



Sahhali Shores at Neskowin Consolidated Owners Association

ARCHITECTURAL & LANDSCAPE MANUAL

This document replaces any and all previous Architectural Standards and Guidelines. In the case of a conflict with other requirements or policies, this Manual rules with exception of Sahhali Shores at Neskowin Covenants, Conditions and Restrictions (CC&Rs) and Bylaws.

Dated (Sahhali Shores at Neskowin Board Approved):

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Introduction

This *Architectural & Landscape Manual* establishes standards for maintaining homes and property at Sahhali Shores. It also details the Architectural Review Board (ARB) process and design requirements for exterior modifications and new home construction.

Owning a Lot in Sahhali Shores at Neskowin requires an Owner's agreement to be bound by all governing documents of the Association, including CC&Rs, Amendments, Bylaws, and properly adopted Rules, Regulations and Resolutions, and applicable Oregon Revised Statutes. This Manual is a properly adopted governing document of Sahhali Shores at Neskowin. It is the responsibility of all Owners to read and know the policies outlined below and abide by them.

1.0 Maintaining Your Home and Property at Sahhali Shores

The purpose of this section is to provide information to Owners regarding living in Sahhali Shores and maintaining your home and/or lot. This section outlines expectations for all Owners. This section does not outline all responsibilities of Owners.

1.1 Animals. No farm animals (e.g. chickens, pigs, etc.) are allowed, nor are animal pens, runs or outdoor animal dwellings.

1.2 Flags. Display of flags is limited to one American flag. An American flag may be mounted on brackets on the Living Unit, Garage or attached structures (e.g. decks).

1.3 Garage. Stored vehicles should be in enclosed garages. Garages are not to be used as living space. Carports are not allowed. See the CC&Rs Section 9.7 and the 2011 Amendment to the CC&Rs, Section 9.1.3.

1.4 Garbage. Garbage containers may be left out for no more than 24 hours encompassing the pick-up day. Lids must be appropriately secured. When not left out for pick-up, containers must be stored in the garage or in an ARB-approved enclosure completely screened from view from neighboring Units and common areas (see CC&Rs section 9.8). Nestucca Valley Sanitation provides pick-up service on Thursdays (residents put out on Wednesday).

1.5 Hot Tubs. Hot tubs or spas are allowed. For installation, noise and screening requirements, see section 4.9 *Architectural Design Requirements for Exterior Modification and New Construction* of this Manual. Disposal of hot tub water must comply with Oregon DEQ procedures and may not be discharged into the community STEP system.

1.6 Landscape Maintenance.

- General landscape maintenance of Common Areas is performed by a contractor secured by the COA. General landscape maintenance of developed properties (e.g. mowing, pruning, brush clean-up) is the responsibility of the Lot Owner.
- There is no yard debris disposal within Sahhali Shores.
- All Owners are responsible for monitoring their property and helping to control invasive and noxious weed species in our community (e.g. Bull Thistle and Scotch Broom). Refer to the *Oregon State Noxious Weed List* for more

information:

<https://www.oregon.gov/ODA/shared/Documents/Publications/Weeds/NoxiousWeedPolicyClassification.pdf>

1.7 Lighting. Sahhali Shores subscribes to a Dark Sky Philosophy. Exterior lighting is restricted and can be a finable nuisance offense. Specific exterior lighting requirements are included in this document. Lights are for safety and/or security purposes only. Exterior lights should be switched on only when necessary for safe entry/exit and left on only long enough to satisfy the intended purpose. Exterior lights cannot remain on overnight. See also 5.10 Exterior Lighting for more details, including requirements for fixture type, placement, control and wattage/total lumens.

1.8 Mailboxes. No individual mailbox/newspaper holders are allowed. Mailboxes may be purchased and are centralized at the mailroom building. Contact the COA Board Treasurer to purchase a mailbox.

1.9 Outdoor Storage. No outdoor storage of recreational vehicles, trailers or boats is allowed on Common Property or outdoors on any Lot.

1.10 Parking. Parking for all vehicles of Owners and Guests is restricted to the paved driveway and any ARB-approved designated turnouts on the residential lot. Parking along the common roadway is prohibited. Owners may park one vehicle outside the garage on a regular basis. Regular basis parking is defined as overnight parking for more than one night. See the 2011 Amendment to the CC&Rs, Section 9.14, and clarifying Board Resolution.

1.11 Septic (STEP) System. Owners are responsible for maintenance, repair, and replacement as it pertains to the individual STEP system on their Lot. No Clorox bleach (or any type of bleach) should be put down the drains or toilets. There is an external septic alarm on each home. If the alarm sounds, please contact Gary Koehnen at 503-801-6922. There is an annual inspection of each septic system that is included in the COA maintenance fees. Owners receive a copy of this report annually. Disposal of hot tub water must comply with Oregon DEQ procedures and may not be discharged into the community STEP system.

1.12 Signs. No signs are allowed other than address number signs, "For Sale" signs on property (one per Lot), or contractor signs (one per Lot) posted for identification purposes and to provide contact information for in-process construction projects.

1.13 Speed Limit. The speed limit at Sahhali Shores is 15 mph. There are many walkers and animals on the roads so please do not speed.

2.0 Process for Repair/Replacement, Exterior Modifications, and New Construction

An Owner wishing to take any action requiring approval under the CC&Rs, Section 10, must give notice of such proposed action to the ARB by submitting an *Application for Architectural Review*.

2.1 Like-for-Like Repair/Replacement. During the normal course of maintaining a property, an Owner may perform work that is like-for-like repair or replacement (using the exact same style, material, color, size as the original) without an ARB approval.

2.2 Exterior Modifications. Proposed modifications to any of the elements listed below require ARB review and approval. The ARB application must include the *ARB Application Form* and a complete description of the work proposed.

