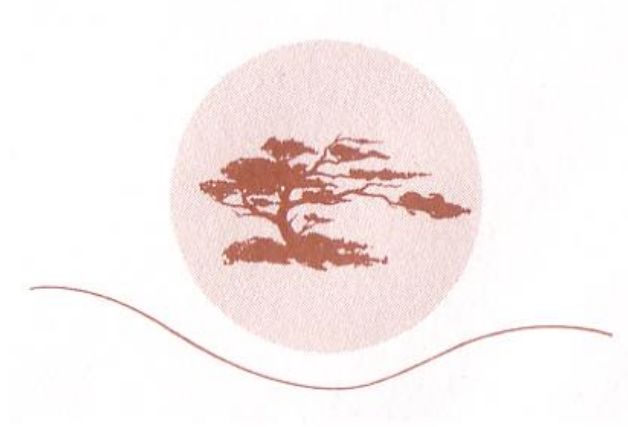


DESIGN COMMITTEE RULES

NEW CONSTRUCTION



SALISHAN HILLS OWNERS ASSOCIATION

The management of Salishan Hills provides these documents as a service to unit owners. The Board has attempted to incorporate the latest revisions to all documents. However, if a person is reviewing these documents for other than general informational purposes, he/she is encouraged to consult an attorney and obtain the actual recorded Plan, Declaration, and Bylaws from the Lincoln County Recorder's office.

This document incorporates the original Architectural Committee Guidelines and the concurrent Design Committee Rules. Date of latest revision: April 2, 2022.

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INTRODUCTION

Salishan Hills is a planned residential community in a secluded setting of natural beauty. Standards for development and maintenance of common and private areas assure owners have the continued preservation and value of this unique coastal community. The Plan and Declaration of Salishan Hills cites that construction or improvement of any kind be approved by the Design Committee prior to the commencement of work. Of concern are house placement, environment and views. Please note that no plans will be reviewed by the Design Committee unless presented by an active owner.

DESIGN COMMITTEE AUTHORITY

The Plan of Salishan Hills (Section 6.5 Duties and Rules) outlines the authority of the Design Committee. It states:

The Design Committee shall consider and act upon all matters properly submitted to it pursuant to the Plan of Salishan Hills. In furtherance of this function, the Design Committee may, by majority vote, from time to time and with the approval of the Salishan Hills Board of Directors, amend and repeal rules and regulations to be known as the "Design Committee Rules" establishing its operating procedures and interpreting, detailing, and implementing the provision of the instruments pursuant to which it is charged with responsibility. The Design Committee may establish a reasonable fee to be paid to it to cover its costs incurred in considering and acting upon matters submitted to it. Such fees shall be paid into the maintenance fund. A current copy of the Design Committee Rules shall be kept on file at the principal office of the Administrator of Salishan Hills Owners' Association at all times. Such rules shall have the same force and effect as if set forth herein as part of the Plan of Salishan Hills.

The Salishan Hills Declaration (Section 4.3 Design Committee Discretion) outlines the Design Committee's discretion. It states:

The Design 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 unit or incompatible with the high design standards that the Developer intends for Salishan Hills. Consideration such as siting, shape, size, color, design, height, impairment of the view from other parcels within Salishan Hills or other effect on the enjoyment of other parcels or common areas, disturbance of existing terrain and vegetation, and any other factor which the Design 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 Salishan Planned Development is exempt from Lincoln County setback requirements by variance granted June 22, 1970. The Design Committee for Salishan Hills shall be the governing body (instead of Lincoln County).

The Declaration (Section 4.5 Effective Period of Consent) further states:

Design 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 Design Committee.

The Declaration (Section 4.6 Completion of Authorized Work) continues:

Unless the consent of the Design 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.

SUBMITTAL AND APPROVAL PROCEDURES

Plans must be submitted by the first business day of each month to be considered in the ensuing month. All aspects of the proposed construction are reviewed by the Design Committee with special emphasis on the following:

1. Architectural style (including roof pitch, eave overhang, placement of windows & doors and other architectural elements)
2. Height & size of structure
3. Exterior decorating including lighting
4. Exterior painting including colors of exterior doors and trim
5. Landscaping
6. Drainage
7. Design Committee New Construction Check List
8. SHOA Contractors Construction Agreement

Review and approval by the Design Committee is for placement, appearance and design compatibility. All proposed construction shall be in accordance with the requirements of state and county building codes, setbacks exempt. The Design Committee is not responsible for the structural or mechanical soundness of approved designs. Only owners may present plans. No projects will be reviewed unless all pertinent information and materials from the Design Committee Check List is presented. Projects cannot be reviewed piecemeal.

