

Architectural Review Board Guidelines and Policies for Oak Hills Homeowners

Exterior Improvements

This guide is intended to help homeowners request and receive approval from the Architectural Review Board.

INTRODUCTION

Oak Hills is a planned community consisting of 650 homes sited amidst wide-open landscaped areas on approximately 32 acres of open space. The Association facilities include large and small swimming pools, gymnasium, community center, playground area, tennis courts, play fields, parks, walking trails, and RV parking lot. Construction began in the mid 1960's with the final completion of the last phase in the late 1990's. On July 10, 2013, the U.S. Department of the Interior, National Park Service signed the document that placed Oak Hills on the National Register of Historic Places. At that time, our community was the youngest historic district in Oregon and one of the youngest nationwide to be added to the Register. Oak Hills was cited for setting precedents for implementing self-governance in suburban developments through our homeowner association, progressive master planning, and flexible land use codes. We were also the model when Washington County developed its land-use regulations.

These Policies have been prepared to direct future changes and continue the tradition of our neighborhood that resulted in our placement on the National Register. Oak Hills epitomizes the best in post-war, mid-century development, emphasizing varying residential densities, mixed uses, the incorporation of open space, and land conservation. These Policies are intended to ensure excellence by establishing principles and standards regarding structures and harmonious exterior colors within our neighborhood. The exterior of your home may be the strongest indicator that you are the caretaker of a mid-century historic neighborhood. These policies are not meant to address every contingency or circumstance, but to establish general principles.

Violations or failure to follow the ARB policies and procedures will be considered a compliance issue and turned over to Compliance for enforcement.

Structure of the Community and Development of the Design Guidelines

These Policies are a companion document to the Amended and Restated Declaration of Restrictions for Oak Hills Homeowners Association adopted at its May 2013 Annual Meeting. A copy of that document may be found on the Association's web site, www.oakhillsoregon.com. These Covenants, Conditions and Restrictions ("the CC&Rs"), are a legal document of the homeowner association that is accepted by each owner at the time the property is purchased. Each homeowner should become familiar with all applicable CC&Rs as well as with these Policies.

These Policies have been developed over time by the Architectural Review Board, which is responsible for reviewing requests for exterior improvements. The Policies have been approved by the Oak Hills Homeowners Association Board of Directors.

The Architectural Review Board, also known as the ARB, is composed of volunteer homeowners appointed by the Board of Directors. The ARB reviews applications for all exterior changes to homes

within Oak Hills. The types of changes or improvements that require approval include, but not limited to structural modifications to the home, house and trim paint colors, concrete work, replacement of sliding doors or windows, roof replacement, patio, deck or fence additions or replacement, front and garage door replacement, solar energy systems (solar panels), gazebos, and requests for a storage shed. While the ARB is responsible for approving these changes or improvements, the Board of Directors is the final authority on the CC&Rs. Should the ARB deny approval of a request for change or improvement to a home, the applicant may appeal that decision to the Board of Directors.

Use of the Guidelines and Policies

The requirements, objectives, standards and procedures contained in these Policies are intended to maintain the harmonious, mid-century image of Oak Hills. Through these Policies and the Architectural Review process, a consensus is achieved between individual aesthetic judgment and the broader interests of community standards.

As stated in Article VII, Section (2) (g) “No dwelling house, garage, fence, wall, outbuilding or other structures shall be erected or constructed upon any portion of said property and no alterations which would materially alter the exterior appearance of any such structures or improvements shall be made unless approval is first obtained in writing from the Architectural Review Board.” Simply stated, no new construction or modification of an existing structure is to occur on any lot or to the exterior of any residence without the prior approval of the ARB. The ARB’s charge is to ensure that the architectural integrity, harmony and quality of Oak Hills is maintained, as well as to protect property values within the community.

The CC&Rs also state in Article VII, Section (2) (h) “A complete set of plans, drawings and specification showing in sufficient detail of the proposed improvements alterations, including the exterior materials and color scheme, together with a scaled site plan indicating the exact location on the building site, shall have been submitted to and approved in writing by the Architectural Review Board in advance of any construction or alteration.” This information enables the ARB to accurately determine the scope, layout, design, and impact of proposed changes.

