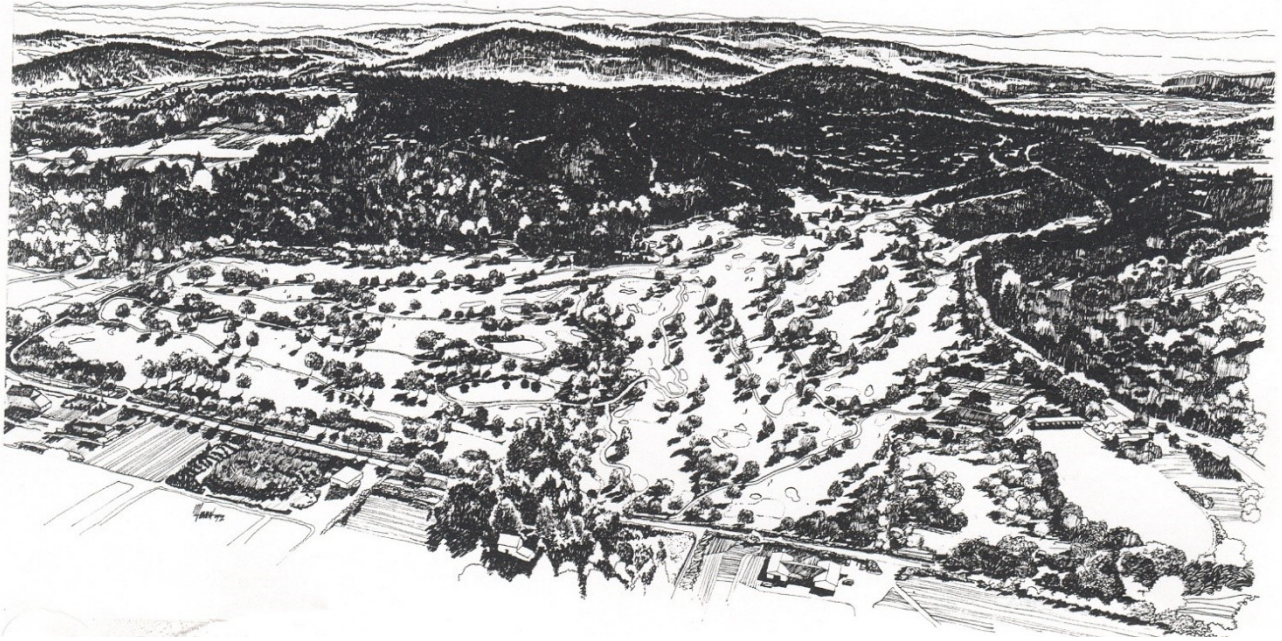
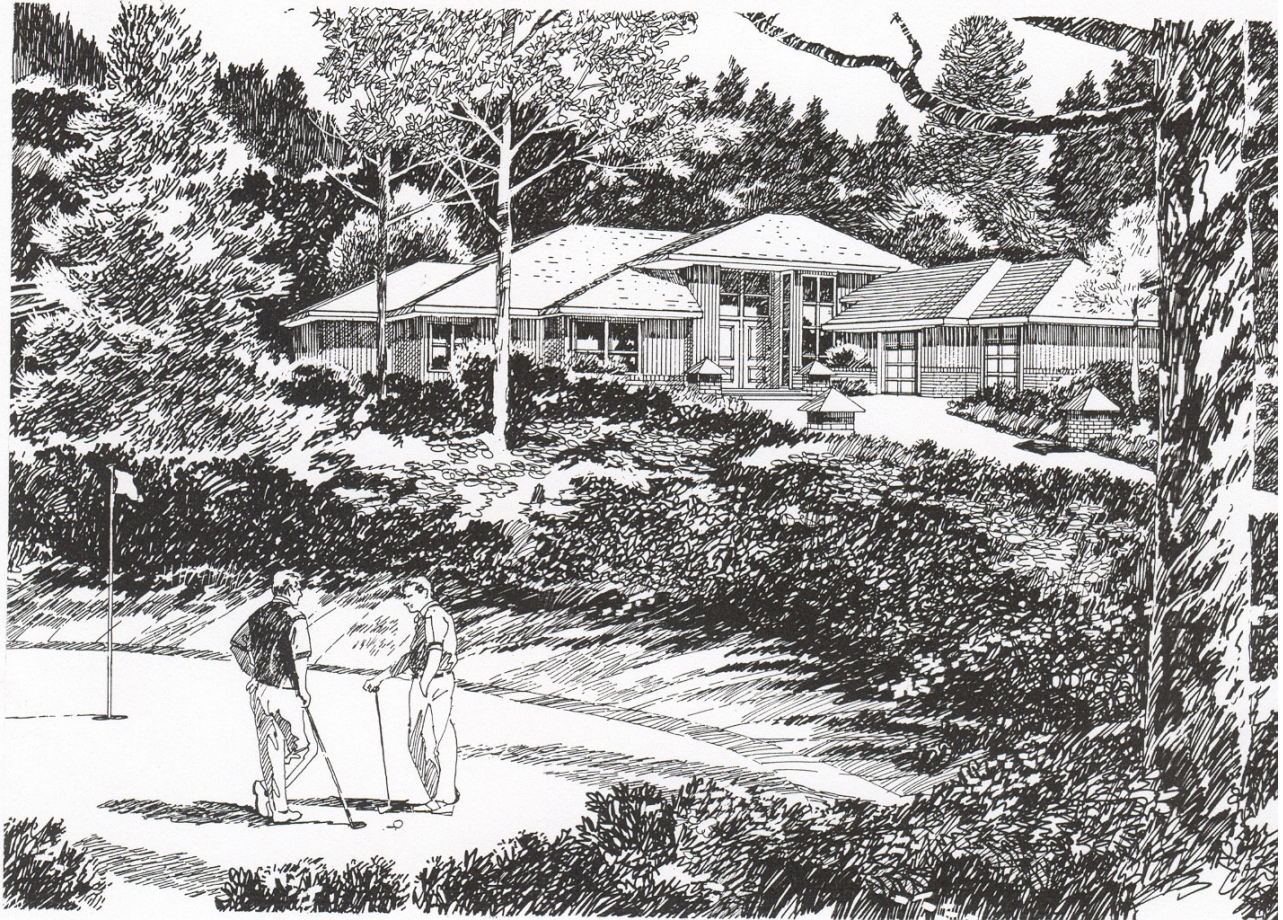