- This applies to modification of exterior elements of the Living Unit and Garage (including but not limited to roof, siding, trim, deck, doors, screen/storm doors, paint color, stain color, windows, chimneys, shutters, garage doors, heat exchange units, storm shutters, skylights, solar tubes, septic tanks).
- This applies to modification of exterior elements of Accessory Buildings/Detached Structures (including but not limited to the addition, change, or removal of detached structures such as pergolas, greenhouses, out-buildings, garden tool sheds, garbage enclosures).
- This applies to modification of landscaping hardscape (including but not limited to fencing, retaining walls, firepits).
- This applies to any proposed landscape addition of a tree or shrub that will mature to over six (6) feet in height. ARB review and approval is required to ensure it will not result in view blockage of the Pacific Ocean for neighboring Living Units.
- This applies to any landscaping changes/additions to Common Area along the street which adjoins an individual Lot.
- This applies to modifications of paved surfaces (such as driveways, walkways, parking areas).
- **Townhomes:** In addition to the CC&Rs for Sahhali Shores at Neskowin, the townhomes are also bound by the *Party Wall and Maintenance Declaration*. In accordance with the Declaration, major exterior improvements to each attached “pair” of units (e.g., new roof, new siding, new paint or trim paint, or changes/replacement of garage doors, exterior light fixtures, etc.) should be carried out at one time. Efforts must be made to maintain consistency across all townhome units in exterior design and materials (e.g. siding, trim, roofing, windows, exterior lighting).

For a proposed modification which will change the footprint of the existing Living Unit, see *2.3 New Construction*.

2.3 New Construction. The ARB application for new home construction must include a complete submission package as defined by the Sahhali Shores at Neskowin COA *Homeowner Checklist for Exterior Modifications and New Construction*. Please note there are several documents required for an Owner to complete as part of the new construction process as well as a refundable deposit. All documents and supporting information should be submitted at the same time. Refer to the COA website (sahhalishores.org) for the checklist and other documents, including *Construction Requirements* and *Builder Construction Agreement*.

2.4 Variances. A variance is an official dispensation from a rule or regulation, typically a building regulation. Granting of a variance for one situation does not waive the right of the ARB to enforce the rules and regulations of the Association in another instance. A variance is a site-specific fact situation, based on the need of a singular, particular Lot. Rationale for a variance from a specific requirement must be explicitly detailed as to why it is needed. Alternatives that would not require a variance must be included as part of your application. If multiple variances are requested, each must be listed separately, reference the requirement to which it pertains, and include justification.

3.0 ARB Review Process

3.1 ARB Review Period. Upon concurrence that an application is complete, the ARB will issue a written acknowledgement that will serve as the start date of the 45-day evaluation window. As per the CC&Rs, Section 10.4, ARB applications will be reviewed and a decision made within 45 days of the start date. A written decision letter will be issued. With the exception of requests not in compliance with setback requirements, an application will be deemed approved if the ARB fails to issue a written decision within the 45 days.

- ARB review for new home construction applications is based on compliance with rules and regulations set forth in Sahhali Shores at Neskowin governing documents and is to be completed prior to the Owner's submission to Tillamook County for construction permitting. The ARB application is not reviewed for compliance with Tillamook County standards and any prior approval of the proposed design by Tillamook County shall not be deemed approved by the ARB.
- If at any time during the 45-day review period changes are made, they must be documented in writing. A list of changes and updated drawings must be provided no less than 7 days prior to a meeting at which the application will be discussed.
- ARB approval shall be given in writing, and the Approval Letter on behalf of the COA is subsequently to be submitted to Tillamook County as part of the County's building permit review process.
- In the case of an ARB denial, the Owner/Applicant may present one additional submittal for the same project within a six (6) month period from the date of original denial.

3.2 Appeal of ARB Decision. Interested Owners may appeal an ARB decision as described in the CC&Rs, Section 10.5.

3.3 Expiration of ARB Approval. ARB Approval is valid for one (1) year from the date of approval, with the exception of ARB Approval for new home construction which is valid for two (2) years from the date of approval. If the project has not started within the relevant time frame, submission of a new application will be required.

- ARB Approval is specific to the Lot Owner/Applicant and to the application materials therein referenced. ARB Approval is not transferrable to a new Owner.
- Any external modifications or additions to the plans upon which ARB approval was granted must be provided to the ARB for review and approval prior to commencing work on the changes. The 45-day review window applies to requests for changes.
- A request from an Owner/Applicant to the Board for return of the construction deposit associated with new home construction not yet started shall nullify ARB approval.

3.4 Project Completion. Once an ARB-approved project is complete as specified in the application, the Owner must notify the Board of the completion date so it can be documented in the ARB Lot File. Refer to the CC&Rs, Section 9.3.2 (a), for provisions pertaining to the time frame for completion of the exterior of any structure erected on a Lot. The ARB must be notified if there are delays which impact the specified time frame for completion of the exterior.

3.5 Return of Construction Deposit. When notified of completion, the Board will review status of the new home construction project and will approve return of the construction deposit upon determination that all design, materials, and conditions of the approved ARB application have been met.

3.6 Work Completed Without Authorization. The Board reserves the right to have any unapproved work removed, restored to original conditions, and/or to issue a fine in accordance with the COA *Enforcement Resolution* and the current *Fine, Fee and Penalty Schedule*. Unapproved work will be removed at the cost of the offending Owner.

4.0 ARB and Owner Responsibilities

4.1 Responsibilities of the ARB. As directed by the Amended Declaration of Covenants, Conditions and Restrictions (CC&Rs) of Sahhali Shores at Neskowin, Section 10.2, the Architectural Review Board (ARB) has developed this *Architectural & Landscape Manual* so as to provide more specific guidance in interpreting the covenants of the Declaration.

10.2 Duties. It shall be the duty of the Architectural Review Board to regulate the external design, appearance, location and maintenance of all the Property and of improvements thereon, whether on a Lot or Common Property, and to regulate use of such Property as described in this Declaration. As soon as is reasonably practicable after the recording of this Declaration the Architectural Review Board shall adopt general rules to implement the purposes and interpret the covenants of this Section, including, but not limited to, rules not less restrictive than those contained in this Declaration to regulate animals and tenants, storage and use of recreational vehicles, storage and use of machinery, use of outdoor drying lines, trash containers, planting, maintenance and removal of vegetation of the Property.

4.2 Responsibilities of Owners. Owning a Lot in Sahhali Shores at Neskowin requires an Owner's agreement to be bound by all governing documents of the Association, including CC&Rs, Amendments, Bylaws, and properly adopted Rules, Regulations and Resolutions, and applicable Oregon Revised Statutes. This Manual is a properly adopted governing document. It is an Owner's responsibility to read and know the policies outlined below and abide by them.

4.3 ARB Discretion. It is recognized that this Manual does not contain specific requirements for every situation that may require ARB approval. The ARB will necessarily exercise discretion in many instances in approving or disapproving a specific proposal.