Design Review Process

In order to obtain the ARB’s review of a proposed modification or addition, the homeowner must complete an Architectural Review Application Form and submit it to the committee. It is preferred the Application Form is submitted electronically to the ARB Director. The form asks for a description of the improvement as well as plans, drawings, other additional information that will enable the ARB to assess the application. *Additionally, the signature and address of other property owners who are most affected because they are adjacent and/or have a view of the proposed change must be obtained prior to submitting the form.* The purpose of this action is to make affected homeowners aware of the applicant’s intent. It does not imply approval or disapproval by the affected neighbor. Should any neighbor object to the proposed change or improvement, they must notify the ARB within 10 days of signing the Application form.

Projects may NOT start UNTIL IT HAS BEEN APPROVED BY THE ARB, OR 10 days after submitting AND RECEIVING AN APPROVED application, WHICHEVER IS LONGER. This is to provide adequate time for neighbors to file any concerns or disputes with the ARB. Urgent requests will require explicit approval from neighbors to proceed earlier than 10 days.

Many requests are quickly reviewed and approved without a site visit. Examples of these approvals include painting your house with pre-approved paint colors maintained in books at both the local Sherwin-Williams and Miller Paint Stores or replacing a fence with similar materials at the same height. Other requests may require a site visit to ensure the proposed structure is appropriate. Requests typically take no more than ten days for review. The applicant is notified of the decision either by email or by telephone. A record of the action taken by the ARB is maintained on an electronic database. The ARB formally meets once a month, usually the following week after the HOA meeting. However, ARB application determinations (approvals/denials/requests for additional information) can be made by the ARB at any time prior to the formal meeting.

Design Guidelines: General Principles

The Architectural Review Board's role in the community is to ensure consistent application of the Association's CC&Rs as well as these Policies. The Policies are designed to promote the mid-century character of Oak Hills that will bring value to individual properties and will promote the attractiveness of the community.

Prospective homeowners and visitors alike are attracted to Oak Hills because of its well-maintained and harmonious homes along with expansive open spaces owned by the Association. New homeowners should be aware that the ambience isn't something that "just happened." It is the result of careful planning, monitoring, and enforcement of the CC&Rs and Policies, which are intended to protect individual homeowners' property values.

The guiding principle in planning for exterior structural changes is: Look at your property with your neighbor's eyes while following the Associations CC&Rs and Policies.

Design Guidelines: What You Can do Without ARB Approval

The following types of changes, alterations or additions do not require the approval of the ARB. Although these activities are exempted from the approval process, all must comply with all state, county and local building codes and other construction requirements:

Placing the following kinds of signs and decorations. 1. A sign with the occupant's name and the house number on it. 2. No more than one temporary "for sale" or "for rent" signs (no larger than 18" x 24"). 3. A temporary "commercial" sign placed by a home improvement contractor who is working on the house - to be removed promptly upon conclusion of the work. 4. A flagpole attached to the house. Free-standing flagpoles must be approved in advance by the ARB. 5. Seasonal decorations that are removed within three weeks after the holiday. 6. Political signs, which are to be removed immediately after the election. No other signs are permitted on houses or lots, or on sidewalks, streets,

or common property, unless approved by the ARB, except for "No Soliciting" signs that are attached to the house and security signs that are within 10' of the house. 7. Interior remodeling of the house.

Design Guidelines: What is Not Allowed (Prohibited Uses)

Residences are to be used for residential purposes only.

- In order to maintain the attractive appearance of our neighborhood and the value of the homes activities which are commercial in nature and are evident to neighbors are not permitted. Some examples of these prohibited commercial activities are those that are unsightly, such as auto repair services; business requiring heavy equipment such as landscaping services; and those services for pay, which regularly increase neighborhood traffic or street parking such as schools, hairdressing salons and home rentals other than for residential purposes. Article III (a)
- No tent, shed, or other temporary structure, shall be erected or maintained for dwelling purposes on either Residential or Association Property. Nevertheless, these prohibitions shall not apply to the occasional use of camping tents for overnight campouts in Residential backyards. Article III (a)
- No garage or storage shed shall be used for dwelling purposes. Article III (b)

REVIEW OF SOME REQUIREMENTS AND RECOMMENDATIONS

The following is a review of the specific requirements in Oak Hills CC&Rs and Policies for Exterior Improvements that have evolved over time. It was the intention of founding Oak Hills builders to create a community that is cohesive in both appearance and quality. Homes are intended to blend together and complement each other.

