

APPENDIX A: DEFINITIONS

For purposes of use in these Design Guidelines, the following words and phrases shall be defined as follows:

Accessory Building – Any structure used incidentally to another structure. NOTE: Accessory Dwelling Units (ADUs) are not permitted in Deschutes County. Should this change in the future, The Tree Farm HOA will consider allowing ADUs.

Architectural Review Committee (ARC) – The ARC is the review authority over all submittals to construct Improvements at The Tree Farm. The ARC is appointed by the Declarant or The Tree Farm Homeowners' Association Board of Directors as described in the Covenants, Conditions, Restrictions and Easements (CC&Rs) for The Tree Farm.

Association – The term Association shall refer to The Tree Farm Homeowners' Association, an Oregon non-profit corporation.

Board – The term Board shall refer to the appointed or elected board of directors of the Association.

Builder – The term Builder shall refer to the contractor engaged by the Owner, or the Owner, for the purpose of constructing any Improvement.

Building Envelope – The Building Envelope is the portion of the Homesite in which Improvements may occur. This area is defined by the front, rear and side setbacks.

Common Area – Shall mean only that portion of The Tree Farm established for common use and benefit of the Owners and identified as "Common Areas" in the CC&Rs and on the recorded plat. The Common Areas shall also include all other real and personal property that the Association owns, leases or otherwise holds possessory or use rights in for the common use and enjoyment of the Owners.

Declarant – The term Declarant shall mean The Tree Farm, LLC and its successors and assigns who acquire any of the rights or assume any of the obligations other than the Owners.

Design Guidelines – The Design Guidelines serve as the document that provides guidance on the restrictions, review process and procedures, and construction regulations adopted and enforced by the ARC.

Design Professional – The term Design Professional refers to an architect or designer engaged by the Owner for the purpose of designing the Improvements on a Homesite.

Fire Prevention Zones – The term Fire Prevention Zones refers to the three defensible landscape zones designated on the Homesite and common areas that define different levels of approved landscape and fire fuel maintenance. Fire Prevention Zones and defensible landscape zones are synonymous.

Homesite – The term Homesite refers to Homesites 1 - 50 as described on the recorded plat for The Tree Farm.

Improvement – Shall mean any Structure, landscaping, screening features, walls, fences, driveways, fixtures, shelters, or other product of construction efforts (including painting, alterations, and reconstruction) on or with respect to any Homesite or Common Area of The Tree Farm.

National Fire Protection Agency (NFPA) – Shall refer to the non-profit organization that delivers information and knowledge through consensus codes and standards, research, training, education, outreach and advocacy in the goal of eliminating death, injury, property and economic loss due to fire, electrical and related hazards.

Owner – The term Owner shall refer to the person or entity that holds title to any Homesite as shown in the official property records of Deschutes County.

Residence – Shall mean the dwelling unit that includes bedrooms, bathrooms, kitchen facility and living space for the Owner.

Structure – Shall mean all buildings constructed on a Homesite, including the Residence and Accessory Buildings.

Wildfire Protection Management Plan (WPMP) – Shall mean the WPMP for The Tree Farm that was approved by Deschutes County as part of the land use approval.

Wildlife Habitat Management Plan (WHMP) – Shall mean the WHMP for The Tree Farm that was approved by Deschutes County as part of the land use approval.