

**Deschutes River Ranch  
Addendum to Design Guidelines  
Estate Lots E4, E6, E7, E8, E9**

## **1. Introduction**

This Deschutes River Ranch (DRR) Estate Lot Design Guidelines addendum has been created to assist you in designing and building your home and outbuildings in a manner that preserves the natural beauty of the Ranch, maintains a high standard of quality for all buildings, and serves to protect values for you and your neighbors. The estate lot guidelines place specific emphasis on integrated site plans detailing the relationship of the residence, outbuildings and site; livestock, feed and waste management practices; maintaining relations with neighbors; and fulfilling legal obligations.

The intent of these guidelines is to ensure that homes and all improvements are of a consistent quality, are aesthetically appealing, preserve view lines, and protect your privacy. Our Design Review Committee (DRC) exists to work with you and your architect/designer to approve your plans expeditiously, as long as they are consistent with the Design Guidelines.

Estate lot design review will place specific emphasis on integrated site plans showing the relationship of the home and outbuildings to the site, neighboring estate lots and open space.

It is the lot owner's obligation to comply with all applicable laws, codes, ordinances and regulations, including, without limitation, Deschutes County ordinance relating to the Landscape Management Combining Zone. A copy of the Deschutes County Landscape Management Combining Zone Pamphlet is available at the ranch office.

Information regarding the LM Combining Zone and other County ordinances and regulations are available from:

Deschutes County Community Development Department  
117 NW Lafayette Ave.  
Bend, OR 97701  
Phone: 541.388.6575 Fax: 541.385.1764  
[www.co.deschutes.or.us/cdd](http://www.co.deschutes.or.us/cdd)

Regardless of when you obtain Deschutes County approval for your landscape management plan and/or your building plans, they must be approved by the DRR Design Review Committee before you may begin construction.

**Deschutes River Ranch  
Addendum to Design Guidelines  
Estate Lots E4, E6, E7, E8, E9**

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**1.1 Residences**

In keeping with the spirit of the Scenic Waterway and Deschutes River Ranch, residences on Estate Lots E-4 and E6 – E-9 shall be limited to 1 storey, plus bonus room/office over garage. The square footage may be from 2,300-6000 s.f. and cover a maximum of 60% of the building envelope. The height of the residence at front of the building envelope is limited to 20-24 foot height with elevation increasing to a maximum of 30 feet at the rear of the building (including chimney or other projections) A site plan and building plan for all residences must be approved by the Design Review Committee and comply with Deschutes County requirements.

**1.2 Outbuildings**

Outbuildings shall be designed to be both functional and aesthetically pleasing. Materials, including siding, roofing and rock shall meet the overall standards in the Design Guidelines.

Generally, outbuildings shall be sited in back of the building envelope, and shall be sited in such a way as to integrate with the overall site plan. A site plan and building design for all outbuildings must be approved by the DRC.

Perimeter setback requirements:

- 50-foot front and sides
- 25-foot back

**1.2.1 Barns**

A typical barn will be 40'x60' or smaller. This size allows up to a five stall barn with adequate tack and grooming areas. Indoor arenas are not encouraged because of the building mass required.

**1.2.2 Machine shops**

A single machine shop will be allowed for work shop and equipment storage.

**Deschutes River Ranch  
Addendum to Design Guidelines  
Estate Lots E4, E6, E7, E8, E9**

### **1.2.3 Storage Sheds**

A storage shed for storing hay and other feed will be allowed.

### **1.2.4 Loafing sheds**

3-sided Loafing sheds for livestock shelter will be allowed

## **2.1 Livestock**

### **2.1.1 Horses**

The allowable number of horses is dependent on commonly accepted livestock management practices for the lot size but the final determination of the number of allowable animals on a lot shall be the decision of the DRR Design Review Committee subject to any appeal rights contained in the CC&R's.

### **2.1.2 Cattle and other allowable animals**

The final determination of the number of allowable animals on a lot shall be the decision of the DRR Design Review Committee subject to any appeal rights contained in the CC&R's.

## **2.2 Livestock Management**

### **2.2.1 Watering**

The use of frost free and self watering devices is encouraged.

A back flow device is required to maintain separation of domestic and livestock water.

### **2.2.2 Hay Storage**

Prudent storage practices are required to protect against the possibility of fire and injury to livestock. Hay storage in approved storage structures is required

**Deschutes River Ranch  
Addendum to Design Guidelines  
Estate Lots E4, E6, E7, E8, E9**

### ***2.2.3 Manure Management***

Manure management requires constant attention. Sanitation practices must be implemented for the sake of livestock, family health, relations with neighbors, and to fulfill legal obligations. Good management begins with frequent collection for composting or hauling it away.

In the event that a lot becomes a nuisance or hazard to adjacent or nearby land, in the judgment of the DRR DRC, such owner shall be deemed in violation of DRR design guidelines and CC&R's and subject to the rights and remedies available to the DRR owner's association under the guidelines, the CC&R's and applicable law.

The National Resources Conservation Service provides several manure management options, including composting and hauling.

### ***2.3 Fencing***

Fencing material and construction to match ranch standard of post and 3 rails. A 2"x4" mesh no-climb fence material is an allowable option to control livestock and dogs.

### ***2.4 Irrigation***

It is the owner's obligation to comply with all applicable laws. Information is available from:

Oregon Water Resources Department  
725 Summer Street NE, Suite A  
Salem, OR 97301-1271  
[www.wrd.state.or.us](http://www.wrd.state.or.us)

#### ***2.4.1 Lots with water rights***

Estate Lot 4

#### ***2.4.2 Lots with no water rights***

Estate Lots 6, 7, 8 and 9

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Estate Lots E4, E6, E7, E8, E9**

Any violation of this Addendum shall constitute a default under the Design Guidelines and the CC&R's and shall subject the applicable lot owner to enforcement of the rights and remedies available to the DRR Owner's Association under the Design Guidelines, CC&R's and applicable law.