



Policy ARB-03

OUTBUILDINGS POLICY

10 REFERENCE(S)

- CC&R, Article IV, Section 4.01, 4.03, 4.04, 4.06.06, 4.09, ARB-01 Roofing Policy 4.09

2.0 PURPOSE

Based on the ARB's mandate (CC&R's Article IV, Section 4.03) to preserve the architectural and aesthetic appearance of the Development, any proposed alterations or additions to a resident's property must be compatible with the architectural characteristics of the owner's home, adjoining houses and the neighborhood setting. These considerations also apply to outbuildings.

Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, colors and construction detail. Proposed alterations should relate favorably to the landscape, existing structure and the neighborhood. Color may be used to soften or intensify visual impact. Parts of any addition that are similar to the existing home should match in approved color and approved material.

3.0 POLICY

- 31** ARB approval is required prior to any installation of outbuildings as follows, but not limited to:
- Greenhouse
 - Pergola
 - Gazebo
 - Sunroom
 - Stand alone shed
 - Pool equipment shed
 - Vertical Trellis Partition
- 32** Backyards are the preferred placement for outbuildings unless the ARB determines that another placement is justified.
- 33** All outbuildings will be built on site and permanently attached to a concrete slab or foundation. Prefabricated plastic-type material sheds will not be approved.
- 34** Structures less than 30 inches in height are excluded from this policy.
- 35** All roofed outbuildings are subject to ARB-01 Roofing Policy

4.0 RESPONSIBILITY FOR POLICY

The Board or its delegate is responsible for enforcing, maintaining and keeping this policy current and to obtain Board approval of changes, as necessary.

5.0 EFFECTIVE DATE AND RECORD OF AMENDMENTS

3/16/2017, Original Outbuildings Policy, Board Motion 2017-24, effective July 1, 2017.

8/19/2019, Amended Policy by Board Motion 2019-039, Adding list of outbuilding types, Effective September 16, 2019.

3/20/2023, Amended Policy by Board Motion 2023-22, Added, Roofing Policy reference, Vertical Trellis Partition, and section 3.5 Effective April 20th, 2023.