The Design Committee will consider requests for approval only from owners of Salishan Hills property. Approvals of the Design Committee may not be transferred. The Design Committee shall render its decision with respect to the proposal within 60 days after it has received all material required by it with respect thereto (Declaration, Section 4.1.d).

An owner shall present drawings and specifications for any project in duplicate to the Manager who will forward a copy to the Design Committee for its review.

Once the plans are approved by the Design Committee changes cannot be made without review and approval of the Design Committee.

Materials can be delivered directly, or mailed to the Salishan Hills Manager:

P.O. Box 177
Gleneden Beach, OR 97388

DESIGN COMMITTEE NEW CONSTRUCTION CHECK LIST

Unit Owner _____ Unit # _____

	Date Completed
Arrange pre-design conference with Salishan Hills manager	
Obtain topographical survey including datum point and adjacent structures, indicating existing trees over 6" in diameter (surveyor must be registered in Oregon)	
Present preliminary plans to Design Committee for approval (NOTE: NO BUILDING MAY COMMENCE UNTIL FINAL PLANS ARE APPROVED)	
Complete Salishan Hills Building Permit Approval Form and present to manager	
Stakeout footprint of house and place 2 story poles designating maximum roof height	
Prepare landscaping plan and present to Design Committee for approval	
Prepare final plans and present to Design Committee for approval	
Final Plans Must Include: <ul style="list-style-type: none"> • Sewer and utilities hookup location • General floor plan and four elevations with one section drawing showing floor elevations and ridge height • Four elevations must show existing and final grade • Site setbacks, including eaves and decks, from the property lines plus two reference point measurements from datum point to two corners of the house • Garage attached to house and location of off-street parking • Trim color – submit sample and brand on material being used • Exterior and foundation color – submit sample and brand on material being used • Type and color of windows • Type and color of siding material • Type, color and pitch of roof material • Location of satellite dish and/or weather gauges • Exterior lighting • Drainage and grading schemes • Landscape plan 	
Obtain Lincoln County building permit	
Complete Salishan Hills Contractors Construction Agreement by contractor	
Pay appropriate fees to Salishan Hills Owners Association	
Request, in writing, final approval when construction completed	

NOTE: All materials presented to the Design Committee should be submitted by the first of each month to be considered in the ensuing month.

VIEWS

In accordance with Section 3.4(f) of the Salishan Hills Declaration, it is the intent of the Salishan Hills Design Committee to preserve views for the unit owners to the extent that it is compatible with the growth of trees and vegetation throughout the Hills. It is not the intent to maintain growth on private units and on common areas as it was when Salishan Hills was cleared for development, since trees and ground cover enhance the natural beauty of the area. However, the Hills is not a wilderness area, and uncontrolled growth may destroy views and spoil the beauty of specimens that should be preserved. In addition, it creates a dangerous fire hazard for Hills homeowners.

Hills trees and vegetation should be maintained to accommodate both continued growth and view preservation. Unit owners can expect sweeping views to become more limited over the years as trees mature, and views may change from open vistas to picturesque natural windowing through trees. Views from existing homes shall be taken into consideration.

Unit owners who wish to maintain at least a portion of the original view, as indicated on the plat maps, should expect reasonable cooperation from neighboring unit owners. To this extent, some trees and vegetation will have to be pruned or removed from time to time both in common areas and on private units. Consideration will be given to the adverse impact this may have on adjoining or nearby units. The expense of this work is to be done by the owner requesting it.

The Design Committee shall have the responsibility for determining what trees or vegetation on a unit unreasonably interfere with views of other unit owners, and shall enforce its decision by proper written notice to the unit owners involved. A Design Committee member or the Salishan Hills' Manager shall be present to supervise any authorized tree trimming or removal.

TIMETABLE FOR DESIGN COMMITTEE APPROVALS

Materials must be submitted by the first of each month to be considered in the ensuing month.