# PERSIMMON DESIGN HANDBOOK

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April 2021



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## OVERALL DESIGN INTENT

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Persimmon Country Club Community is a naturally beautiful place. As homeowners we live in an environment surrounded by nature and magnificent terrain. We are privileged to live among beautiful homes near a beautiful golf course with incredible views .

When a homeowner requests to make changes to the exterior of their homes or landscape, the Design Review Committee will use the Goals and Standards contained in this handbook as a basis to either approve or reject a homeowner's change request.

## HOW DESIGN REVIEW WORKS

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**The DESIGN REVIEW APPLICATION can be found on the community website: [persimmonccc.org](http://persimmonccc.org).**

All changes to a Persimmon home exterior or property must be approved, in advance, by the Homeowners Association through what is called the Design Review (i.e., Architectural Review) Process. Here are the steps involved:

1. Owner must complete the application form and submit it to the Association's community manager at Community Management, Inc. (CMI) who will see that it is reviewed by the Board subcommittee for Design Review. CMI may be contacted by calling 503-233-0300 and asking for Persimmon's community manager.
2. All proposals are evaluated in relation to the Association's Design Standards. If the homeowner disagrees with the decision of the Board sub-committee, the homeowner may ask that the full Board of Directors reconsider it. Such reconsideration will be undertaken at the Board's next regularly scheduled meeting. The Board's decision will be final.

**Non-compliance: Homeowners who do not use the design review process or fail to comply with Persimmon's CC&R's will, at the sole discretion of the HOA board, be assessed penalties as outlined in the Board's duly adopted COMPLIANCE PROCESS GUIDELINES. This chart can be found on the Persimmon Community website at [persimmonccc.org](http://persimmonccc.org)**

# GOALS AND STANDARDS

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## GRADING and DRAINAGE GOALS and STANDARDS

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### Goals:

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1. Minimize changes to existing slopes as much as possible. Benefits include preserving and protecting existing drainage patterns, enhancing privacy, and creating a more graceful transition to desirable natural features.
2. Design improvements are to conform with natural grade wherever possible.

### Standards:

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1. Generally approved ranges of slopes:

Lawn:	2% - 25%	Driveways, upslope:	1% - 15%
Groundcover:	5% - 33%		(gross slope, including transition slopes)
Shrub planting beds:	2% - 25%	Driveways, downslope:	1% - 15%
Rockerries:	33% - 400%		(gross slope, including transition slopes)
(1 horizontal to 4 vertical)			
Rock retaining walls:	50% - 15 degree		
backslope			
2. Where slope changes exceed 20%, stone outcroppings or rockeries are preferred over retaining walls. Scattering of stones or rip rap is not permitted.
3. Where retaining walls are necessary, walls shall be built to the following criteria:
  - Retaining walls should not exceed 3' in height. Smaller terraces are encouraged rather than massive construction.
  - In order to blend home and homesite, retaining walls should be constructed as an extension of the home with materials matching adjacent walls. Natural stone, brick, and stucco-faced concrete are preferred materials. Walls made of wood timbers or concrete masonry are not permitted in yards that can be seen by the public.
  - Stones should appear to be natural outcroppings, with an appearance as having been uncovered, rather than being scattered on the ground. Generally, they should be buried at least 1/3 of their total bulk, or to the natural "waistline".
  - Construction of stone walls requires fine craftsmanship and is nearly an art form. Consideration must be given to size and type of stone related to height and design of wall. Sizes of individual stones shall range from larger at the bottom to smaller at the top with smaller sizes interspersed as required to "chink" individual larger stones. Loose rubble walls will not be accepted.
4. Drainage: In addition to City of Gresham criteria, all runoff must be handled by adequately sloping all roofs and outdoor areas to positively direct water away from buildings and to eliminate ponding. The responsibility for proving that positive drainage is possible and for completing the construction in accordance with approved plans rests on the applicant for any construction or landscape activity. All roof drains must be connected to an approved storm drainage system.

