

Remington

Home Owners Association

Guidelines for Buildings & Structures CC&R Appendix 1.0

The purpose of this document is to provide guidelines for the construction of buildings and structures in the Remington development and to clarify the intent of Article Ten of the Protective Covenants, Conditions, and Restrictions (CC&Rs).

The guidelines are as follows:

- (1) All plans for buildings/structures must be submitted to the Architectural Control Committee for review, and approval must be granted by the ACC before beginning construction. A violation process will begin if project is not completed within 9 months of approval date.
- (2) All building materials used must be the same as those used in the construction of the house located on lot where building/structure is sited. Buildings other than dwellings are limited to no more than 1000 square feet. Standard home construction methods required for buildings larger than 200 sq. ft. Garage plans must incorporate cement or asphalt driveway arrangement. Maximum sidewall height is 14 feet.
- (3) Roof pitch for outbuildings should match the main dwelling pitch as closely as possible to maintain a uniform architectural appearance. Where there is more than one dwelling roof pitch, the outbuilding roof should match the pitch that will be most visible next to that of the outbuilding. Small structures of 200 sq. ft. or less may depart from this requirement but shall have a roof pitch between 4 in 12 and 7 in 12.
- (4) Color schemes for buildings should be the same as the color scheme of the house located on the lot where the building/structure is sited.
- (5) General appearance and style should be of similar design and construction as that of the house located on lot where building/structure is sited. This includes, but is not limited to roof pitch, roof overhang, window and door style, and trim treatments.
- (6) Setbacks for locating the building must conform to CC & R Article Ten: Section 11 requirements (10 ft from sideline and 20 ft from back line). The structure must also be set behind the reference points for the Fence Guidelines, that is, two feet back from the front corner of the garage side of the house and back of the mid-point of the house on the living side.
- (7) External lighting should be installed as not to infringe upon other lots. (Le. high intensity lamps)
- (8) Any utility service (water, gas, electric, etc.) to buildings must be underground.

Remember, the reason for these guidelines is not to limit personal freedom of choice, but to maintain a high standard of appearance for the natural beauty of our development. An ACC follow-up verification visit is required at project completion. It is the homeowner's responsibility to notify the ACC committee within 30 days after completion.

Note: The definition of building includes, but is not limited to, sheds, playhouses, garages, workshops, greenhouses, and barns. Other structures, such as gazebos, should abide by these guidelines to the extent possible.