A. House Alterations, General

1. Any exterior remodeling of the house that incorporates add-on features not of the original design must be approved by the Architectural Review Board. Article VII Section 2 (g)
2. Any significant changes to the yard regarding fences, walls, patios, patio covers, gazebos, outbuildings and storage sheds must be approved by the Architectural Review Board. Article VII Section 1 (a)
3. Any exterior remodeling of the house that includes the replacement or addition of doors, both house and garage, roof, siding, windows, decks, patios, driveway, walkway and repainting of the house and garage must be approved by the Architectural Review Board. Article VII Section 1 (a)
4. The focus on new additions is to ensure that they preserve the character of existing homes. The addition must be harmonious with the original home in scale, proportion, materials, and color. Article VII Section 2 (i)
5. The new addition must be compatible with the massing, size, scale, and architectural features to protect the integrity of the property and the neighborhood. Article VII Section 2 (i)

6. Generally speaking, maintaining our historic neighborhood inherently implies minimal change to that part of the building that is visible to the public, which is generally the front of the house. Consequently, a new addition must retain the essential form and integrity of the existing property. Article VII Section 2 (i)
7. A rooftop addition is not allowed for a two-story house in Oak Hills. Article VII Section 2 (a) & (c)
8. No property owner or resident shall remove or significantly alter any tree in any parking strip without first obtaining ARB approval. Article III (f)
9. Project approvals are good for 120 days from the date of approval. The work authorized must be completed within that time. Longer periods will be considered if additional time is requested by the homeowner. If you are unable to complete the project beyond the approved period, you must reapply.

B. Exterior Improvement Policies

EXTERIOR PAINTING: Article VII Section 2 (h) When repainting a house, approval by the Architectural Review Board is required, even if the same or similar color is proposed to be used. Color choices of siding and trim will be addressed on a case by case basis. The exterior paint colors should be muted and align with a natural, earth-toned palette. Exterior paint should complement neighboring homes. Avoid bright colors such as bright yellow, light or bright blue, reds, or pinks (not a complete list). Siding and trim colors should contrast yet complement each other. Front and side door colors may be painted a contrasting and bold color. Gutters shall be painted to match siding or trim colors, or to match the roof color. The garage door shall be painted the same color as the house to minimize the visual impact of the door. On a case by case basis, the door can be painted the same color as the house trim or as painted by the manufacturer.

The intent of the Association is to maintain a presence that is neutral and compatible with the existing and approved colors in the neighborhood. Approved exterior colors are maintained by the ARB as well as the local Miller and Sherwin-Williams paint stores. Homeowners should consult these approved color books prior to painting the exterior of their residence. Colors used without prior approval from the Architectural Review Board and which do not fall within their guidelines are subject to disapproval, in which case the homeowner may be required to repaint the residence in colors that are acceptable.

An Application is required prior to painting your home. The Application must include:

1. The proposed color of the house, trim and garage door.
2. If it is a preapproved paint color, provide the brand name (Miller or Sherwin Williams) and the color. If not a preapproved color, provide the name of the paint company, paint color and number. Occasionally, the ARB may request the homeowner to paint a swatch of the house and trim color on the front of your home to enable the ARB to make an approval decision.

- **FENCES: Article VII Section 2 (g)** The purpose of this policy is to ensure fences are constructed and maintained in a manner that enhances the character of Oak Hills. Fences should be constructed with natural looking material such as wood or manufactured products that look like wood. Thin rod iron is acceptable, with many existing examples located on the greenway. Homeowners may also fence their yards with natural growing hedge material. Fences will not be built from cinder block, brick, stone, chain-link, wire mesh, or other material deemed inappropriate by the ARB. Exceptions can be made on a case-by-case basis for homes that back onto Willow Creek, West Union and 143rd.

