

- **Administrative Review:** a review of application materials conducted by a Design Committee member or members outside of a regularly scheduled public meeting agenda. This may or may not include the presence of the applicant at the sole discretion of the Design Committee.
- **Affixed:** any item or structure that is attached to a wall or location on the ground with permanent/semi-permanent armature so that it cannot be readily moved or brought indoors when not in use.
- **Aggregate:** a material comprised of a loosely compacted mass of fragments, such as crushed rock.
- **Alteration:** the act of or result of a substantive change to a physical structure to an improvement from that that was originally approved.
- **Arbors, Pergolas & Trellises:** a structure usually consisting of parallel colonnades supporting an open roof of girders and cross rafters.
- **Awning:** a sheet of fabric or other material supported by a static frame that is permanently/semi-permanently affixed to a surface for the purpose of screening sun, rain or to otherwise provide protection or be a shelter from the elements.
- **Berm:** a small rise or hill in a landscape that is intended to buffer or visually screen certain aspect of development, such as a patio, deck, windows or driveway.
- **Backlit sign:** a sign face affixed to a cabinet that contains internally enclosed bulbs or lighting elements so as to allow the sign face to be lit while containing ambient light.
- **Compatible:** a harmonious relationship between multiple elements that allows them to exist in a consistent manner with no or minimal conflict.
- **Complete:** a project that has finished all aspects of proposed and approved construction and fulfilled all required conditions of approval.
- **Complement:** to add to or complete by adding something that enhances a design or element of design.
- **Contrast:** the state of being strikingly different to another feature or design element that is in close proximity or juxtaposed.
- **Construction:** the physical act of converting a site or otherwise developing an approved plan to erect a physical feature or improvement.
- **Covered:** a defined area, such as a deck, patio, porch (including only the portion thereof), over which a physical feature that provides protection from the elements is extended.
- **Decorative ornamentation:** elements or features of a design that are present only or primarily for the enhancement of the aesthetics of a development and offer no or little functional value.
- **Deferred decision:** an action that does not include a final determination of approval or denial for lack of appropriate information from which such decision can be made and requests additional information to provide a basis for a final decision.
- **Design Excellence:** integrity in the use of materials and acknowledgment of surroundings to achieve the highest architectural and landscape design standard.
- **Encroachment:** an extension across a defined boundary or otherwise into an area for which a separate set of development standards or regulations apply.
- **Excessive:** exceeding what is usual, necessary or normal.
- **Expansion:** an addition that enlarges or extends beyond the bounds of the original design.
- **Fascia:** a wooden board or other flat piece of material lying below the low end of a roof, deck, etc., that typically covers rafters and/or joists.
- **Floor Area Ratio:** a measurement of a structure's floor area in relation to the size of the lot/parcel that the structure is located on. .
- **Floor Area:** The total floor area contained within a structure measured to the external face of the external walls, excluding open vaulted space above the first floor.
- **Footprint:** the horizontal area of a building within the enclosed walls extending vertically from the foundation but excluding eave overhangs and other features not covered by a roof, such as unsheltered steps, porches, patios or decks.
- **Full Design Committee Review:** a review of application materials conducted by the entire Design Committee present during a regularly scheduled public meeting agenda.
- **Grade (original and final):** means the vertical location of the ground surface. Original grade means the existing condition of the elevation of the ground surface or the natural grade prior to grading, placement of fill, or the excavation or removal of earth from the site. Final grade means the completed/finished grade of the site after all clearing and grading has been completed that conforms to an approved clearing/grading or development plan.