Water that flowed from one homesite to another prior to the uphill home being built may continue to flow in the same direction after the home is built only if:

- There is no diversion or channeling which results in the water flow being concentrated in one area.
- The downhill homesite owner is responsible for providing proper drainage for water flow which occurs in accordance with drainage patterns which existed prior to construction.

# TREE PRESERVATION GOALS and STANDARDS

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## Goals:

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1. The Persimmon Community places a high value on trees.
2. Trees are to be preserved whenever feasible to maintain the character of the community.
3. Groves of trees are to be preserved whenever practical.

## Standards:

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1. Siting, building, landscaping, and maintenance of homes and yards must give high priority to retaining as many healthy trees as possible. The form and placement of the building, driveway, decks, patios and other man-made features shall be designed and constructed to preserve trees.
2. Consideration of the eventual height of trees shall be exercised for protection of existing views and solar access.
3. Removing any tree requires prior design review approval. Removing any tree over 8" in diameter at 4' above the ground is subject to approval by both the Design Committee and the City of Gresham.
4. Generally, Design Committee will approve removal of trees in the following instances:
  - within 15' of the foundation; 7' of walks, patios, and drives; and 3' of a deck, OR
  - if a licensed arborist has confirmed in writing that a tree is damaged beyond the ability to recover, dying or diseased, or if the tree is dead.
5. Care of all trees is the responsibility of the owners of the homesite.
6. Trees cut without prior approval of the Design Committee will result in a 1 for 1 replacement with trees. The Design Committee has the authority to make an independent judgment regarding the size of the replacement trees.
7. If the Design Committee determines that a gross violation of this tree cutting policy has occurred, additional mitigation may be required and a community fine will be imposed.

# HOME APPEARANCE GOALS and STANDARDS

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## Standards:

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1. **Consistency:** Additions to homes must be designed with consistent details and appearance from any single view.
2. **Surface materials** should be of high quality and installed consistent with current structural and design standards.
3. **Wall materials generally acceptable** include:
  - cedar or redwood siding: lap, bevel, channel, or tongue and groove, without knots
  - manufactured board type siding replicating single width lap siding
  - genuine cement plaster stucco
  - High quality synthetic stucco materials
  - sidewall shingles, individually applied or laminated to an approved substrate
  - high quality vinyl siding in muted, neutral color with appropriate trims and moldings
  - stucco board. Stucco board may be used so long as the pattern of the bats is uniform, symmetrical, and all seams are covered.
  - brick with natural, earth tone colors or manufactured used brick with subtle coloration. All major, substantial brick detail facing the street or common area must be approved by Design Committee prior to installation.
  - natural stone
4. **Wall materials generally unacceptable** include:
  - panel type sidings, including stucco board and Texture 1-11
  - embossed shingle pattern hardboard siding
  - brightly colored materials
5. **Roof Forms and Materials:** Roof forms should be designed to produce coherent, consistent, harmonious, and unified appearance both overall and in detail. The roof should convey an appearance with a high level of quality whether a simple or complex form, regardless of the materials used. Similar to the design of the building as a whole, the style of the roof should remain consistent from all views. Roofing material and color should be compatible with other roofs close by as well as with siding and trim colors. Minimum roof slope is generally defined as being appropriate to the style and quality of the home and should not be less than 6 vertical to 12 horizontal.  
  
Roof materials generally acceptable include:
  - wood shakes and shingles
  - heavy composition shingles (laminated fiberglass, with a minimum 40-year warranty),
  - gray or earth tone concrete roof tiles
  - The Design Committee may approve other roofing materials when appropriate for neighborhood continuity.
6. **Accessory Buildings:** All structures such as doghouses, tool sheds, etc., whether attached to the dwelling structure or not, are subject to Design Committee approval. In all cases, accessory structures shall be designed to blend with the home and placed to complement adjacent landscaping and homes.
7. **Satellite Dishes:** may be required to be removed or relocated if the location is obtrusive.