Fences in Oak Hills may be located on or inside back and side property line and continue into the front yard up to the front of the home. Front yard fences are not permitted. Maximum fence height is 6 feet tall when measuring from the ground, on the side that is most exposed. However, when changing grade exists between properties a combination of the fence and a retaining wall height shall not exceed 8 feet. Moreover, Oak Hills homeowners who share a fence with another Oak Hills homeowner can build that fence to a height of 7 feet provided both neighbors agree. Only the section of fence shared by two agreeing neighbors can be 7 feet, not fencing facing the greenspace or the street.

The top of the fence post should be no more than 4 inches above the top of the fence. The purpose is to ensure that the fence looks compatible with other fences in the neighborhood. Retaining walls are included in the overall height calculation when measuring from inside the property line. All fences must meet Washington County building requirements. The ARB relies on our residents to provide accurate site information and Oak Hills HOA is not responsible for confirming proposed fence lines are accurate. It is the responsibility of the applicant to research property lines and obtain a survey if any questions arise.

An Application is required prior to the installation of the fence. The Application must include:

1. Site plan showing the location and length of the fence, house, and property lines. You may submit this hand drawn or use a plat map. Plat maps can be found on <http://www.oakhillsoregon.com/arb.html>.
2. State whether this is a replacement of an existing fence or a new fence not currently existing. If you are replacing an existing fence and there will be no location changes, state that on the application.
3. A description or photo of the fence design and materials to be used.

- **STORAGE SHEDS: Article VII Section 2 (g)** The purpose of this policy is to ensure storage sheds provide convenient outdoor amenities for homeowners without detracting from the overall character and attractiveness of properties in Oak Hills. A storage shed is defined as a structure built or purchased to store items. It is not for dwelling purposes. Storage sheds may be placed in the back or side yards of a property. Maximum shed size shall not exceed 100 square feet with a height of 10 feet or less. Sheds may be constructed in any shape within those dimensions. Screening (natural or manmade) of sheds is required if the material and color do not

match the house and/or if visible from the street or common area. Shed siding and roof material should match the main home in material and paint color. Sheds constructed of plastic, tin, or that are otherwise deemed to be unappealing or constructed or placed in a manner that is obnoxious by the ARB will not be approved.

Drainage must be considered and constructed in a way that minimizes negative impact on neighboring properties. If electricity is provided to the storage shed, no visible exterior wires are allowed. Approval by the ARB does not relieve any homeowner from compliance with local building codes, regulations, or easements.

An Application is required prior to installation or construction of a storage shed. The Application must include:

1. Site Plan showing location of shed, house, property lines, and screening (if required). Maps can be hand drawn or you can use Plat maps found on (Plat maps can be hand drawn or you can use forms found on <http://www.oakhillsoregon.com/arb.html> and look for Plat and Property Lines.
2. List of materials and paint color *or* the specs of a pre constructed shed
3. Dimensions of the proposed storage shed.
4. Storage sheds are to be used for storage purposes only.

- **DECKS AND PATIOS: Article VII Section 2 (g)** The purpose of this policy is to ensure that decks and patios are constructed and maintained in such a manner that will enhance the character of Oak Hills. The Association believes decks and patios should be constructed and maintained to improve the home's livability and will be an attractive addition to the residence and neighborhood. Patios shall be constructed of concrete or brick or other similar material. Decks will be constructed of natural looking materials such as wood or manufactured products that look like wood. Residences located on sloping terrain may require supports for decks built off first or second floor rooms.

Decks and patios in Oak Hills will generally be constructed at the back or along the side of the residence. There are existing decks located on the front of homes, either at the ground/first or second level. Ground level decks at the front of the home must be attached to the home and be attractive in design and construction. Decks in the front of the home shall be of a size that will not overwhelm the front of the house or take up a substantial portion of the front yard.