4.4 Liability. The scope of ARB review is not intended to include any review or analysis of structural, geophysical, engineering, or other similar considerations. Neither the Association nor any member shall be liable to any Owner, Occupant, builder or developer for any damage, loss or prejudice suffered or claimed on account of any action or failure to act of the Association or any member. Please refer to CC&R 14.12 and 14.13 for information on liability and precedent.

5.0 Architectural Design Requirements for Exterior Modifications and New Construction

The following requirements are provided as specific guidance to the ARB and to Owner Applicants in interpreting the covenants of the Declaration as it applies to exterior modifications and new construction.

5.1 Common Property. Proposed plans must describe anything to be placed within community-owned Common Property (Common Area) and easements, including but not limited to driveways, fill dirt, accent rocks, and landscaping. No structures shall be allowed in the Common Area unless explicit permission is granted by the ARB.

- Refer to CC&Rs Section 6 for discussion of community-owned property and easements. Common Area includes the street and the property from the curb to the front property line of each Lot. Utility easements include 10 feet along each side of all Lots. The STEP system easements run 5 feet on each side of the dosing tanks located on each Lot and 5 feet on either side of the center line of said effluent lines.

5.2 Drainage and Grading. Lots must be drained to the Common Area or to a natural area and not onto a neighboring Lot. A drainage plan that includes home, garage, impervious surfaces, retaining walls and footings must be submitted with the application.

5.3 Eaves, Steps, Porches, Decks and Balconies. Eaves and uncovered structures (including decks, balconies, paths/walkways, and patios) may not extend closer than ten feet to an interior lot line (CC&Rs, Section 9.13).

5.4 Exterior Materials and Colors. The aesthetic merits of any color or style combination are subject to review and approval by the ARB in order to ensure a proposed design is harmonious with other homes in the community. Details of proposed materials and colors must be provided (manufacturer, product, color, finish type). If a metal roof is proposed, a

physical sample of the roofing material is required. Physical samples of other exterior materials must be provided upon request. Reflective metal surfaces must be painted to blend with the adjacent materials. Window coverings, viewed from the outside, should be consistent within the Living Unit and in subdued light tones. Windows should be appropriate for the coastal environment. All projections from the building (gutters, railings, vents, etc.) shall match the surface from which they project or are to be painted to coordinate with other trim materials. Refer to the CC&Rs, Section 9.3.2 (b).

5.5 Fencing. Fences (including integrated gates) are allowed per specific criteria listed in the CC&Rs, Section 9.11. Fences may not be more than 6 feet in height. No fences are allowed in the front of the Living Unit and, specifically, side yard fences may not project beyond the front walls of the Living Unit or garage. Fences may not extend in excess of 25 feet beyond the walls of any Living Unit or garage. In the event the structure has irregular external walls, fences may not extend further than 25 feet from any wall (as measured perpendicularly from the walls). Fences should be constructed in a style similar to other fences in the community and able to withstand the coastal environment. All-natural fencing materials, such as cedar or other wood, are preferred. Chain link fencing is not acceptable. If a fence is proposed as part of a complete landscape plan, plantings which will mitigate the visual impact of the fence structure must be included as part of that plan. See also *6.6 Hardscape Elements*. For pets on an Owner's property, installation of invisible fencing is allowed but may not extend into setbacks.

5.6 Garbage Enclosures. Garbage containers stored outside must be stored in an ARB-approved enclosure adjacent to the Living Unit or garage and within the setback area. Garbage containers must be completely screened from view from Common Areas and neighboring Living Units (refer to the CC&Rs, section 9.8).

5.7 Heating, Ventilation, and Air Conditioning (HVAC). All units must be ground-mounted or mounted on an exterior wall. For ground-mounted units the distance between the exterior wall of the Living Unit and the HVAC unit may not exceed two (2) feet. Units may not be mounted on the roof. Heat pumps and air conditioning units must be completely screened from view from Common Areas and neighboring Living Units and shall be insulated for noise, not to exceed 74 decibels.

5.8 Height Calculations. Refer to the CC&Rs, Section 9.3.2. Buildings may not exceed 30 feet in height when measured from the highest point of the building (exclusive of chimneys and flues) to the average natural ground contour on the uphill side of the dwelling structure. Height calculations will be based on determination of the average natural ground contour on the uphill side of the dwelling structure. Where the dwelling structure is irregular along the uphill side, average natural ground contour will be determined as a weighted average of the elevations of segments along the uphill side.

5.9 Hot Tubs. Hot tubs or spas are to be installed adjacent to the Living Unit. The distance between the exterior wall of the Living Unit and the outer wall of the hot tub may not exceed five (5) feet. Hot tubs must be completely screened from view from Common Areas and neighboring Living Units and shall be insulated for noise, not to exceed 74 decibels.

5.10 Exterior Lighting. Sahhali Shores subscribes to the DarkSky philosophy. Exterior lighting is restricted to promote the following objectives:

- Maintain the beauty of our night sky by controlling light pollution from exterior lighting.
- Permit reasonable uses of outdoor lighting for nighttime safety and/or security while preserving the ambiance of the nighttime dark sky.

5.10.1 Location. The location of exterior lighting fixtures must be identified as part of the ARB Application. Lights are allowed only at dwelling egress points, garage doors, or as otherwise approved for safety (e.g. low voltage downcast path lighting). Light fixtures should be installed at or below the eave, or no higher than 12 feet, whichever is lower.

5.10.2 Product information. Product information for exterior lighting fixtures (manufacturer, model, size) must be provided. Exterior light fixtures must be downcast and shielded. The point source (i.e. bare bulb) should not be visible. All exterior lighting shall be placed, directed and/or shielded to as to minimize nuisance or trespass on neighboring properties.

5.10.3 Purpose. Exterior lights are to be for safety and/or security purposes only. No decorative or landscape lighting is allowed.

5.10.4 Control. Photo sensor and timed lights are not allowed. Exterior lights should be switched on only when necessary and left on only long enough to satisfy the intended purpose. Exterior lights left on all night are not permitted. The ARB may give consideration to motion sensors or timers for specific instances. Owners may want to consider a smart home or lighting system that can connect through the internet with a mobile app to allow for remote control of lighting (e.g. turning exterior lights on immediately prior to arrival or off after departure, or if accidentally left on).

5.10.5 Wattage and Total Lumens. Exterior lights should use the lowest wattage bulbs that will satisfy their purpose. No exterior bulbs may exceed 900 lumens. Compact fluorescent (CFL) and light-emitting diode (LED) lights are highly recommended. Consideration will be given to the total light generated, and to the ability to isolate exterior lighting to limited areas through switches.