8. **Colors:** to be natural, blend with the environment and be appropriate for the design of the home and the material to which it is applied. See the HOA homeowners color palette policy for guidance on acceptable community colors. It is on the website.
9. **Concrete Exposure:** Exposed concrete of foundations, porches, stairs and landings shall not exceed a height of 12", if siding is parallel to finish grade, and 24" if siding is stepped. Any concrete exposure exceeding 12" must be screened by appropriate, approved landscape materials. The bottom edge of siding should be sloped to follow finish grade as much as possible and must be sloped to follow finish grade on front and other street elevations. Brick must be stepped to follow finish grade or extended below finish grade.
10. **Decks:** When planning decks, consider the relationship and requirements of the rooms within the home, topography, adjacent homes and outdoor spaces, and the visibility of the understructure. The deck shall appear as if it were an extension of both the home and landscape. If the deck is directly visible from adjacent streets and residences, particular attention must be given to the continuity of design of the deck and home. If the distance from the underside of the deck joists or beams to finish grade exceeds 24", Design Committee requires either:
  - wood, masonry, or significant plant material to eliminate unsightly views of the underside of the deck and/or
  - an organized, regularly spaced, and visually well planned structural system.

Decks should not crowd rear yards, particularly on homesites uphill from other living spaces. Consider the use of sided half walls, lattice panels, broad balusters or significant plantings to maintain privacy for both uphill and downhill outdoor living spaces.

All openwork such as lattice or other semi-solid screening materials must be framed or "stopped-in", not nailed to the face of supporting structures.. Detailing must be appropriate to the size of the panels or materials used, and painted or stained to match house. Please see Appendix E, Selected Details which is on the website. Face nailing or butt joints for lattice panels will not be approved.

All exposed vertical surfaces of the deck such as posts, rim joists, railings, stair framing, stair risers, and screening must be painted or stained to match the body color of the home within the time frame stated on the design review application.

11. **Sidewalks** and other "flatwork" should be exposed aggregate concrete unless the concrete is enclosed by a fence or is more than 4' from the front or street side of the home. No asphalt paving on individual homesites is permitted.
12. **Exterior colors** of residences and other Improvements must harmonize within themselves and be harmonious with their surroundings. All reflective metal, such as chimney stacks, flashings, exhaust vents and pipes must be painted to match or blend with surrounding materials. All exterior paint colors must be approved prior to repainting, even if the same color is to be used.
13. **Exterior Walls and Trim:** Wood, wood products, local stone and brick are preferred for exterior walls and trims.
14. **Heating and Cooling Systems:** All exterior heating or cooling systems must be screened from the view of neighboring property, streets and the common areas, and must be located to minimize noise to adjoining properties.
15. **Lighting:** Exterior lighting shall be designed and adequately shielded to eliminate glare onto adjacent properties, streets or sidewalks. Lights or lamp fixtures mounted on the exterior face of the dwelling are permitted only with specific approval by the Design Committee. High intensity discharge type of lamps and fixtures are prohibited.

Exterior lights or Lamp Fixtures must:

- not detract from the appearance of the home; and must be a shade of white or off white;
- be designed with enclosures which completely hide the socket and sides of the lamps;



- be mounted with the junction box within 7" of the bottom of the rafters or soffit when installed in the story immediately below the roof;
- be able to be aimed to eliminate filament from being visible from adjacent property, public or private, sidewalks, and streets. This may be impossible without an eggcrate mask when lights are proposed to be installed on homes uphill from neighboring residences or streets.
- Flood lights and spot lights are not permitted to be mounted on poles or in trees.
- Standard residential decorative post lamps are not prohibited outright but must be approved by the Design Committee.
- Colored lights or globes, non-permanent decorative lights or light sources, modest deck lights, modest tree lights and seasonal exterior displays are permitted and allowed to remain for a few weeks before and after any holiday or nationally recognized festive occasions. With the exception of house lighting such as porch lights, all outdoor decorative lighting must be turned off no later than 10 PM. This includes outdoor lighting on back decks.

Holiday lights and decor may be installed after October 1st and must be removed by January 31st. In the event of severe weather, holiday lights and decor should be removed as soon as it is safe to do so after January 31st.

Holiday lights may be turned on beginning November 15th and must be turned off no later than January 15th. Holiday lights may remain on until 11 PM.

- Persimmon emphasizes and values its natural environment and privacy, therefore any landscape lighting is subject to design committee approval and only subtle lighting schemes will be approved.

16. **Mailboxes:** Any mailboxes not installed by the US. Postal Service are subject to Design Committee approval.
17. **Masonry** and other materials which generally represent load bearing material used on the building walls should be continuous and consistent on all elevations of a residence in order to achieve a uniform and complete architectural design and to avoid a "veneer" look. Brick or other masonry materials should return to inside corners; minimum "wrap" is 24" at brick panels 10'-0" or less in height and 36" at brick panels exceeding 10'-0" or as required in the specific circumstance by the Design Committee. The top of all brick panels must be capped by framing and finished wall, floor, or roof areas immediately above the brick. Brick should terminate behind wall trim or verge boards. The face of the capping material must extend past the face of the brick by at least 1". Please see Appendix E, Selected Details which can be found on the website.
18. **Mechanical Projections from Roof:** Insofar as possible, plumbing vents, gas flues and other pipes should be grouped on that side of the roof which is opposite the street approach to the residence. Gas or other chimney flues or pipes protruding from the roof shall not exceed two feet (2') in height, subject to compliance with applicable building codes and shall be painted to match the weathered roof color. The location and design of these chimney or pipe chases shall be shown on the Construction Application.
19. **Recreational Equipment:** Placement of recreational equipment (including basketball backboards) and accompanying structure and mounting systems is subject to application, review, and approval by the Design Committee. Applications must include documentation as necessary to fully describe the design, appearance, color, and location (indicated on a site plan), drawn to scale. A photograph of the proposed equipment may be part of this documentation. Recreational equipment shall be located to minimize exposure to adjacent properties.