1. Retain an architect or designer.
2. Arrange for a pre-design conference with Salishan Hills Manager.
3. Obtain a topographical survey of the site by a surveyor registered in Oregon and have corner stakes flagged and establish a datum reference point including existing trees over 6 inches in diameter.
4. Present Preliminary Plan Proposal and receive written approval from the Design Committee to proceed to next step. Approval at this step does not imply acceptance of final plans.
5. Present a preliminary Landscaping Plan to Design Committee including proposals for tree removals. Unless there is specific approval by the Design Committee, all trees and fire-prone shrubbery should be removed in accordance with Landscape Committee regulations.
6. Present Final Plans including concept drawings, which show four elevations, location of the structure on the home site and front elevations showing adjacent properties and structures for approval to Design Committee.
7. Stakeout house on site.
8. Install two storypoles. One at spot where roof reaches its highest point. The second at a location where it can remain throughout construction until Design Committee gives final approval to project.
9. Mark main floor elevation on storypole.
10. Obtain a Lincoln County building permit.
11. Have Contractor complete Salishan Hills Contractors Construction Agreement.
12. Pay appropriate fees to Salishan Hills Homeowners Association.
13. Request final inspection when work completed.

HEIGHTS & SIZE

Due to the varying topography within Salishan Hills, it is expected that most houses will be multi-level. Two and three story houses will be allowed on some sites to afford larger open spaces between houses where other owners' views are not materially affected. A-frame houses and flat or low-pitched roofs (less than 4/12) will be discouraged. Views will be safeguarded by the Design Committee to the extent possible. House size should be the same or larger than surrounding homes & should fit seamlessly into the neighborhood.

EXTERIOR DESIGNS

All homes should have a minimum of a 1-car garage that must be attached to the main structure. If topography of the lot precludes attachment of the garage, there must be a covered walkway or connection attachment that is sympathetic to both the garage and the living area.

All driveways and parking areas shall be paved with a hard surface of asphalt, concrete or other approved material (e.g. flagstone, brick, pavers) from all access roads for a length of at least twenty (20) feet. Off-street parking is to be provided for a minimum of two cars.

Please Note: Please follow all Parking ordinances outlined in the Rules & Regulations.

The use of natural-hue wood stains or paints is encouraged. Bright paint exteriors and accent panels will not be approved. Samples of the exterior paint and trim must be submitted for approval before application. Ample size samples of exterior paint and trim, applied to the material to be installed on the structure, must be submitted prior to review of the final plan by the design committee.

The use of fire retardant roofing material and siding is encouraged. Cedar shakes, shingles, composition or colored roofing with the appearance of cedar shakes or shingles may be used with the approval of the Design Committee as long as it meets the fire resistant standards. Samples of roofing materials must be submitted and approved by the Design Committee. All materials must be noted on plans and elevations.

Window & door frames shall be compatible with the existing colors whenever possible, however, white clad vinyl windows are acceptable. Exposed sheet metal, flashing and vents (with the exception of copper and brushed steel) shall be painted with a compatible color approved by the Design Committee. Metal chimney flues must be made of non-reflective material.

Utility meters will be located underground or on the house, and concealed from view. Requests for alternate locations due to topography of the site will be reviewed and approved by the Design Committee on an individual basis.

Exposed concrete foundations visible from other home sites or from the roads of Salishan Hills, unless presented in a decorative manner, shall be covered with exterior siding, paint, plantings or other architectural camouflage approved by the Design Committee. Requests to leave concrete foundation in its natural state must be in writing and will be reviewed by Design Committee on an individual basis.

House plans must provide for screening of garbage cans, woodpiles and trash areas from adjacent property, golf links and roads. Dog houses/runs and woodpiles must be covered in material compatible with the design of the house. Commercial storage sheds, tool sheds, property fences and clotheslines are not acceptable unless hidden from view on all sides.

FEES AND FINES

Fees and fines will be imposed in accordance with Salishan Hills Plan Section 9 of Salishan Hills Plan.