5.11 Paint and Stain. Paint and stain colors are restricted, see CC&Rs, Section 9.3.2 (b).

5.12 Paved Surfaces. Excessive areas of impervious surface are not allowed. The use of pervious concrete or asphalt is strongly encouraged for driveways, patios, door landings, and walkways. Identify any pavement or pervious asphalt on the site plan and include square footage. Provide impervious area (pavement, etc.) versus total lot area ratio. Construction of a driveway to permit reasonable access from the street across Common Area and setbacks should consider total coverage of the approach and minimize impervious surfaces. Driveway width through Common Area and the front setback of a given Lot should be minimized.

5.13 Retaining Walls. Retaining walls, constructed to hold back earth rather than as a free-standing wall, are allowed per specific criteria listed in the CC&Rs, Section 9.11. Retaining walls may not be more than 6 feet in height from finished ground contour and may not extend into setbacks. Exposed retaining walls shall be constructed of boulders, faced with rock, or covered by vegetation for a natural look.

5.14 Roofs. As with other elements of the exterior of the home, roofs should harmonize or reasonably harmonize with buildings on other lots. The color tone should blend with the natural environment, dark colors preferred. Consideration will be given to roofing material that has the potential for reflective glare. Physical samples may be requested. A glare analysis may be required.

5.14.1 Metal Roofs. For a metal roof (full metal roof or accent roofing), specify the manufacturer's finish to demonstrate its non-reflectivity. Flat, matte, low or ultra-low gloss finishes are preferred. A physical sample of the metal roofing material is required.

5.15 Screening. In keeping with the intent of the CC&Rs, Section 9.8, HVAC units, propane tanks, hot tubs, and garbage cans, must be completely screened from view from Common Areas and neighboring Living Units. Screening may include walls or fencing, natural materials preferred, and/or in combination with plants or shrubbery to better blend into the landscaping. For screening of propane tanks, refer to the Oregon Fire Marshal propane tank screening requirements.

5.16 Septic (STEP) System. Per the CC&Rs, Section 6.1, the COA is responsible for the exclusive management and control of the Common Property and any improvements thereon, an obligation that includes the operation, maintenance, repair, and replacement of the STEP System.

- The COA STEP system designer will develop and submit the septic system plans for the Lot to the ARB for its concurrence, then submit them to the Department of Environmental Quality (DEQ) for review and approval.
- The system designer is responsible for inspection and confirmation that the installation by a DEQ licensed septic installer has been performed per DEQ approved plans. The COA STEP system designer will either inspect the site himself or he will sub that requirement to a qualified, local professional.
- If Owners and their Contractors choose to work with an alternate septic system designer, the design plans are subject to review by the COA STEP system designer on behalf of the ARB.

5.17 Service Control Panels. Control panels (e.g. STEP system, electrical meter) must be mounted on or adjacent to the Living Unit or garage, not mounted in the yard.

5.18 Service Facilities. Drawings submitted with an ARB application must identify the location of all exterior service facilities (including but not limited to generators, HVAC units, propane tanks, hot tubs, garbage storage areas). Plans for visual and noise screening must be included, as described above.

5.19 Setbacks. Refer to the CC&Rs, Section 9.13. Where Tillamook County and Sahhali Shores setback requirements differ, the site plan included with an ARB Application must illustrate the Sahhali Shores requirements.

5.20 Site Preparation. No excessive excavation or fill is permitted except where specifically identified in the ARB Application for new construction and approved by the ARB. With respect to existing trees, the location of any key trees (e.g. large Sitka spruces, trees with a diameter greater than 2 feet and height greater than 100 feet) must be identified on the site plan. Indicate those that will remain, and those that will of necessity need to be removed for construction of the home as part of site preparation.

5.21 State and Federally Protected Elements. Satellite dishes, American Flag poles, solar panels, alternative energy sources, electric charging stations, and fair housing and ADA essentials are allowed per specifications in the relevant statute (The Fair Housing Act, The Americans with Disabilities Act, and their state law counterparts). Proposals for these elements are subject to ARB review and approval.

5.21.1 Flags. Display of flags is limited to one American flag. An American flag may be mounted on brackets on the Living Unit, Garage, or attached structures (e.g. decks).

5.21.2 Solar Energy Systems. As allowed by ORS 94.778(3), the ARB may determine reasonable size, placement, or aesthetic requirements. Proposals for solar energy systems must demonstrate efforts to make the system an integrated and harmonious part of the architectural design of the residence. Panels must be roof-mounted, have a non-reflective surface, and in a color designed to blend in with the color of the roof (black preferred). Panels may not be mounted in opposition of the roof slant. Dynamic mounts are not permitted. A glare analysis may be required. The system should be designed such that visibility of the racking system, wiring, etc. is minimized from streets, Common Areas, and neighboring lots.

5.22 Utilities. All utility service wires connecting to Living Units at Sahhali must be underground.

6.0 Landscape Requirements for Exterior Modification and New Construction

6.1 Landscape Approach. The philosophy of landscape development at Sahhali Shores aims to preserve the natural beauty of the area and the site integrity of individual properties. It does so with an approach that promotes continuity through the neighborhood while allowing diversity in landscape design.

Individual homesites should be treated in a casual, fluid manner in order to integrate comfortably with the natural setting of Sahhali Shores. More heavily landscaped areas, which may contain a greater variety of plant material and non-native species, should be kept closer to the home and should transition to native areas closer to the property lines for a more natural appearance and continuity with neighboring lots. All landscape designs should consider: Lawn areas should not extend to property lines and should be more free-form in shape (i.e. lawn edges serpentine, not straight and square-cornered). Formal, regimented planting arrangements are strongly discouraged. Shrubs, trees, and other plant materials should be arranged in groupings, not in straight rows.

All landscape designs should give special consideration to the coastal environment at Sahhali Shores. Wind is the single greatest factor in determining which plants will survive at Sahhali Shores. Typical of the Oregon Coast prevailing winds are landward, predominantly from the south in winter months and the northwest in the summer months. Gale force winter winds can reach speeds of over 100 miles per hour. Soils are generally deep, well-drained, high in organic material, and acidic. Annual normal rainfall totals 75-90 inches. Generally, plants having a good tolerance for wind, rain, and acidic soils will survive and do well at Sahhali. The attached *Recommended Plant List*, while not exhaustive, includes suggestions which were selected for their particular adaptability to the climate and weather conditions of the Oregon Coast, and the soils which occur within Sahhali Shores.