- **Grading:** the excavation and movement of earthen material on a site, including fill/removal of such material, to alter the original grade and natural topography.
- **Hardscape:** the non-living, non-vegetative elements of a development, such as concrete, pavers, wood, or stone used for driveways or walkways.
- **Ladder Fuels Reduction Plan:** The Sunriver Ladder Fuels Reduction (LFR) Plan establishes guidelines, that apply to all Sunriver Owners Association (SROA) owned property and privately owned property. Created in 1995, the implementation of these guidelines was made mandatory for all properties in Sunriver in 1996 (Section 4.01 of the Sunriver Rules & Regulations) and has been periodically revised to reflect evolving wildfire science, best practices, and legislative standards. The Sunriver LFR Plan contains guidelines that are consistent with achieving the three goals of the National Cohesive Wildland Fire Management Strategy: resilient landscapes, fire-adapted communities, and safe and effective wildfire response.
- **Like for Like:** a replacement item of the same type and value as the existing or previous with no major differences between the two.
- **Lot Coverage:** all areas of a platted lot or parcel covered by buildings (as defined by building footprints) and other structures with surfaces greater than 12 inches above the finished grade, but including the portions of porches, patios, and decks covered with fixed benches, as well as carports and balconies. Eaves are not included in lot coverage.
- **Lot Lines:** The property line bounding a lot.
 - o Front Lot Line: The lot line separating the lot from the lane on which the lot is located and that is intended to provide access to the lot.
 - o Side Lot Line: Side lot line is any lot line other than the front or rear.
 - o Rear Lot Line: For square and rectangular shaped lots, the rear lot line is the lot line opposite and most distant from the front lot line. In the case of an irregular, triangular or uniquely shaped lot, the Design Committee will determine which lines are defined as the rear.
- **Maintenance:** to cause or to permit the continuation of existence by allowing the preservation and care for a structure, improvement, or area to such an extent that it remains attractive, safe and presentable and carries out the purpose for which it was installed, constructed or required.
- **Mass:** The expanse and bulk of the main parts of a structure.
- **Modification:** the act of or result of a limited change to a physical structure or an improvement from that which was originally approved.
- **Non-conforming:** a structure that was approved (record of SROA Design Review approval) in its current state and has continued in such state without alteration but does not conform to the current Design Manual standards.
- **Outdoor storage area:** an unroofed location enclosed on all sides for storage of household goods.
- **Over-the-Counter Review:** a review of application materials conducted by SROA Community Development Department staff without input from the Design Committee.
- **Pavement edge zone:** the three-foot portion, that commences at the pavement edge and extends toward the Property Line Zone. In those instances, where the pavement edge is less than 3 feet from the property line, the pavement edge zone shall extend beyond the property line to maintain the 3 foot separation between the pavement edge and any landscaping improvements.
- **Property line zone:** the portion of right-of-way that commences at the applicant's front property line and extends to within 3 feet of the pavement edge zone.
- **Project perimeter:** the approved footprint of the proposed structure or defined project area; may include the footing of a structure or defined location of other on-site fixtures.
- **Repair:** to fix or mend damage by physical means to return to the original or similar functional state.
- **Replacement:** an object of the same or different design that takes the place of another in entirety to achieve the same purpose and function and is consistent with the original approval even if non-conforming.
- **Ridge height:** the tallest point of a building; this can include the peak of a roof where two roof areas intersect as measured in a straight vertical line from the existing grade.
- **Road right-of-way:** the portion of the private way owned by the SROA which is divided into two zones: Property Line Zone and Pavement edge zone.
- **Shielded (completely, partially):** to prevent from being seen. Completely shielded means to obscure from all view from all angles. Partially shielded means to obscure from view from most angles but allowing some degree of visibility.
- **Signs:** sign types are defined as follows:
 - o Building directory: a sign that only identifies the name and location of businesses within the building to which it is affixed. Such signs may be hanging or wall signs.

- o **Commercial:** a sign that identifies, advertises, or directs attention to a business, or is intended to induce the purchase of goods, property, or a service.
- o **Directional:** a sign that only identifies the name and location of businesses within a commercial complex located on the same premises. Such signs may be a free-standing, ground-mounted, hanging, kiosk or wall sign.
- o **Display case:** a solid, enclosed cabinet with a glass surface that is affixed to an external wall of a structure that allows messaging to be placed and displayed from within.
- o **Drive-thru:** a menu or other merchandise sign that lists materials available for purchase at a business with a drive-through facility.
- o **Free-standing:** an outdoor advertising sign, sign structure, display or device including its ground - anchored supporting elements, that is entirely self-supporting upon the ground, and not attached to, anchored to, mounted upon, secured by, supported by, stabilized by, or in any other way dependent upon, any other structure or device.
- o **Ground-mounted:** an outdoor advertising sign, sign structure, display or device including its ground – anchored supporting elements, that is entirely self-supporting upon the ground, and not attached to, anchored to, mounted upon, secured by, supported by, stabilized by, or in any other way dependent upon, any other structure or device.
- o **Hanging:** a projecting sign that is suspended from an overhang, canopy, marquee, or awning, or from a mounting attached directly to the building wall.
- o **Interior lighted:** an illuminated sign located on the interior of a building that is intended to be viewed from the outside through a window.
- o **Kiosk:** a small, self-supporting structure located in a common/public area used for providing general information and not necessarily for the advertisement of a specific business or product.
- o **Sandwich board:** a sign consisting of two (2) faces, hinged together at one end that is self-supported, easily moved, and not affixed to a building, base structure, or the ground.
- o **Walk-up window:** a sign located adjacent to an exterior service/purchase walk-up window that advertises only the goods or services that are available for purchase at the walk-up window.
- o **Wall:** a building-mounted sign affixed to an external wall of a structure, not including sign copy that is directly painted on the surface of the wall.
- **Similar:** an object that resembles the original without being identical but achieves the same purpose and function
- **Site:** the area within the boundary of a platted lot/property
- **Sole discretion:** shall mean that the Design Committee may make a requirement of the Design Manual less restrictive, unless making a requirement of the Design Manual more restrictive is required to protect significant natural features of Sunriver (in which case, the Design Committee may make a requirement of the Design Manual more restrictive).
- **Structure:** anything constructed or built, any edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, that requires location on the ground or is attached to something having a location on the ground, including swimming/wading pools, decks and covered patios, but excepting ground-level outdoor areas such as paved areas, driveways or walks.
- **Subordinate:** of lesser importance and less prominence.
- **Substantially:** to a great degree or significant extent with only minor differences of no significant concern.
- **Trim:** the material that edges the windows, doors, corners and wall edges of a structure, but not including the fascia board that runs along the lower edge of the roof and the soffits beneath the roof.
- **Xeriscape:** a landscaping method developed especially for arid and semiarid climates that utilizes water-conserving techniques (such as the use of drought-tolerant plants, and reduced irrigation).