OWNERS

Permits	Home Building	\$3,000.00	Nonrefundable
	Extension For Work Incomplete for each 3 months or fraction thereof	\$500.00	Nonrefundable
	Demolition – Existing Building	\$250.00	Per unit
	Transmitter	\$50.00	Per unit
	Lot Number Sign Posts	\$100.00	Per sign
	Copies (emanating from Board of Director material)	\$1.00	Per page

CONTRACTORS

Permit	Home Building & Landscaping	\$3,000.00	Refundable
	Demolition	\$3,000.00	Refundable

NOTE: After an approved one-year extension request or if there is no request for final approval made, this deposit is no longer refundable.

FINES FOR WORK COMPLETED WITHOUT DESIGN COMMITTEE APPROVAL

Landscaping	\$500.00	
Lighting	\$25.00	Per fixture plus removal
Garage Conversion	\$1,000.00	
Tree Removal	\$25.00	Per inch at diameter
Changes to plans, siting, roads, etc., without prior approval	\$1,000.00	Per change

SITE SETBACKS

Setbacks are not detailed in the legal restrictions because of the great variety of topography and lot sizes. For this reason a professional survey is required before building a new home, adding to an existing home or building a new garage. In general, it is recommended that buildings, decks and patios be no closer than ten (10) feet to side property lines and twenty (20) feet to rear and front of the house. The important consideration will be the compatibility of the house with its site and adjacent lots.

House orientation and location will be reviewed by the Design Committee. The intent is to keep all houses as compatible as possible with their natural surroundings and with each other.

SITE SURVEYS AND PLANS

An accurate survey, site plan, landscape plan and Construction Documents (approved permit from Lincoln County), must be completed before building may begin. Lot corners must be staked and flagged. The survey should show an established datum point, contours (both existing and finals), trees over 6 inches in diameter, vegetation to be removed, driveway access (show edge of road), location of house, garage, retaining walls and walkways. Site plan must show ground floor and ridge elevations of adjacent structures and distances. Survey must be prepared and stamped by an Oregon-registered surveyor. The surveyor shall be enlisted to locate/stake buildings corners on site for Design Committee review.

PRELIMINARY PLANS

An owner who so desires may ascertain probability of Design Committee acceptance of proposed work before proceeding with preparation of final plans by submitting a preliminary design for review and evaluation. The Design Committee strongly encourages owners to submit a schematic or preliminary drawing of the house on the site.

Review of preliminary plans by the Design Committee shall be of an advisory nature. Submittals must adequately describe the site plan, floor plan, garages, drainage plan and exterior character of the proposed structure, and shall be in duplicate.

Preliminary plan review presented to the Design Committee, although not required but suggested, should include a written narrative describing the design concept, compatibility with neighboring residences, site amenities and limitations and compliance with the developers design concept. Preliminary drawings, along with the narrative, should be of a presentation type, showing 3 and 2 dimensional relief of the project that provide an unmistakable understanding of what the structure will look like on site and adjacent properties. It should also include color preferences and exterior skin specifications.

All materials must be presented to the Design Committee at one time. Design Committee will not review projects that do not follow the Design Committee Check List.

Favorable review by the Design Committee of preliminary submittals shall neither imply nor guarantee acceptance of a final plan.

FINAL PLANS

Final plan submittals will constitute the only basis for conclusive action by the Design Committee, and must adequately reflect to the Committee the true design quality of the proposed work. Plans shall be submitted in duplicate by the first of each month to be considered in the ensuing month. Upon review of submittals, the owner will be notified in writing of Design Committee action. Design Committee approval is required for any changes to final plans.

Final plan must show or include:

- 1) An accurate site plan detailing ground contours; tree location and size; all access; house and garage locations; offstreet parking areas; distance of buildings from property lines including eaves, decks and patios and existing structures on adjacent lots; and all trees to be removed.
- 2) Sewer hookups and locations of utility meters.
- 3) General floor plan and the floor elevations along with attached garage.
- 4) A datum point establishing accurate floor elevations.
- 5) Drainage
 - a) Stabilization treatment for all cut-banks and fills.
 - b) Method for controlling water run-off from roofs, gutters, downspouts and paved areas. Method of runoff will be to natural drainage areas or drywells.
 - c) Location of runoff to main road and connection to street drainage system.
- 6) Exterior color and trim of all painted, stained, and untreated areas. Color samples must be submitted to and be approved by the Design Committee prior to final approval and start of construction and must be presented on sample of material being used.
- 7) All exterior materials.