An Application is required prior to the construction of a deck or patio. The Application must include:

1. Site plan showing the location of the deck or patio, house, and property lines. The map can be hand drawn or you can use forms found on <http://www.oakhillsoregon.com/arb.html> and look for Plat Maps and Property Lines.
2. List of materials to be used, including color if the deck is to be painted.
3. Dimensions of the patio or deck.
4. If the deck or patio is to be covered, provide the dimensions of the covering as well as materials to be used.

- **GARAGE DOORS: Article VII Section 2 (g)** The purpose of this policy is to convey the overall desired look and feel of homes in Oak Hills. When replacing garage doors, approval by the Architectural Review Board is required, even if a similar door is to be used. Solid garage shall be made of wood or metal because they reflect the time period of our community. On a case by case basis, windows incorporated into the garage door may be acceptable, but the windows must be small square or rectangular in shape. “Sunburst” window mullions in the garage door will not be approved as they are not harmonious with the neighborhood.

Decorative hardware attached to the garage door will not be approved since they are not harmonious with the neighborhood. The garage door shall be painted the same color as the house to minimize the visual impact of the door. On a case by case basis, the door can be painted the same color as the house trim or as painted by the manufacturer.

An Application is required prior to replacing your garage door. The Application must include:

1. A description of the new door, including the material, style, and color.
2. A photo of the proposed new door would assist in the ARB’s review.

ROOFS: Article VII Section 2 (g) The purpose of this policy is to ensure that the replacement roofs should be consistent with existing roofs in the neighborhood and that they are of cedar shingle/shake, composite or ceramic tile. Metal will not be accepted as roofing material. Additionally, homes with flat or low-pitched roofs can use other approved material, such as polyvinyl chloride (PVC). When replacing existing roofs, approval by the Architectural Review Board is required, even if a similar roof is to be installed. It is important that the color and roofing material selected should be compatible with your home and of the highest quality.

An Application is required prior to the installation of your new roof. The Application must include:

1. A full description of the proposed roof, including material type and color.
2. A sample of the roofing material or a site where the roofing material can be viewed by the ARB.
3. If skylights are to be installed, the location, size, and material to be used must be provided.

- **WINDOWS AND SLIDING DOORS: Article VII Section 2 (h)** The purpose of this policy is to convey the overall desired look and feel of homes in Oak Hills. Replacement windows will be compatible in size to existing windows. Often made of custom wood, aluminum, or metal framing, it’s not unusual to find large expanses of glass windows in Oak Hills homes. If your home has original windows and you are concerned about energy efficiency, there are some alternatives that can maintain the original detail of your period windows. Windows may be retrofitted or replaced in kind to contain high

efficiency double-pane glass. Vinyl is frequently the go-to choice for window replacement and should you select vinyl material it is likely that material will be approved. Nevertheless, new aluminum or wood windows will preserve the aesthetic integrity of your home while still meeting all efficiency standards.

Requests to install windows and sliding doors at new locations in your home will also require approval by the Architectural Review board.

An Application is required before the installation of any windows or sliding doors. The Application must include:

1. The location and number of windows to be replaced.
2. The framing material to be used and color.
3. State if the window and/or sliding doors will be replacing existing windows and/or sliding doors and if they are of the same dimensions.
4. If the windows and/or sliding doors are to be installed in a new location, provide a site plan showing the location and dimensions.

- **FRONT DOOR: Article VII Section 2 (h)** The purpose of this policy is to convey the overall desired look and feel of homes in Oak Hills. The front door replacement should be consistent with existing front doors in the neighborhood. When replacing the front door, approval of the Architectural Review Board is required, even if a similar door is to be installed. An attractive front door sets the tone for the rest of your home and can add enormously to curb appeal.

If your home has the original door, it is recommended to keep it and refinish or paint it, as necessary. Front doors are an ideal spot for a pop of bold or saturated color. If unable to keep the original door, new reproductions are available. Most homes built in Oak Hills included front doors that were characteristic of that time and it is recommended that when selecting a replacement door that you match the door with the style of your home. For example, a Victorian style door, with a large oval glass window, would not be compatible with a home in Oak Hills. An application is also required if you plan to install a storm door.

