



DESIGN GUIDELINES – ADDENDUM 3

Effective Date: August 24, 2020

The HOA Board, on recommendation of the DRC, has made the following clarification to the interpretation of Article VII, Section 1 of the Covenants, Conditions, and Restrictions (CCRs) and the Design Guidelines, page 20, Accessory Structures:

The referenced section of the CCRs states that all lots shall be used, improved, and devoted to single-family residential use. A lot owner may also construct a guest house on the lot (subject to restrictions in the referenced section of the CCRs); and, an owner may construct Accessory Structures upon a lot provided such structures comply with the Design Guidelines and are approved by the DRC.

The referenced page of the Design Guidelines states:

All Accessory Structures are subject to DRC approval and include but are not limited to detached garages, guest houses, greenhouses, gazebos, trellises, playhouses, chicken coops, etc. These structures shall match the style materials and color of the main house. Accessory Structures will meet the following requirements:

- *Will be less than 25 ft tall*
- *Will not be more than 800 square foot footprint*
- *Generic Storage sheds are not approved.*
- *Accessory buildings and detached garages must conform with the overall architecture of the main dwelling.*

The CCRs and Design Guidelines shall be interpreted as follows:

The number of Primary Residential Structures shall be limited to one (1) single-family house per lot. This structure may include an attached garage.

The term Secondary Structure shall apply to detached garages/carports, workshops/studios, and guest houses. The 800 ft² footprint limit shall apply to any Secondary Structure and shall be interpreted as the projected area occupied by the Secondary Structure as it appears on the Site Plan. For example, a guest house with a slab area of 800 ft² or less and a second story would be in compliance provided all other Design Guidelines are met (including the 25 ft limit on the height of Accessory Structures). The number of Secondary Structures shall be limited to one (1) per lot.

The term Accessory Structure shall apply to greenhouses, gazebos, trellises, playhouses, chicken coops, sheds, pavilions, and similar structures. All Accessory Structures shall be subject to DRC review and shall be approved or not approved based on criteria including but not limited to architectural integrity, color, proximity to setbacks and property lines, potential to become a nuisance, etc.

All decisions of the DRC regarding Primary Residential Structures, Secondary Structures, and Accessory Structures are final.

This interpretation shall apply to all undeveloped lots, as well as lots currently in the Design Review Process, and to any request to review the addition of any Secondary or Accessory Structure to any other lot.