BUILDING SITES

The following three (3) items, individually, must be approved by the Design Committee:

1. A stakeout of all construction, including pop-outs, decks, patios, etc. The survey and site plan must be prepared and stamped by a registered surveyor. Location of buildings must be shown with two diagonal distances from the datum point to two building corners to allow for building location verification by using direct measurement.
2. A clearly designated floor elevation based upon the datum point.

3. An indicator of maximum roof height. This will include erection of two (2) storypoles. One at the site of the home's highest elevation based on a datum point. The second at a location where it can remain throughout construction until Design Committee gives final approval to project.

CONTRACTOR'S AGREEMENTS, PERMITS, FEES AND FINES

A contractor will present to the Manager a construction site mobilization plan, indicating site access, parking for construction employees, location of materials storage areas, location of temporary power sources, telephone and sanitary facilities for construction employees. In addition, a signed Contractor's Construction Agreement between the General Contractor and the Manager of Salishan Hills Owners' Association must be completed prior to the start of any work.

Upon approval of plans but prior to start of construction, an Owner's nonrefundable fee of \$3,000 and a Contractor's refundable fee of \$3,000 are payable to Salishan Hills Owners' Association.

Construction must be completed within twelve (12) months of breaking ground or an additional fee will be accessed.

For complete fee schedule, see attached schedule on page 7.

An Owner's additional non-refundable fee of \$500 is required for each three (3) months or fraction thereof that completion is delayed for any reason beyond the one-year limit authorized in Section 4.6 of the Salishan Hills Declaration.

JOB COMPLETION DEFINITIONS

Before the Design Committee can authorize the payment of the refundable fee to the contractor, the house must comply with the following:

1. All items on the Design Committee check-list must be completed.
2. All items on the Salishan Hills Manager check-list must be completed.
3. Final inspection by Design Committee requested and completed.
4. Written approval by Design Committee and Salishan Hills Manager of job completion.

NOTE: After an approved one-year extension request or if there is no request for final approval made, this deposit is no longer refundable.

DRAINAGE PLANS

Drainage plans must be submitted with all construction drawings. Drainage plans shall specify:

- a) Stabilization treatment for all cut-banks and fills.

- b) Method for controlling water run-off from roofs, gutters, downspouts and paved areas.
Method of runoff will be to natural drainage areas or drywells.
- c) Location of runoff to main road and connection to street drainage system.

If a driveway connects to a main street rather than a cul-de-sac, the unit owner will be responsible for paying costs of installing a strip drain if required.

LANDSCAPING PLANS

Landscaping Plans must be submitted before start of construction. Landscaping of areas exposed to public view and cut-banks must be completed within twelve (12) months after Design Committee approval.

Varieties of trees, shrubs and ground covers that are specifically adapted to the Oregon Coast are preferred. Consideration must be given to views from adjacent lots.

MISCELLANEOUS

PLANTING AND CUTTING TREES AND OTHER VEGETATION

Design Committee approval is *not* required to:

1. Cut sapling trees up to 6" in diameter (19" in circumference) measured at the level of two (2) feet above grade on private lots.
2. Prune shrubs and ground covers as needed to control excessive growth and for fire protection.
3. Alders may be removed at any time.

Design Committee approval *is* required to:

1. Trim or remove trees exceeding 6" in diameter on private lots.
2. Plant trees other than those shown on original landscape plans.

Salishan Hills Owners Association can impose a fine for each violation of the landscaping provisions. The maximum fine is \$25 per inch of the stump's diameter for each tree removed.

TREE TOPPING AND CROWNING PROHIBITED

The Board of Directors prohibits the topping and crowning of trees under all circumstances.

Design Committee approval is required for limbing or windowing of trees on all unit owner's property. Should limbing or windowing be requested on another's property, permission must be received in writing from said unit owner before applying for Design Committee approval.

LOT CLEARING

Lot clearing is required to maintain a clean and attractive look to the community. Should a unit owner wish to clear another owner's property, the following steps must be taken by the party requesting the clearing:

1. Written permission from the unit owner's whose lot is being cleared.
2. Notation that requester is paying for such clearing unless stated otherwise in writing from other unit owner.
3. Written approval from Design Committee.

EXTERIOR LIGHTS

Exterior lighting shall be screened or shielded so that direct light is not visible from the street or from the dwelling of any Salishan residence. A sample or picture of all exterior lighting fixtures must be submitted to the Design Committee for approval.