Basketball backboards should be located in front and side yards only if there is no other location on the property which is better for the activity. Backboards must not be connected to the home or garage; they must be free-standing. Poles and support structures must be painted to blend with the surrounding environment. City of Gresham rules or regulations must be complied with for the placement of basketball backboards/standards.

Play structures should be limited to less than 7' in height and must be located in rear or substantial side yards. Locations must be screened from and have minimal impact on adjacent property and views from streets. Not every homesite may have an acceptable location. Structures must be painted or stained to blend with the adjacent home and landscaping.

Portable basketball hoops are permitted and must comply with city regulations. At the end of the day, they must be stored out of sight, preferably in the garage.

20. **Recreational Vehicles:** No boat, trailer, recreational vehicle, van or camper shall be stored on a homesite, except within an enclosed garage or completely screened from view from all other homes, streets and open space.
21. **Screen and Storm Doors:** Installation of screen and storm doors is subject to application review, and approval by the Design Committee. Applications shall include documentation as necessary to fully describe the design, appearance, color, and location. Such doors must be of durable, quality construction, harmonious with the design of the home.
22. **Service Yards:** When not provided by other structures, each residence shall have a screened service yard, enclosing garbage and trash containers, firewood, bicycles, and other similar items, which must be placed where they will not be seen from the streets or neighboring homesites. Service yards, clotheslines, trampolines, swimming pools and so forth, if desired, are subject to review by the Design Committee and permitted on a case-by-case basis only.
23. **Exterior Window Security Bars:** Exterior bars on windows are subject to Design Committee application and approval. They must not be installed on any window or door facing a street or right-of-way.
24. **Temporary Structures or Storage Units** - No structure, trailer or dumpster of a temporary character, including PODs (hereinafter collectively referred to as a structure) shall be placed on a homeowner's lot, or the adjacent street, except: (a) in an emergency situation, in which case the structure must be removed within 48 hours of placement; or (b) the homeowner has received prior approval from the Design Review Committee; and (c) in either case, the homeowner must comply with any rules or regulations established by the City of Gresham. The optimal location for the structure is the homeowner's lot. If that is not feasible, the unit must be placed in a way that minimizes the impact on neighborhood traffic flow.

# LANDSCAPE GOALS AND STANDARDS

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## Landscape Goals:

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1. Protect and enhance existing natural environment.
2. Create the highest quality constructed natural settings.
3. Provide gradual transitions from private to public yards, and from yards to streets, open spaces, and golf course.
4. Be sensitive to view considerations.
5. All landscape design must respond to and enhance natural surroundings.
6. Minimize disruption to natural site features; protect natural character of homesite.
7. Return the homesite to a more natural vegetated environment as quickly as possible, healing the inevitable wounds of construction.

## Landscape Standards:

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1. The total yard area (except driveways and entry paving) is to be landscaped, plus areas between the curb and the sidewalk other than in areas designated as Wild. All landscaping shall be maintained in a healthy and neat appearance at all times. The landscaping shall be designed in conjunction with and in harmony with the architectural design of the residence, neighboring residences and landscaping and the specific homesite,
  - **Full yard landscaping** must be completed within 90 days of moving in.
2. Planting and landscape maintenance by the homeowner should include, enhance, and protect street trees.
3. Plantings should be arranged in informal masses, replicating and imitating natural settings.
4. Species: The use of native plant material is encouraged and is required to create transition areas adjacent to wild areas. Exotic species shall be compatible in form and habit with the indigenous material. All plantings shall be chosen for their tolerance of the site conditions. Please see Appendix A, the Persimmon Approved Plant List. . Plants chosen which are not on this list must be sympathetic to the native species and will be judged on a case by case basis as to whether it is appropriate.
5. Plant size chosen at installation should reflect the growth rate of the plant material and should be planted in a manner to encourage a substantial appearance within three years and a mature look within 6 years. Consideration shall also be given to the mature height of the new plant material in order to prevent blocking the view of neighboring properties.
6. Plantings must be chosen to minimize negative effects on adjacent properties. Choose and plant materials to minimize crowding and impact of plant materials which tend to spread. Plant and maintain plantings in order to protect and enhance views.
7. Landscape designs should enhance solar efficiency.
8. Vegetable and cutting gardens are appropriate in private yards.