6.2 General Information. Extensive landscaping is not required. However, all lots are required to be maintained in a neat and orderly condition that creates a pleasing appearance from surrounding lots and common property. This includes general landscape maintenance of developed properties (e.g. mowing, pruning, brush clean-up). There is no yard debris disposal within Sahhali Shores. All lots (developed as well as undeveloped) should be monitored regularly to help control invasive and noxious weed species in our community (e.g. Bull Thistle and Scotch Broom).

6.3 Landscape Plan. A complete Landscape Plan may be included with the new home construction application or deferred as a separate submission. The Landscape Plan must identify proposed plant species and mature height defined. Specifically, it must identify proposed trees or shrubs that will mature to over six (6) feet in height. ARB review and approval is required to ensure these will not result in view blockage of the Pacific Ocean for neighboring Living Units.

6.4 Post-Construction. Landscaping must be finished within one year of substantial completion of the exterior of the home. If a homeowner has elected to maintain his entire property in a natural condition, steps must be taken to restore unsightly scarred areas that were produced from construction activity, and to remove dead plant material and refuse from the site.

6.5 Man-Made Elements. Elements such as bird baths, bird feeders, sculptures, stream beds, garden structures, and fountains, should be located in the innermost area near the house or garage. Accessory structures, such as a non-commercial greenhouse or garden tool shed, are allowed (see CC&Rs section 9.7) but are subject to ARB review and approval.

6.6 Hardscape Elements. Hardscape elements such as walking paths, patios, fences, and rock walls are subject to ARB review and approval.

- For new home construction, if there are any hardscape elements (e.g. retaining walls), they must be considered and approved together with the home application. As it would relate to mitigation of visual impact of proposed

retaining walls, specific landscaping may be required.

- If a fence is proposed as part of a complete landscape plan, plantings which will mitigate the visual impact of the fence structure must be included as part of that plan. See also section *5.5 Fencing*.



APPENDICES



REFERENCE INFORMATION



Sahhali Shores at Neskowin COA Application for Architectural Review

Please see the *Architectural & Landscape Manual* for specific information. Questions may be directed to the ARB at arb@sahhalishores.org.

All elements of the application MUST be received at one time. Please provide materials and detailed information as outlined in the *Architectural & Landscape Manual*. As relevant to the specific project, attach site plans, drawings, renderings, measurements, photos, or other information that will help with the review process and possibly expedite approval. If requesting a variance, reference the requirement to which it pertains and provide a detailed site-specific explanation for why it is needed. Alternatives that would not require a variance must be included as part of your application. If multiple variances are requested, list each separately.

- New home construction (new-build)
 Existing home, exterior modification
 Other: _____

For new builds and exterior modifications that change the footprint of the home, a refundable construction damage deposit of \$5,000 is required.

Mailing address for checks:

Sahhali Shores at Neskowin COA
Attn: Architectural Review Board
44495 Sahhali Dr, Neskowin, OR 97149

Make checks payable to **Sahhali Shores at Neskowin COA**.

Submit this application and required documents electronically to: arb@sahhalishores.org

Upon receipt and deposit of your check, and ARB concurrence that the application is complete, the COA will issue a written acknowledgement that will serve as the start of the 45-day evaluation window.

Applicant Name(s): _____

Applicant Signatures(s): _____

Applicant Lot Number: _____

Applicant Phone Number(s): _____

Applicant email Address: _____

Submission Date: _____

Project description: _____

Attach additional pages as necessary.



Sahhali Shores at Neskowin COA Homeowner Checklist for Exterior Modifications and New Construction

Submission Requirements:

- Completed *Application for Architectural Review*, in electronic format (pdf, jpg).
- Construction plans and supporting documentation as described below, in electronic format (pdf, jpg).

Please note that all document and supporting information should be submitted at the same time and should specifically address Sahhali Shores requirements.

Submit electronic files to the ARB email address below:

arb@sahhalishores.org

- Refundable Construction Damage Deposit (\$5,000). For New Construction and Exterior Modifications that change the footprint of the home.
- Make checks payable to: **Sahhali Shores at Neskowin COA.**

Mail checks to:

Sahhali Shores at Neskowin COA
Attn: Architectural Review Board
44495 Sahhali Dr, Neskowin, OR 97149

Construction Plans and Supporting Documentation:

The items listed below are intended to serve as a guide in preparing an application for review by the ARB for compliance with Sahhali Shores CC&Rs and other governing documents. Additional information may be requested if further clarification is needed during review.

- Site Plan
 - Site plan with topographical lines and elevation labels depicting existing grade (provide current topographical map). Site plan with topographical lines and elevation labels depicting existing grade, The site plan must include an outline of required front, rear and side set backs from the property lines. Include the footprint of the structure, and give all distances from the structure to the set back lines. Label the natural ground contour elevation at corners of each dwelling segment on the uphill side of the structure. If applicable, include proposed retaining walls and/or fence locations, including dimensions. The property lines should be clearly indicated as well as the street, including distance from the street to the property line. Show easements, if any.



- Include the outline of the proposed driveway, including dimensions and grading.
- Identify the location of exterior HVAC equipment, generator, propane tank, and hot tub, if applicable, and the associated screening.
- Construction plans, including building envelope elevations
 - Exterior elevation drawings illustrating roof configuration, window and door placement, equipment and service area locations (e.g., HVAC, generator, propane tank, trash area, etc.), retaining walls or fencing.
 - Identify location of external electrical power meter.
 - Foundation plan, including any proposed retaining walls.
 - Floor plan for each level, including lengths of each exterior wall segment. Indicate square footage per level.
 - Elevation drawing of the uphill side of the structure. Include labeled lines that represent both existing and finished grades. Identify the highest point of the structure and give the total structure height relative to average of the natural existing ground contour (give calculated average elevation) on the uphill side of the structure.
 - Provide 3D renderings of how the home will be seen from the front, back and side views.
- Trees
 - Please identify on the site plan the location of any key trees (e.g. large Sitka spruces). Indicate those that will remain, and those that will of necessity need to be removed for construction of your home.
- STEP System Plans
 - STEP system design site plan (to include location of tanks, pipe for connection to existing community main line, risers, control panel on site plan in relation to house footprint).
- Landscape Plans, with defined plant types, size and location
 - A complete landscape plan may be deferred as a separate submission.
 - If, however, there are any hardscape elements (e.g. retaining walls) they must be considered and approved together with the home application. As it would relate to mitigation of visual impact of proposed retaining walls, specific landscaping may be required at this time.
 - If a fence is proposed as part of the complete landscape plan, include plantings that will mitigate the visual impact of the fence structure.
 - Complete landscaping plans with plant species and mature growth height defined.