LOT NUMBER SIGN POSTS

Brown posts with white numbers are official Hills lot designators, and are necessary for emergency services and others. Placement of post must designate without confusion the house or lot it identifies. It is the lot owner's responsibility to maintain lot number posts in good repair. No changes will be allowed in the design and color of the posts. See Revised Fee Schedule on page 7 for sign replacement costs.

METAL ROOFS AND SOLAR PANELS

Metal roofs are allowed only if they are non-reflective & are not long solid pieces. Colors should be compatible with surrounding area.

Solar panels are allowed.

CORRECTIVE ACTIONS

The Committee, with Board approval, may impose a fine up to \$100 for any single incident, on any given situation, by the day or by the week, if verbal and written requests to the owner fail to obtain compliance with Design Committee rule(s).

Procedure for Owner Instigating Corrective Actions

When the owner of a developed lot considers an adjacent undeveloped lot not to be maintained "in a clean and attractive condition ... and in such a fashion as to eliminate any fire or other hazard", the two owners should attempt to rectify the situation by mutual agreement.

If the situation cannot be satisfactorily resolved by mutual agreement, the owner making the complaint should then submit a proposal of the work he/she feels should be performed to the Design Committee.

The Design Committee would then meet with the person(s) requesting action in order to identify the "minimum" amount of work required to satisfy the complaint.

The Design Committee will advise the undeveloped lot owner of the corrective activity required. The lot owner will be advised that if the corrections are not performed within 30 days the Manager of Salishan Hills Owners Association may have the stipulated work done and charge the cost of the work to the owner of the lot requiring maintenance.

Undeveloped lot owners maintain the right to appeal the decision of the Design Committee to the Board of Salishan Hills.

Section 4 - Design Committee Consent

In all cases in which Design Committee consent is required hereunder the following provisions together with the provisions contained in the Plan of Salishan Hills shall apply.

4.1 Major construction. In the case of initial or substantial additional construction of a dwelling the unit owner shall first give the Design Committee notice of his intentions and obtain from the Design Committee any site studies it has made of the unit owner's parcel. Thereafter the unit owner shall proceed to prepare and submit to the Design Committee such plans and specifications for the proposed work as the Committee may require. Material required by the Committee may include, but not necessarily be limited to, the following:

(a) A plot plan including contours, location of existing trees, plants and other significant natural features, grading and drainage plan, proposed removal of trees, landscaping plan, location of utility installations, location of all improvements, driveways and parking areas.

(b) Working drawings and specifications for all construction.

(c) Drawings showing elevations, exterior materials and exterior color scheme of all improvements.

(d) The Design Committee will consider requests for approval only from owners of Salishan Hills property. Approvals of the Design Committee may not be transferred. The Design Committee shall render its decision with respect to the proposal within 60 days after it has received all material required by it with respect thereto.

4.2 Minor Work. In the case of minor additions or remodeling, change of existing exterior color scheme or exterior material, removal or planting of trees, shrubs or other vegetation, or any work not referred to in Section 4.1 above, the unit owners shall submit to the Design Committee such plans and specifications for the proposed work as the Committee determines to be necessary to enable it to evaluate the proposal. The Design Committee shall render its decision with respect to the proposal as quickly as is reasonably possible but in no event later than 60 days after it has received all material required by it with respect thereto. A lack of response within 60 days would constitute an approval.

4.3 Design Committee discretion. The Design 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 unit or incompatible with the high design standards that Developer intends for Salishan Hills. Considerations such as siting, shape, size, color, design, height, impairment of the view from other parcels within Salishan Hills or other effect on the enjoyment of other parcels or common areas, disturbance of existing terrain and vegetation, and any other factors which the Design 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 Salishan Planned Development is exempt from Lincoln County yard setback requirements by a variance granted June 22, 1970. The Design Committee for Salishan Hills shall be the governing body.

4.4 Design Committee's failure to act. In the event the Design Committee fails to render its decision with respect to any proposed work within the time limits set forth above, the Committee shall conclusively be deemed to have consented to the proposal.

4.5 Effective period of consent. Design 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 Design Committee.

4.6 Completion of authorized work. Unless the consent of the Design 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.

