



## NEIGHBORHOOD DESIGN GUIDELINES *Quick-guide for Modifying Existing Homes*

Approved March 23, 2015

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*This one-page summary of the Village Neighborhood Design Guidelines applies to existing homes.  
New homes and additions have additional guidelines and a more-extensive application process.*

The design guidelines apply to the following lots (see Sec. 2.01): all lots and homes in the Village at Skyliner Summit at Broken Top (Phases 1, 2, 7, 8, and 9: lots 51–172).

Exterior changes or improvements to existing homes require approval (see exceptions below) by the Village Neighborhood Design Review Committee (NDRC). No work may begin without an approval form or sign displayed at the job site. Violations of the guidelines are subject to fines.

Please submit requests for approval to the NDRC Manager at Cascadia Management, Inc., at 541-617-3863 or [manager@mycascadia.com](mailto:manager@mycascadia.com). If you are in doubt about whether NDRC approval is required, please call or e-mail. The NDRC will respond in writing within 15 business days after receiving all required material.

An application and drawings must be submitted for review and approval. Changes to landscaping and proposed accessory structures may be submitted with hand- or computer-drawings that show dimensions, placement relative to the home and lot lines, and elevations, where applicable.

Paint and stain samples must be applied for review. Paint and stain colors (even if re-using the same colors) must be applied to the front of the home 5 business days prior to the beginning of a paint/stain job to allow time for review by the NDRC.

These projects do not require NDRC approval:

- Minor landscaping projects, such as adding or replacing plants, provided the project doesn't involve changes to hardscape, the removal of lawn or trees, or changes in the dimensions or locations of planting beds
- Changes to hardscape or landscape inside a fenced back yard or courtyard, provided the changes are not visible from, or otherwise affect other lots, common areas, or streets; accessory structures require approval

These projects do require NDRC approval (see Sec. 2.03 for a full list):

- Any change to a home's exterior colors, materials, or lighting
- Storage sheds, play structures, fences, decks, patios, built-in barbecues and fire pits
- New trees and planting beds, hardscape, and retaining walls
- Removing trees, shrubs, or lawns, or changing the location or dimensions of planting beds
- Water features and garden structures (arbors, pergolas, greenhouses)
- Changes to hardscaping, including patios, walkways, curbs, sidewalks, and driveways

Please note these design standards (see the Neighborhood Design Guidelines for more information):

- All colors must be muted earth tones (see definition on page 5); no semi- or high-gloss finishes. For guidance, see the Sherwin-Williams "Warm Neutrals" color palette online or call the DRC manager to view samples in the office.
- Fences must use a shadowbox design; front yards may not be fenced; no chain-link fencing is allowed.
- Satellite dishes and solar panels may not be visible from the street without approval.
- Outdoor storage and service areas, hot tubs, and heating and cooling equipment must be screened from view and located behind the front corners of the home.
- Exterior lighting must be diffused to avoid glare; no bare bulbs or clear glass panels; no floodlights or spotlights.
- Holiday lights and decorations must be removed by Nov. 15<sup>th</sup> after Halloween and Jan. 31<sup>st</sup> after the December holidays.