

## Diamond Summit Homeowners Association

### ARTICLE VII BUILDING AND USE RESTRICTIONS

Section 4. Size. Each single-family dwelling shall be at least 1,000 square feet in size exclusive of one-story porches and garages.

Section 18. Siding; Color; Pitch. All homes and any other structure shall be sided with cedar shingles, lap siding, log, and/or board and bat. In addition, the exterior color (including roofing materials) of all homes and other structures (whether paint, stain or otherwise) shall be in earth tones, which blend with the surrounding natural terrain and vegetation. Exterior reflective metals must be painted to blend with surrounding materials. Roof pitch on all homes shall be 6-12 or steeper. Any garage, carport, or any other accessory building shall be constructed with the same architectural style, including siding and roof pitch, as the home located on the lot.

Section 22. Review of Plans. Prior to commencing construction of improvements on any lot, including any remodel or expansion, the lot Owner shall submit to the Association's board of Directors plans, including exterior elevations, in sufficient detail to demonstrate that such improvements shall comply with the Declaration. The Board of Directors shall have 15 days from the date of submission to approve such plans. Unless the Association's Board of Directors provides a written notice to the lot Owner otherwise within such 15-day period, the plans shall be deemed approved. No construction shall commence on any lot without the approval of the Association's Board of Directors whether by approval in writing or by lapse of time. Any plans, which are disapproved, shall be modified so that the completed project shall comply with the Declaration and shall then be resubmitted for approval by the Board of Directors following the same procedures described above.

Exterior lighting must be directed downward so as not to broadcast to neighboring properties.

Section 5. Manufactured homes must comply with the above requirements plus they must be multi-sectional, placed on an excavated foundation and must be certified to meet state building standards (ORS 455.010). Additionally, the manufactured home shall have a pitched roof with a minimal slope of six (6) feet in height for each twelve (12) feet in width. The manufactured home shall have exterior siding of cedar shingles or logs. The manufactured home shall have roofing which in color, material, and appearance is similar to the roofing material commonly used on residential dwellings within the community or which is comparable to predominant materials used on surrounding dwellings as determined by the local permit approval authority.

**Manufactured homes are strictly prohibited in Block 2, Lots 17 through 24 and Block 5, Lots 1 through 18 of the property.**

The following is a checklist that must be approved by a homeowner's association board member prior to the start of any construction, remodeling or modifications to existing buildings. This also includes the addition of outbuildings.

This checklist covers issues that must be addressed prior to construction start. It is the owner's responsibility to be familiar with the complete CC&R's including water hook up requirements, construction timelines, fence, driveways and landscaping requirements.

**DIAMOND SUMMIT HOME OWNER'S ASSOCIATION  
ARCHITECTURAL REVIEW FORM**

**Owners name and mailing address:**

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**Address of dwelling or lot and section number:**

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**Type of Construction:**

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**Dwelling Color (Supply Color Sample):**

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**Siding Material:**

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**Roof Pitch: (Majority 6/12 pitch):**

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**Roofing Material:**

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**Roofing Color (Supply Color Sample)**

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**Total Square Footage (Do not include decks and garage)**

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**Applicant Initials \_\_\_\_\_ Date \_\_\_\_\_**

**Note: Changes/modifications from the original request will require additional board approval.**

**Applicant(s) Signature:**

**Approval by (Board Member Only)**

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\_\_\_\_\_ **Date**

\_\_\_\_\_ **Date**

**NOTE: Property owner must also obtain a Building Permit from Klamath County, Oregon.**