An Application is required prior to replacing your front door or installing a storm door. The Application must include:

1. A description of the new door, including the materials, style, and color.
2. A photo of the proposed new door or storm door would assist in the ARB's review.

- **SOLAR PANELS/SOLAR ENERGY SYSTEMS: Article VII Section 2 (g)** The purpose of this policy is to provide the necessary steps to gain approval for the installation of solar energy systems while providing clear, reasonable guidelines that aim to maintain consistency with existing community aesthetics. It is important that these energy systems are installed in a manner that respects legitimate competing community interests. It has been determined that homeowner associations may adopt and enforce provisions that impose reasonable size, placement or aesthetic requirements for the installation or use of solar panels.

Solar energy systems are described as a panel device or system or combination of panel devices or systems that relies on direct sunlight as an energy source of use in (a) the heating or cooling of a structure; (b) the heating or pumping of water; or (c) the generation of electrical energy. This definition includes Photovoltaic (PV) panels/modules, Solar Water Heating (SWH) panels/modules, and Integrated Photovoltaic Systems (IPS), i.e., photovoltaic shingles, tiles or siding or thin film laminates. Two distinct categories of these solar energy systems will be considered for approval by the Architectural Review Board. These are roof-mounted and ground-mounted.

Roof-mounted solar energy systems

Roof-mounted solar energy systems must be installed on the roof of the primary residential structure or ARB approved storage shed. Reverse angle or tracking platforms or mechanisms that allow devices to tilt seasonally, permanently or by time of day are not allowed on roof-mounted systems. Installations must comply with applicable building codes; all necessary permits must be obtained. Installations should also comply with both Energy Trust of Oregon and Oregon Department of Energy guidelines and compliance code.

Solar panels must have a non-reflective surface and the preferred panel color is black. If a roof is being replaced concurrently with solar panels being installed, it's preferred that the roof and the panels are black. Dow Solar Shingles or other similar products will be approved provided that they match the color of the current roof shingles as much as practical. All panels must fit within a boundary defined by the roof eaves and peak. They shall not exceed any edges or the peak of the roof. Efforts must be made to make the solar energy system an integral and harmonious part of the architectural design of the residence. Visibility of any plumbing, wiring, or auxiliary equipment should be minimized as much as possible. All system components visible from areas open to common or public access should be designed or painted to blend with roof coloring as much as possible without significantly impacting system output. For example, the color of racking visible from areas open to common or public access should match the roof material as best possible. Panels should completely cover the racking system unless deemed not possible for structural reasons, and visibility to the underside of panels shall also be minimized from areas open to common or public access.

To the maximum extent possible, a roof-mounted solar energy system shall be installed so as to minimize visibility to the system when viewed from ground-level in areas open to common or public access (e.g., public streets, neighboring lots, or association properties or common areas). As such, it's preferred that panels are not installed on the street facing side of the home. Solar panels on front or side-facing roof surfaces visible from areas open to common or public access must be mounted in the plane of the roof surface with a maximum panel clearance (distance from the roof surface to the top surface of the panel) of no more than 6 inches. Panels in other locations (not visible from areas open to common or public access) may be angled to achieve optimum solar gain provided the top edge of the panel does not extend above the roof peak.

It is understood by the homeowner that the solar devices will be kept clean and maintained for aesthetic and performance reasons. Upon replacement of a roof on which solar panels are installed, the homeowner must *reapply* for the existing solar system or a new solar system when applying for the new roof.

Ground-mounted energy systems

Ground-mounted systems are permissible, provided such a system is located in the back or side yard (not front yard), does not extend above the fence or screening, and is completely out of view from all areas open to common or public access. Ground-mounted systems must be owned by the homeowner; leased products from third parties are not allowed. Reverse angle or tracking platforms or mechanisms that allow devices to tilt seasonally, permanently or by time of day are allowed on ground-mounted systems, so long as this functionality does not result in visibility from areas open to common or public access above the fence or screening. Installations must comply with applicable building codes; all necessary permits must be obtained. Installations should also comply with both Energy Trust of Oregon and Oregon Department of Energy guidelines and compliance codes.