Drainage Plans

- Drainage plans for home, garage, impervious surfaces, and retaining walls and footings. Identify any pavement or pervious asphalt and include square footage. Provide impervious area (pavement, etc.) versus total lot area ratio.

Exterior Lighting Plan and Material Description

Geotechnical Report (if required by Tillamook County)

Materials

- Provide Design and Materials sheet, in color. Please include exterior finishes (siding, trim, doors/garage doors, roofing, gutters, deck, etc.). It is helpful to have the actual product/color images or photo examples. 3D renderings are extremely helpful (a picture is worth a thousand words!). For a metal roof, full roof or accent roofing, specify the manufacturer's finish to demonstrate its non-reflectivity. Physical samples of metal roofs are required. Physical samples of other exterior finishes may be required if requested. Please indicate composition of driveway, steps, door landings and any proposed walkways.
- Specific product models and information also should be included. Provide website links, if available.

Variance Explanation (if applicable)

- If requesting a variance, reference the requirement to which it pertains and provide a detailed site-specific explanation for why it is needed. Alternatives that would not require a variance must be included as part of your application. If multiple variances are requested, each must be listed separately, reference the requirement to which it pertains, and include justification.

Post Approval Requirements:

- Email acknowledgement of ARB Approval Letter within 5 business days of receipt. (Note: ARB Approval Letter may include specific conditions.)
- Signed *Builder Construction Agreement* before start of any build or site preparation.
- Copy of Tillamook County Approved Plans (pdf) within one month of County approval.
- ARB Approval Letter should be available on site during the project.



**Sahhali Shores at Neskowin Consolidated Owners Association (COA)
CONSTRUCTION REQUIREMENTS**

Sahhali Shores at Neskowin is a private community of extraordinary beauty. We who live here or have purchased here wish to maintain and enhance its beauty and enjoy the peacefulness for which we came here. Building contractors and subcontractors have important jobs to do while here. Nonetheless, Owners have the right to peaceful enjoyment of their property.

Contractors, subcontractors, and supply delivery companies (henceforth collectively referred to as Contractors) working at Sahhali Shores are expected to maintain the highest level of professionalism. Whether working on a home or Lot for an Owner, or in any of the common areas for the Association, Contractors and their workers are expected to behave with courtesy, consideration, and respect to Sahhali residents. Lot Owners are responsible for construction activities being carried out on their property, and thus for the actions of Contractors performing the work.

Contractors must abide by the following rules:

CLEAN WORKSITE. Contractors must maintain a clean worksite at all times. Given the coastal wind conditions at Sahhali, construction debris and other trash must be kept in suitable containers to avoid traveling onto Common Property or other Owners' Lots. Contractors should keep adequate containers with latching lids on site and police the worksite and surrounding areas on a daily basis. Perimeter windscreens are recommended where stored materials are exposed. The worksite shall be cleaned of debris, trash refuse at the end of the day, every day.

DUMPING. Unauthorized dumping in Sahhali Shores is not allowed. All concrete, sand, fill dirt, wood, rock, brick, and all other "left over" building materials are to be hauled away when no longer needed. Dumping and clean-out of concrete trucks is strictly prohibited.

CONSTRUCTION HOURS. Construction hours are limited to 7:00 am to 7:00 pm. Monday through Saturday. This applies to exterior or interior work. No construction work is allowed on Sundays or federal holidays.

CLEAN STREETS. Contractors or Owners are expected to monitor for and clean up any dirt or debris that gets deposited onto Sahhali Shores streets as a result of construction activity. Cleanup is to be done on an as needed basis. Oil and other petroleum-base spills must be cleaned up immediately (before the end of the day). Contractors should also monitor for accidental spills on Sahhali Shores streets as construction or delivery vehicles travel to/from the job site.

MUSIC. Music played from cars or stereos on site is expected to be kept at a low volume. A low volume means the music cannot be heard from more than 25 feet away.

TEMPORARY LIVING. Living at the construction site by workers is not allowed. This applies to living in the structure itself, RVs, trailers, cars, trucks, campers, storage containers, tents, and any other form of habitation during construction.

PORTA-POTTIES. All portable toilet facilities must be securely anchored to prevent movement/displacement by the wind. Doors to porta-potties should always be properly latched closed.



PETS. Contractor pets are not allowed, either in vehicles or on site.

SPEED LIMITS. The speed limit throughout the community is *15 mph*.

WORKSITE ACCESS and PARKING. Access to the worksite is restricted to the Lot's street frontage or other legal easements. Access to the worksite through another Owner's property or other Common Area is prohibited unless properly authorized by the respective Owner or the COA Board. If parking is needed along the street, no neighboring driveway or the street itself may be blocked.

DAMAGE REPAIR. Owners and/or their Contractors are expected to repair damage to community property or to the property of other Owners incurred during the course of or as a result of construction. Property includes but is not necessarily limited to roads, curbs, utilities, trees and shrubs, and personal property. Repair means restore to pre-existing condition.

The Lot Owners, Owner Representatives, and their Contractors are responsible for compliance with these Requirements. The Association Board, as well as other Owners in the community, will monitor compliance with these requirements. Owners will be notified if there is a violation and they or their Contractors are expected to correct the infractions immediately. Failure to correct a violation can result in a fines in accordance with the *Sahhali Shores at Neskowin COA Enforcement Resolution* and current *Fine, Fee, and Penalty Schedule*.

If the Association is obliged to arrange for cleanup or repairs, the Lot Owner will be charged a fine in accordance with the current *Fine, Fee, and Penalty Schedule* plus actual cost of repair against their construction deposit.

Additional Insured Status: Any contractor who is performing work on common areas or going across a common area to perform work must furnish the association with a certificate showing proof that the Association is named as an additional insured for both ongoing and completed operations.

Contractual Indemnity: Owners are encouraged to have an architect or attorney prepare their construction contract that includes, without limitation, additional insured status for the owners, contractual indemnity and provisions which obligate the contractor to comply with this policy. Owners are ultimately responsible for supervising their contractors and subcontractors while in the community.