9. Lawns may be established by either seeding or sod. The line and form of the lawn and other planting areas shall be informal and flowing, extending across homesite boundaries wherever possible to maximize benefits for both neighbors. Very high quality, natural looking artificial grasses or turf are subject to design review approval and may be approved on a case by case basis.
10. Groundcover Standards: All areas without shrubs, annuals, or lawn must be planted with groundcover plantings. Groundcover must be live plant material of appropriate size and planted close enough together to provide uniform coverage in all growing seasons. Plants of a woody nature are generally more appropriate than herbaceous material. Bark dust, bark chips, redwood chips or other biodegradable material should be used as a mulch in planting beds,. Gravel, colored rock, painted concrete are never acceptable as landscape surfaces.
11. Shrubs should be planted in informal masses, and will rarely be approved as hedges.
12. Artificial animals, decorative statues, and similar ornamentation are ~~is~~ never permitted in areas visible to the public .
13. Street trees: The City of Gresham requires street trees to be planted/replanted. Please see appendix A on the website, the Persimmon approved plant list. Trees must be chosen to optimize views.
14. Persimmon Homeowners have the opportunity to enhance their landscaped homesites within the following parameters :
  - a. Owners are encouraged to plant and maintain beds of annuals, perennials, and bulbs for seasonal color. Care must be given to “off season” appearance in order to assure a well-kept look.
  - b. Owners are encouraged to remove undesirable plants (excluding trees and vegetation in natural resource areas) so long as the yard still maintains a finished or natural appearance, as appropriate.
  - c. Owners are encouraged to perform all maintenance activities such as replacing ailing or dead plants and renovating lawns. Those maintenance activities do not require design review or approval. If an owner intends to re-landscape more than half their yard landscape, design review application and approval is required. Owners may install up to five new shrubs of any type from the Persimmon Approved Plants list.
  - d. Any “hardscape” (things that don’t grow such as fences, decks, walls, walks, water features, play structures and storage areas) must be reviewed and approved by the Design Committee before installation begins.
  - e. Adding or removing trees requires prior approval by the Design Committee and where appropriate, the City of Gresham.
  - f. Extensive linear planting (hedges) must be approved by the Design Committee.

# SCREENING GOALS and STANDARDS

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## Goals:

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1. Promote feeling of open space and enhance natural qualities of the surrounding environment by creating private space through the use of plant material whenever feasible.

## Standards:

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1. To encourage and foster neighborhood continuity, the Design Committee discourages and restricts fences, walls, and hedges that define property lines in most areas. Fences are prohibited in some areas. Where fences are permitted, the Design Committee recommends three types which are described in Persimmon Standard Fences. Other fence types, including other wood or metal fence styles or black cyclone will be judged on a case-by-case basis to determine whether they are appropriate for installation in our community. Shielding a fence from street or neighbor view may be an additional requirement for any fence ultimately approved by the design review committee.
2. Gates shall be designed to match the design of the adjacent fences.
3. Fencing shall not exceed 6' in height measured from the lowest point within 3' of the fence, measured perpendicular to the run. If installed within 3' of any retaining walls, the 6' maximum height shall be measured from the downhill side of the retaining wall.

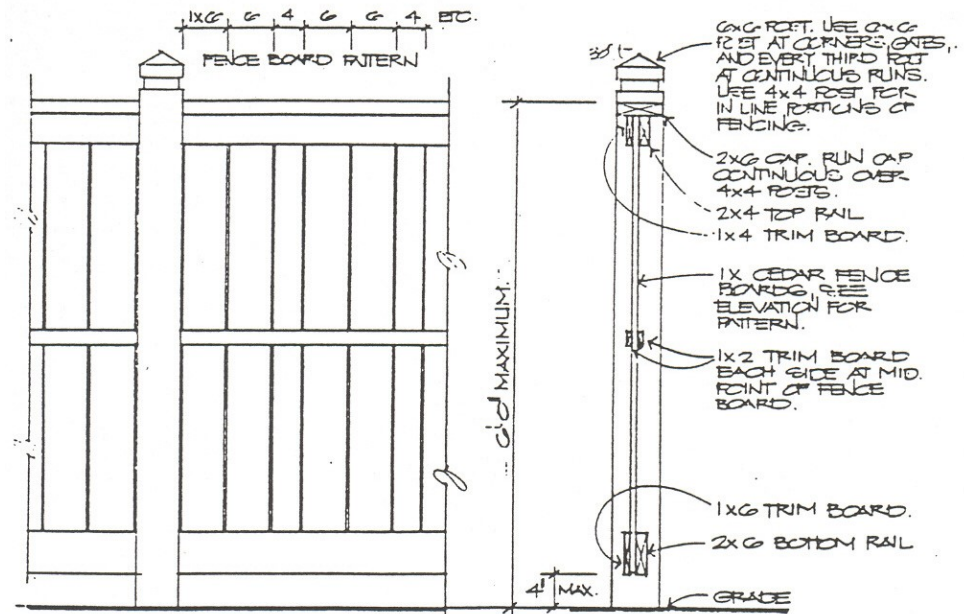
Fences must run parallel to contours wherever possible, sloping to follow grade and blend with the terrain. Tops of fences going up and downhill should be sloped to follow grade and, if stepped, shall not step more than 12" between panels. Bottoms of fences shall slope to follow grade with a maximum clearance of 4" between the ground and the bottom of the fence.

