are the subdued, subtle earth tones, such as taupes, grays, browns to be compatible with the surrounding environment and community at large. Color samples are available for guidance in making choices.
- Doors and window frames should be harmonious with the approved color scheme of the home exterior.
- Garage doors shall be stained or painted as indicated by the approved color scheme of the home.

- All exposed sheet metal, flashing, or vents, except copper, shall be painted; at roof, black or color to match roofing materials or body of house; at wall, to match siding; and at windows, fascia or rake to match trim.
- A-frame, geodesic domes, yurts, mansard, and gambrel roofs are not permitted.
- All driveways shall be paved with a hard surface of asphalt or concrete from all access roads for a length of at least twenty (20) feet.
- Off-street parking shall be provided for two or more cars.
- Property line fencing is not allowed. Dog runs and deer fencing are also prohibited but privacy screening may be permitted where design limitations preclude other options.

## APPLICATION SUBMITTAL PROCEDURES AND REQUIREMENTS

All proposed building, new construction or remodeling, including re-staining, construction of fences or decks, landscaping and other improvements of private areas shall be approved by the Hendricks Hill Architectural Committee before commencing work as specified in the requirements. Upon approval of plans and specifications and payment of design review fees to Hendricks Hill Homeowners Association, building permits may be applied for from the City of Eugene. Review and approval by the Architectural Committee is for appearance and design compatibility only; all proposed construction systems shall be in accordance with the requirements of state and local codes. The Architectural Committee shall assume no responsibility for the structural or mechanical soundness of approved designs.

Application forms are available from and should be submitted to chair of the Architectural Committee or secretary of the HSHA. Drawings, specifications and/or samples for any proposed work should be submitted in duplicate to the Architectural Committee as follows:

Site Plan must be a scaled drawing showing:

- Contours including site drainage
- Driveway including off-street parking area
- Location of house and garage with minimum distances to property lines to include eave projections and decks
- Sewer, water and electrical hookups
- Datum point to be used for establishing floor elevations
- Existing trees to be removed as well as saved
- Landscaping plan including size and name of plant materials to be used, retaining walls and fences, and exterior lighting
- Adjacent existing or proposed structures

In addition, prior to review, the site must have:

- A stakeout of the house
- One clearly designated floor elevation based upon the datum point
- A Maximum roof height designated.

## HOUSE PLANS MUST BE SCALED DRAWINGS AS FOLLOWS:

- Front, rear and both side elevations including detached garages, roof pitch, and window details. Scale: 1/8"=1'0" of 1/4"=1'0"

SPECIFICATIONS including:

- Roofing material, including two samples or two color photographs from manufacturer's literature.
- Wood siding, type, species and grade.
- Garage doors, manufacturer, model and materials.
- Stain or paint and trim colors, two samples of each color from manufacturer's product to be used.
- Windows, including manufacturer and type and including two color samples or color photographs if prefinished.

#### APPROVAL OF FINAL DESIGN

Upon review of "final design" submittal, the owner will be notified in writing of Architectural Committee action.

#### ARCHITECTURAL COMMITTEE DISCRETION

The Architectural Committee may in its sole discretion withhold consent to any proposed work if the Committee finds that the proposed work would be inappropriate for the particular lot or incompatible with the design standards as set forth in the Architectural Guidelines. Considerations such as siting, shape, size, color, design, height, impairment of the view from other parcels or common areas, disturbance of existing terrain and vegetation, and any other factor which the Architectural Committee reasonably believes to be relevant, may be taken into account by the Committee in determining whether or not to consent to any proposed work. The Hendricks Hill Planned Unit Development is exempt from City of Eugene yard setback requirements by virtue of PUD, granted 13 April 1978. If an applicant wishes to have setback different than those of the City of Eugene, they need to request this from the Architectural Committee of the Homeowners Association.

#### EFFECTIVE PERIOD OF CONSENT

Architectural Committee consent to any proposed work shall automatically be revoked one year after issuance unless construction of the work has commenced or the unit owner has applied for and received an extension of time from the Architectural Committee.

#### COMPLETION OF AUTHORIZED WORK

Unless the consent of the Architectural Committee has first been obtained, the residential building constructed on a unit must be completed within a period of one year from the date upon which construction of the same was commenced.

#### NOTICES UPON COMPLETION

Prior to occupancy, after completion of any new construction or addition covered herein, the unit owner shall give written notice of completion to the Architectural Committee. Within 30 days after receipt of such notice the Committee shall inspect the completed work and give written notice to the unit owner of any respects in which the completed work fails to conform to the plans and specifications therefore as consented to by the Architectural Committee and is found objectionable by the Architectural Committee. The Architectural Committee shall specify in such notice a reasonable period, not less than 30 days, in which the owner may

remedy the nonconformance. In the event a notice of nonconformation and requirements of cure is not given within such 30-day period, the Committee shall conclusively be deemed to have consented to the work as completed.

## ARCHITECTURAL COMMITTEE DUTIES AND RULES

The Architectural Committee shall consider and act upon all matters properly submitted to it pursuant to these 'Guidelines' and report regularly to the HHHA Board of Directors any action taken. In furtherance of this function, the Architectural Committee may, by unanimous vote, recommend the amendment and or repeal of regulations within the 'Guidelines', or suggest additions, for consideration by and subject to the approval of the Board of Directors.

Current copies of the Architectural Guidelines shall be kept on file by the Architectural Committee. Such rules shall have the same force and effect as if set forth herein as part of the Planned Unit Development agreement (PUD 77-3) with the City of Eugene. In addition, the Architectural Committee shall keep on file the following records:

- Minutes of all meetings.
- One copy of each application for review along with one copy of each, including:
  - \*Drawings and Specifications
  - \*Stain and paint samples.
  - \*Letters of Approval
  - \*Correspondence.
  - \*Copies of invoices for professional review services.
- Contracts for professional review services.
- General correspondence.



Please check the items submitted:

A. MATERIAL AND COLOR SAMPLES

- Roofing material or manufacturer's literature with color photographs
- Manufacturer's paint chips for all exterior colors indicating area to be used
- Manufacturer's literature and proposed color of garage door
- Manufacturer's literature including color photographs if windows are prefinished

B. BUILDING LOT

- Corners of lot staked
- Corners of proposed structures staked
- Datum point at street and both first floor and maximum roof elevations located
- Trees to be saved flagged

C. SITE PLAN

- North arrow
- Minimum scale: 1" = 20'
- Property lines including survey notations, compass directions, and distances from legal description.
- Contour lines at 5' 0" change in elevation
- Building location including house, carports, garages, and decks including distances to property lines
- Location of existing trees.
- Driveway and parking (indicate materials)
- Areas to be landscaped, including name and size of proposed plant material
- Landscape structures including fencing and retaining walls
- Site drainage including construction details
- Location of heat pump
- Locations of temporary structures for construction

D. PLANS AND ELEVATIONS

- north arrow
- Minimum scale 1/4" = 1.0'
- All four elevations including exterior building features (doors, windows, roof, siding, trim, railing, and chimney) and indicating finish grade at foundation.

ARCHITECTURAL REVIEW FEES.



- ( ) Preliminary review \$
- ( ) New construction \$
- ( ) Addition that changes foundation of existing house \$
- ( ) Addition that changes square footage but does not affect foundation \$ 50.00

SIGNATURE(S): All owners' signatures required

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_