Builder Construction Agreement

I have read, fully understand, and will conform to the current *Architectural & Landscape Manual* adopted by the Sahhali Shores Architectural Review Board (“ARB”) in connection with all construction work performed by me and my subcontractors on Lot number _____.

I am aware of the *Construction Requirements* for Sahhali Shores at Neskowin and agree to abide by these requirements.

I understand fines may be assessed by the COA Board of Directors against the lot owner for violation of the *Architectural & Landscape Manual* and *Construction Requirements*.

Date: _____

Builder: _____ CCB # _____

Email Address: _____

Mailing Address: _____

Phone: _____

Builder Signature:

Name & Title

Owner Signature:

Name

Sahhali Shores at Neskowin COA Recommended Plant List

Plant Type	Common Name	Comments
Trees		
<i>Arbutus menziesii</i>	Pacific Madrone, native	Evergreen tree or large shrub; shedding bark; white flower clusters; orange-red fruit
<i>Arbutus unedo</i>	Strawberry Tree	Evergreen shrub-tree, shaggy bark; white to pinkish flower clusters, orange-red fruit, drought tolerant
<i>Betula, esp. Betula pendula</i>	Birch, esp. European White Birch	Requires ample water and fertilizer
<i>Calocedrus decurrens</i>	Incense Cedar, native	Symmetrical tree, columnar in youth; growth to 70-110 feet,
<i>Cupressus macrocarpa</i>	Monterey Cypress	Narrow or broadly conical when young, broadly spreading with age; fast growth to 40-80 feet
<i>Morella californica</i>	Pacific Wax Myrtle, native	Broadleaf evergreen shrub Drought tolerant
<i>Picea sitchensis</i>	Sitka Spruce, native	Broadly conical with horizontally spreading branches; shallow root system; growth to 160 feet. Do not plant near home or walkways
<i>Picea abies</i>	Norway Spruce	Conifer, evergreen tree, fast growth to 40-60 feet; many cultivars
<i>Pinus contorta</i>	Shore Pine, native	Conifer, evergreen tree, fairly fast growing to 40-50 feet; dense foliage
<i>Pinus thunbergii</i>	Japanese Black Pine	Conifer, evergreen tree, growth to 20-80 feet; adapts well to pruning
<i>Populus nigra 'Italica'</i>	Lombardy Poplar	Deciduous tree, columnar; growth to 70-90 feet; invasive roots
<i>Pseudotsuga menziesii</i>	Douglas Fir	Sharply pyramidal form when young
<i>Quercus ilex</i>	Holly Oak	Evergreen tree; tall dense rounded form; growth to 100 feet and equal spread
<i>Robinia pseudoacacia</i>	Black Locust, native	Deciduous tree; fast growth to 80 feet; aggressive roots; drought tolerant
<i>Salix, various species</i>	Willow, native	Broadleaf deciduous tree; fast growth to 30-40 feet with a similar spread; requires ample water
<i>Sequoia sempervirens</i>	Coastal Redwood, native	Conifer, evergreen tree; fast growth to 200+ feet; requires ample water
<i>Thuja plicata</i>	Western Red Cedar, native	Conifer evergreen tree; fast growth to 200 feet; shallow roots; pyramidal shape
Shrubs		
<i>Abelia (Linnaea) x grandiflora</i>	Glossy Abelia	Evergreen to partially deciduous; bell-shaped white flowers; moderate growing to 3-6 feet tall and wide; prune selectively
<i>Arctostaphylos columbiana</i>	Hairy Manzanita, native	Low growing 3-10 feet; evergreen; sun
<i>Arctostaphylos manzanita</i>	Common Manzanita	Broadleaf evergreen shrub or small tree 6-25+ feet tall; sun to part shade
<i>Aucuba japonica</i>	Japanese Aucuba, Japanese Laurel	Broadleaf evergreen shrub, 6-10 feet, densely upright-rounded to rounded; accepts deep shade; variegated forms
<i>Azalea</i>	Kurume varieties	Woody, dwarf, broadleaf evergreen or deciduous shrub in the <i>Ericaceae</i> (blueberry) family; dense, spreading grows 3-4 feet tall and 2-5 feet wide; ample water; amend soil with organic material when planting
<i>Baccharis pilularis</i>	Coyote Brush/Dwarf Chaparral	Broadleaf evergreen shrub; mat-forming; growth to 2 feet high and width 6 feet; drought tolerant;
<i>Berberis darwinii</i>	Darwin's Barberry	Broadleaf evergreen shrub; growth to 5-10 feet; orange-yellow flowers; spreads by underground runners to form a thicket