When fence placement and existing tree locations conflict, the proposed fence location must be adjusted to work around the tree to maximize the viability and feeling of space around the tree. Root encroachment must be avoided.

4. Fences shall be offset from corners of the home by at least 24" unless designed as an extension of the house wall.
5. Screening designed as an extension of the walls of the home shall be finished to match the adjacent walls.
6. Wood fences shall be stained and maintained using a high quality durable stain.

# PERSIMMON STANDARD FENCES

## FENCE TYPE A

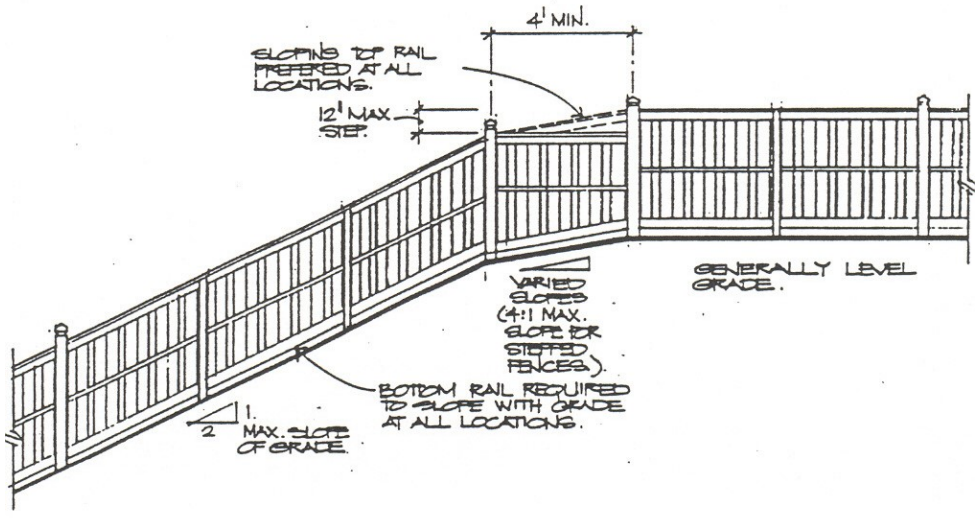


FENCE ELEVATION

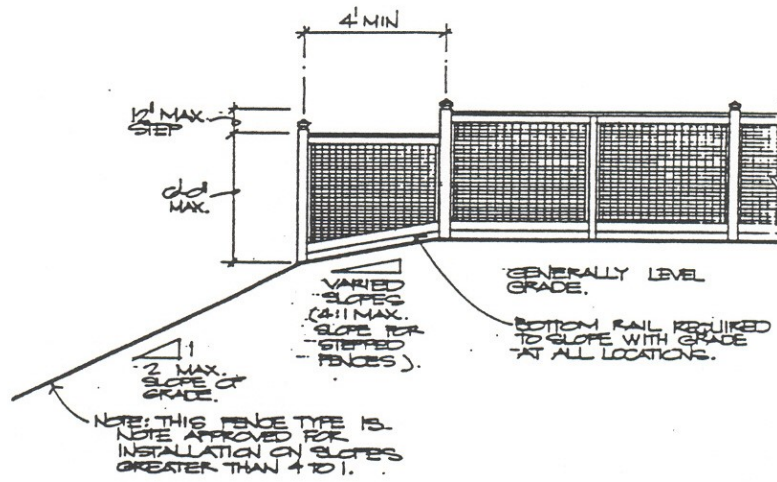
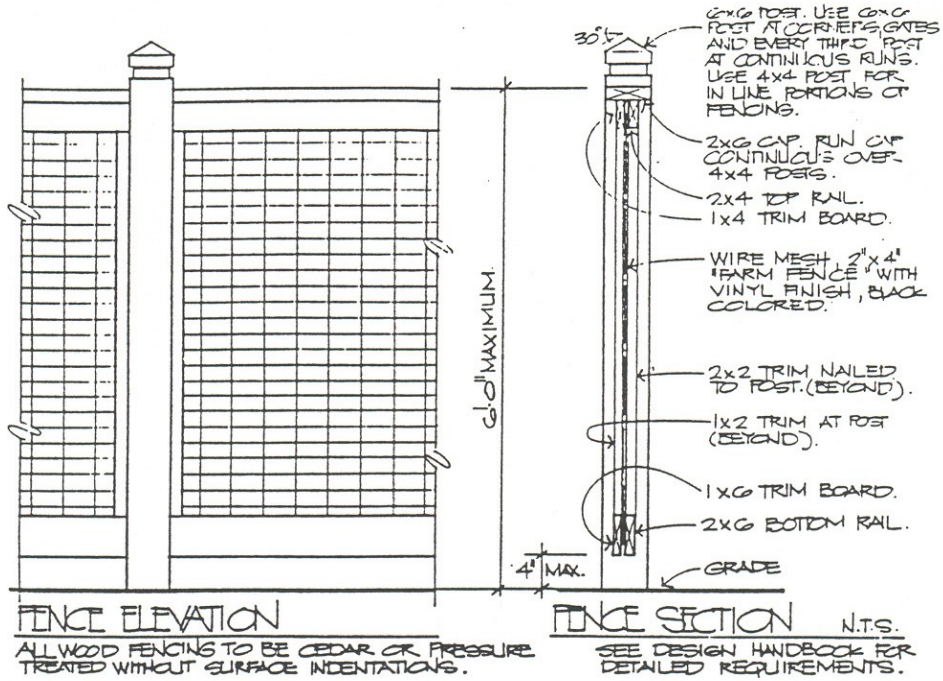
ALL WOOD FENCING TO BE CEDAR OR PRESSURE TREATED WITH CUT SURFACE INDENTATIONS.