4.7 Notice upon completion. Promptly after completion of any work covered by Section 4.1 herein the unit owner shall give written notice of completion to the Design Committee. Within 60 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 Design Committee and is found to be objectionable by the Design Committee. The Design Committee shall specify in such notice a reasonable period, not less than 60 days, in which the owner may remedy the nonconformance. In the event a notice of nonconformance and requirement of cure is not given within such 60-day period, the Committee shall conclusively be deemed to have consented to the work as completed.

4.8 Appeal of Design Committee decisions. Any owner who disagrees with a decision of the Design Committee may submit a written appeal to the Salishan Hills Board of Directors. Such written appeal must be filed within 60 days from the written notification to the owner of the Design Committee decision. The Board of Directors must act within 60 days of receipt of the appeal. The judgement of the Board of Directors shall be final. A lack of response within 60 days to the written appeal to the Board of Directors would constitute an approval of that appeal.

**SALISHAN HILLS OWNERS ASSOCIATION
CONTRACTORS CONSTRUCTION AGREEMENT**

P.O. BOX 177
GLENEDEN BEACH, OR 97388
MANAGER'S PHONE – (541) 764-3456

Date _____ Lot # _____

Owner _____ Phone # _____

Address _____

Contractor _____ Phone # _____

Address _____

Oregon Contractors License # _____

Is Contractor licensed, bonded & insured? If so, enter insurance company & policy #: _____

The undersigned agrees to comply with the Declarations of Salishan Hills, to build and construct per approved plans, and abide by Rules & Regulations of Salishan Hills Owners Association. Contractor acknowledges that he/she has read and understands same.

The undersigned is fully responsible for all cost of correcting any errors made in siting of construction; any and all unauthorized changes made that are not in agreement with the approved drawings, as found during inspections by the Design Committee, the Manager of Salishan Hills, and or their consultants.

It is the responsibility of the Contractor to control all subcontractors, suppliers and workmen and arrange for all utility ditching, and gate access.

Signatures: Owners _____

Contractor _____

By _____

INSPECTIONS:

1. Survey & Site Layout Completion _____	Date _____
2. Site Mobilization\Completion _____	Date _____
3. Batter Boards & Floor Grade _____	Date _____
are established & in place.	
4. Foundations Complete _____	Date _____
5. Completion of Construction _____	Date _____

BUILDING PERMIT APPROVAL

Salishan Hills Building Permit # _____ Date Issued _____

Date Preliminary Plans Received _____ Date Approved _____

Date Final Plans Received _____ Date Approved _____

Lincoln County Building, Permit # _____ Date _____

Salishan Sanitary District Approval _____ Date _____

Owners Non-refundable Fee Paid \$3,000.00 Date _____

Contractor's refundable Fee Paid \$3,000.00 Date _____

Site Mobilization Completed _____ Inspected by _____

Gas _____ Inspected by _____

Water _____ Inspected by _____

Electricity _____ Inspected by _____

DATE APPROVED TO START CONSTRUCTION _____

DATE CONSTRUCTION BEGINS _____

Signatures:

Design Committee Chair _____

Manager - Salishan Hills _____

CONTRACTORS CONSTRUCTION AGREEMENT

This agreement made on _____ day of _____ 20____
between Salishan Hills Owners Association, an Oregon Corporation, hereinafter referred to as
"Owners Association" and hereinafter referred to as Contractor.

In order to preserve and protect property values and the environment of the Salishan Hills,
Oregon and whereas, Owners Association is the Administrator of the Plan of Salishan Hills and
whereas Contractor has contracted to construct an improvement hereinafter called a unit in
Salishan Hills, Lincoln County, Oregon.

IT IS AGREED AS FOLLOWS:

DEPOSITS - Contractor agrees to and will deposit \$3,000.00 with Salishan Hills Owners
Association, for each single unit or each building in a condominium. The \$3,000.00 shall be
refundable upon completion of the unit and satisfactory compliance with all conditions of this
agreement. After an approved one-year extension request if there is no request for final approval
made, this deposit is no longer refundable.

RESPONSIBILITIES - Contractor agrees to assume full responsibility for his sub-contractors,
workmen, delivery people of suppliers and services as follows:

- A. Use of entry gate.
- B. Comply with all speed limits and traffic signs in the Salishan Hills and Salishan Lodge area.
- C. Compliance with all Rules & Regulations of Salishan Hills (copy attached).