An Application is required prior to the installation of a solar energy system. The Application must include:

1. Plans showing visibility of the system from areas open to common or public access (e.g., public streets, neighboring lots, or association properties or common areas) and a site map showing the orientation of the home in relation to other properties. This site map can be found on the Oak Hills Association's website.
 2. A conceptual drawing (with dimensions) showing the proposed location of the system, the number of solar devices, how the equipment will be mounted, as well as a description of any visible auxiliary equipment.
 3. Current roof material and color.
- **GAZEBOS: Article VII Section 2 (g)** The purpose of this policy is to provide for the placement and construction of a gazebo which can provide a decorative and useful outdoor amenity for homeowners without detracting from the overall character and attractiveness of properties in Oak Hills. Gazebos will be placed in back or side yards of a property. Maximum height to be 10 feet or less. Exceptions can be made on a case by case basis. The material used to construct the gazebo should be natural, such as wood, or wood-looking man-made products. Gazebos of other material could be approved on a case by case basis. A gazebo may be stained or painted using a natural or earth-toned palette.

An Application is required prior to the installation or construction of a gazebo. The Application must include:

1. Site plan showing the location of the gazebo, house, and property lines. Maps can be hand drawn or you can use Plat maps found on the Oak Hills Association's website.

2. List of the materials and stain or paint color.
 3. Dimensions of the proposed gazebo.
- **DRIVEWAYS and WALKWAYS: Article VII Section 2 (g)** The purpose of this policy is to provide for the replacement of driveways and walkways. Replacement driveways should be constructed of concrete, concrete interlocking blocks, or brick. Stamped concrete surfaces will be approved on a case by case basis. The surface of the replacement driveway and walkways should correspond to existing driveways in Oak Hills. An expansion or modification of an existing driveway needs ARB approval. The expansion material must be the same as the driveway material. All driveways must meet Washington County building requirements.
 1. A description of the material to be used and the proposed finish of the surface.
 2. Driveway and walkways dimensions and a site sketch (diagram).
 - **SPORTS COURT: Article VII Section 2 (h)** The purpose of this policy is to ensure that sports courts are constructed and maintained in such a manner that will enhance the character of Oak Hills. The Association requires sports courts shall be constructed of the correct material per type of sport to utilize the court. Lights are not permitted for sport courts. No healthy trees are to be removed for placement of the court. Fencing or nets shall be subject to approval by the ARB. The ARB will do a site visit to help advise on the size of the court. No Pickleball courts are allowed. Proper drainage needs to be installed if needed. Sport courts in Oak Hills shall be constructed at the back of the residence. An application is required prior to the construction of sports court. Use of the sports court shall adhere to local quiet time hours per Washington county and the city of Beaverton out of respect for neighbors and the community. The Application must include:
 1. Site plan showing the location of the sports court, house, and propertylines. The map can be hand drawn or you can use forms found on <http://www.oakhillsoregon.com/arb.html> and look for Plat Maps and Property Lines.
 2. List of materials to be used, including color of the sports court materials.
 3. Dimensions of the sports court.
 4. Neighbor acknowledgement is required from houses that share a backyard fence line and adjacent homeowners.
 - **SAUNA: Article VII Section 2 (g)** The purpose of this policy is to provide for the placement and construction of a Sauna which can provide an outdoor amenity for homeowners without detracting from the overall character and attractiveness of properties in Oak Hills. Saunas will be placed in back or side yards of a property. Maximum height to be 11 feet or less. Exceptions can be made on a case by case basis. The material used to construct the sauna should be natural, such as wood, or

wood-looking man-made products. Saunas of other material could be approved on a case by case basis. A sauna may be stained or painted using a natural or earth-toned palette.

An Application is required prior to the installation or construction of a gazebo. The Application must include:

1. Site plan showing the location of the sauna, house, and property lines.
Maps can be hand drawn or you can use Plat maps found on the Oak Hills Association's website.
2. List of the materials and stain or paint color.
3. Dimensions of the proposed sauna.

Revised 1/25