FENCE SECTION N.T.S.

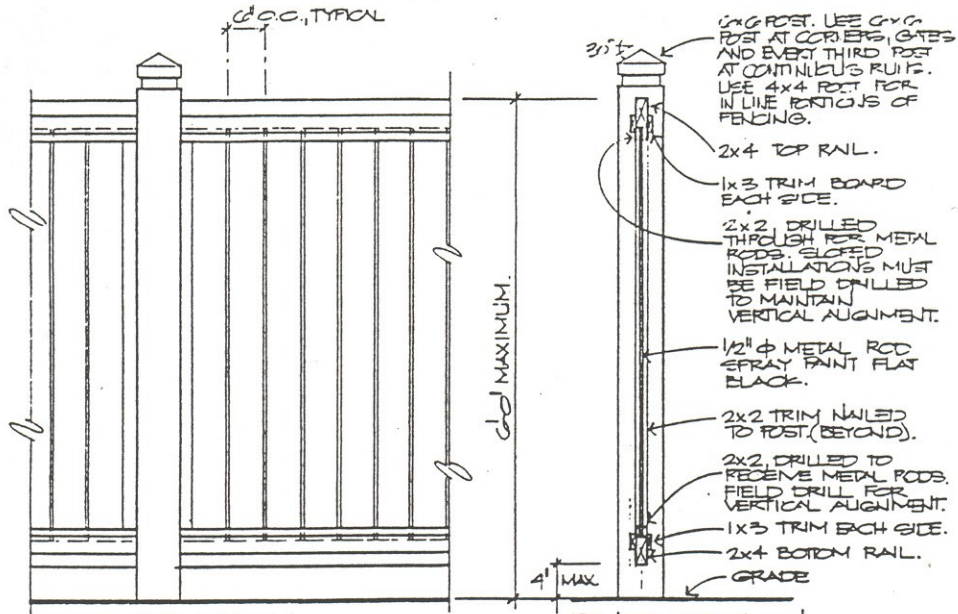
SEE DESIGN HANDBOOK FOR DETAILED REQUIREMENTS.



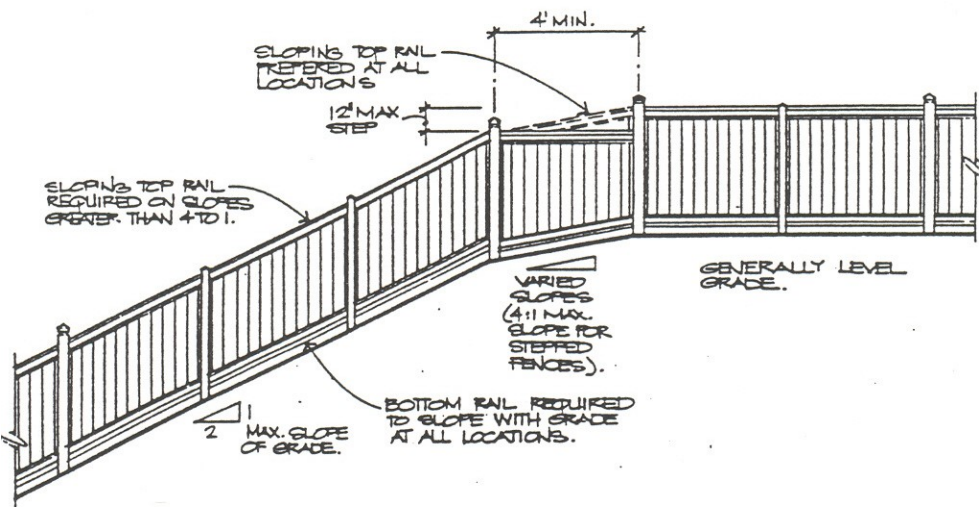
# FENCE TYPE B



# FENCE TYPE C



ALL WOOD FENCING TO BE CEDAR OR PRESERVE TREATED WITHOUT SURFACE INCENTATIONS.  
 SEE DESIGN HANDBOOK FOR DETAILED REQUIREMENTS.





# FENCE TYPE D