WARNING - Contractor agrees that after Owners Association has issued one warning in writing
to the contractor regarding an offense or offenses by his sub-contractor, his workmen, or his
supplier or services workmen, that the individual or individuals will be removed from the
construction job and must reapply in writing to return to the job.

If the contractor fails to take action, the Owners Association will take appropriate corrective
action.

DAMAGES & REMEDIES - Contractor agrees to correct, remedy and repair any damages
whatsoever done to the roads, common areas, private ways and areas for each unit that he, his
company or corporation has worked upon in Salishan Hills Oregon, defined in the Plan of
Salishan Hills recorded in book 62, Page 309, Record of Deeds of Lincoln County, Oregon,
which shall have occurred during construction on the above described property.

If the contractor shall have failed or neglected to correct, remedy or repair any damages to the
roads, common areas, private ways or private areas, then the Owners Association, after 10 days
written notice without prejudice to any other right or remedy, may at its option, correct, remedy
or repair the damages and retain the reasonable value of labor and materials expended from the
\$3,000.00 deposited with the Owners Association. Further to invoice the contractor for any costs
exceeding the deposit and collect it from the contractor. The Owners Association will upon a
written contractor's request refund any deposit monies remaining, providing that all other terms
are complied with.

SITE MOBILIZATION

PARKING - The contractor and Owners Association Manager will agree on the parking area for sub-contractors, workmen, equipment and construction trailers prior to the start of construction. Contractor, sub-contractors, workmen, and or suppliers/services may not use adjacent lots and common areas for any purpose.

SANITATION - Portable toilets must be located on the construction site and are to have regular maintenance service to control odors. A covered Garbage Can must also be provided for disposal of food and drink wrappers, containers and associated trash.

MATERIALS & STORAGE - The contractor must make provisions for handling and on site storage of all building materials, equipment, and excavated soils on the site. No storage is permitted on roads, road shoulders, common areas or adjacent lots.

DELIVERIES - The contractor is responsible for scheduling access for his suppliers, and services thru the entry gate and to the construction site. If necessary this may mean escorting delivery vehicles thru the entry gate.

TELEPHONE - A telephone must be available on each construction site; either a cellular or an installed phone prior to start of construction.

POSTING - A complete set of Salishan Hills Rules & Regulations plus appropriate Emergency Numbers are to be posted on each site in a prominent location.

CONSTRUCTION PROCESS

WORK HOURS & DAYS - Work-hours are restricted to maintain the ambiance of the Hills.

MONDAYS THRU FRIDAYS	8:00 AM to 6:00 PM
SATURDAYS	8:00 AM to 4:00 PM
SUNDAYS & HOLIDAYS	NO WORK ALLOWED
EMERGENCIES	CONTACT HILLS MANAGER

RADIOS - Car radios and boom boxes are not allowed at any time. Playing of workmen radios is restricted to the interior of building under construction.

BURNING/TRASH FIRES - Fires are not allowed at any time. The contractor must remove all construction trash and debris from the construction site and Salishan Hills.

DOGS/ANIMALS - Construction workmen are not permitted to have dogs or animals on construction site or anywhere in Salishan Hills.

DUMPSTER CONTAINERS – Dumpsters are required to control trash and debris generated by the work, and to maintain a clean and orderly construction site.

TRAFFIC CONTROLS

RULES & REGULATIONS - All construction traffic is subject to the Salishan Hills Rules & Regulations.

CAR POOLING - Salishan Hills Manager may require carpooling and is solely responsible for any decision on car pooling if excessive traffic or parking problems occur at construction sites.

ACCESS - Roads, adjacent driveways, and common areas are to be kept free and open at all times. If necessary to disrupt traffic, roads and or adjacent driveways for utilities connections, the Salishan Hills Manager must be advised of the schedule prior to the work.

EXTENSIONS

Salishan Hills building permits are effective for one (1) year from start of construction. An extension must be requested in writing from both the Owner and Contractor if construction is not complete within one (1) year.

It is the intent of the Owners Association to apply the aforementioned regulations fairly but strictly

SHOA ASSOCIATION _____ Date _____

CONTRACTOR _____ Date _____