Plant Type	Common Name	Comments
<i>Berberis wilsoniae</i>	Mrs Wilson's Barberry	Growth to 3-6 feet; mound-forming, arching branches, fine-textured foliage; very spiny; flowers in clusters;
<i>Brachyglottis greyi</i> (<i>Senecio greyi</i>)	Daisy Bush	Broadleaf evergreen shrub; spreading plant that grows to 4-5 feet tall and 6 feet wide; sun
<i>Buxus sempervirens</i>	English Boxwood	Dense foliage; growth to 15-20 feet tall; good hedge shrub
<i>Caragana arborescens</i>	Siberian Peashrub	Deciduous shrub or small tree; hardy, drought tolerant; fast growth to 15-20 feet, sharp thorny branches
<i>Ceanothus</i>	Wild Lilac, California Lilac (many varieties)	Growth to 6-10 feet tall and 8-12 feet wide; white to bright blue flowers; drought tolerant
<i>Chamaecyparis obtusa</i>	Hinoki False Cypress	Evergreen conifer tree, pyramidal shape; growth to 70 feet
<i>Cistus</i>	Rockrose (many varieties)	Evergreen to semi-evergreen shrubs, small to medium-sized, often low-growing sun; long summer bloom period
<i>Cortaderia selloana</i>	Pampas Grass	Fast growth; difficult to control size
<i>Cotoneaster</i> species	(many varieties)	Vigorous growth, shrubs to small trees; full sun
<i>Escallonia</i> species	(many varieties)	Evergreen; fast growth, good for hedges, windbreaks; sun; fast recovery from freeze damage
<i>Euonymus fortunei</i>	Creeping Euonymus (many varieties)	Evergreen vine or shrub; sun or full shade
<i>Gaultheria shallon</i>	Salal, native	Broadleaf evergreen shrub, growth to 2-10 feet depending on exposure and soil with nearly equal spread, dense, developing into thickets.
<i>Hebe</i>	(purple blooming varieties)	Evergreen shrubs; fast growth to 3-5 feet; needs well-drained soil, drought tolerant; sun, prune after bloom
<i>Hebe buxifolia</i>	Dwarf Boxleaf Hebe	Evergreen; fast growth to 2-3 feet high and 5 feet wide; drought tolerant; full sun; white flowers
<i>Hydrangea</i> species	(many varieties)	Deciduous shrub; large bold flowers and foliage; grows in rich well-drained soil
<i>Juniperus</i> species	(many varieties)	Evergreen shrubs and trees; growth slow to moderate; sun
<i>Kniphofia uvaria</i>	Red Hot Poker	Flowering plant; drought tolerant; flowerhead can reach up to 5 feet; full sun
<i>Phormium tenax</i>	New Zealand Flax	Evergreen perennial plant; swordlike vertical leaves up to 9 feet long from which arises a much taller flowering shoot; allow plenty of space
<i>Photinia x fraseri</i>	Fraser Photinia	Broadleaf evergreen shrub; growth to 15-20 feet tall; very upright, often pruned or hedged to promote basal branching
<i>Pinus mugo</i>	Mugo Pine	Evergreen conifer shrub, low growing, generally wider than tall; growth to less than 8 feet tall, to 16 feet wide
<i>Polystichum munitum</i>	Western Sword Fern, native	Evergreen plant, hardy, dense foliage clumps; growth 1-4 feet; drought tolerant
<i>Prunus caroliniana</i>	Carolina Cherry Laurel	Evergreen coniferous flowering shrub or tree: growth to 15-40 feet
<i>Prunus laurocerasus</i>	Cherry Laurel, English Laurel	Broadleaf evergreen shrub; vigorous growth to 10-20 feet tall and wide
<i>Prunus lusitanica</i>	Portuguese Cherry Laurel, Portuguese Laurel	Broadleaf evergreen shrub; less vigorous than English Laurel but better in wind; growth to 20 feet; grown as street trees, to 50 feet
<i>Pyracantha</i> species	Firethorn	Broadleaf evergreen to semi-evergreen thorny shrubs; spreading to upright form; white flowers, bright red-orange fruit; sun
<i>Rhamnus alaternus</i>	Italian Buckthorn	Evergreen shrub; hardy, upright-growing, fast dense growth to 12-16 feet, can be pruned as a hedge or to keep height limited
<i>Franula</i> (formerly <i>Rhamnus</i>) <i>californica</i>	Coffeeberry, California Buckthorn	Evergreen shrub; growth to 3-12 feet tall; drought tolerant
<i>Rhododendron</i> species	(many varieties)	Requires ample water; amend soil when planting; shield from wind

Plant Type	Common Name	Comments
<i>Ribes aureum</i>	Golden Currant, Buffalo Currant, native	Deciduous multi-stemmed shrub; erect shape; growth to 6-8 feet tall and similar width; irrigation
<i>Ribes sanguineum</i>	Flowering Currant, Pink Winter Currant, native	Deciduous multi-stemmed shrub; tall, upright-arching to rounded habit; growth to 8-10 feet tall; irrigation
<i>Rosa rugosa</i>	Rugosa Rose; Sea Tomato	Broadleaf deciduous shrub; stout upright stems, dense rounded outline; growth to 4-6 feet; vigorous and very hardy; brick-red fruit
<i>Rosemarinus officinalis</i>	Rosemary	Evergreen shrub with fragrant, needle-like leaves; irregular shape; growth to 2-6 feet tall, drought tolerant
<i>Salix discolor</i>	Pussy Willow	Rounded large shrub or small tree; fast growth to 20 feet
<i>Sambucus callicarpa</i>	Coast Red Elderberry, native	Deciduous shrub; growth to 8 feet; needs ample irrigation
<i>Spiraea</i> species	(many varieties)	Deciduous shrub; low growing, mounding; to 2 feet tall and to 5 feet wide; flowers pink-rose in color
<i>Vaccinium ovatum</i>	Evergreen Huckleberry, native	Broadleaf evergreen shrub; neat, erect, generally compact; sun or part shade; pale pink flowers in Spring, blue-black fruit by late summer
<i>Viburnum tinus</i>	Laurustinus	Evergreen shrub; growth to 6-12 feet tall; upright, rounded flowers pink in bud, open to white
Ground Cover		
<i>Archtostryphos uva-ursi</i>	Kinnikinnick	Broadleaf evergreen ground cover. growth to 6-12 inches tall, branches root where they touch the soil, mat-forming; spreads to 15 feet wide; good on slopes; does best in poor, sandy, infertile, acid soils
<i>Ceanothus griseus</i> (formerly var. <i>horizontalis</i>)	Carmel Creeper	Broadleaf evergreen ground cover; prostrate to low spreading; growth up to 2 feet tall and 5-15 feet wide; flower clusters light blue
<i>Crocsmia x crocosmiiflora</i>	Creeper Crocosmia, Montbretia	Bulb in the Iris family; growth leaves in dense cluster up to 3 feet high with large reddish-orange flowers; good for slopes
<i>Hebe pinguifolia 'Pagei'</i>	Pagei Hebe	Broadleaf evergreen shrublet; creeping; growth to 9 inches tall and spread to 5 feet wide; flowering
<i>Hypericum calycinum</i>	Creeping St. John's Wort	Semi-evergreen ground cover; growth to 12-18 inches tall; yellow flowers; can be aggressive in a landscape; spreads by underground creeping rhizomes, above-ground stems, and by seeds dispersed by wind and animals
<i>Juniperus conferta</i>	Shore Juniper	Conifer, evergreen, bushy ground cover; prostrate, trailing habit; growth to 12-14 inches tall and 6 feet wide; bright green foliage; tolerant of poor soils, especially sandy, but not excess soil moisture
<i>Lithospermum diffusa</i> (<i>Glandora diffusa</i>)	Lithodora, Purple Gromwell	Mat-forming, spreading perennial; growth to 6 inches tall and 24 inches or more wide, blue flowers
<i>Lithospermum</i> species	Species generally known as gromwells or stoneseeds (many varieties)	Perennial; prostrate mound 6-12 Inches tall, produces clumps of branching, spreading stems; sun
<i>Lonicera japonica</i>	Japanese Honeysuckle	Evergreen vine; rampant; erosion control on steep banks; drought resistant
Native grasses	(Many varieties)	See local sources