

Antennas, Poles and Other Structures Guideline

January 4, 2012

The purpose of this Guideline is to clarify CC&R Article IV, Section 14 regarding Antennas, Poles and Other Structures.

Consistent with the recommendations presented by the By-Laws and Covenants Review Committee at the 2011 Glacier Hills Homeowners Association meeting the AERC was directed by the Glacier Hills Board to: 1) establish and publish a Guideline related to defining height restrictions for Antennas, Poles and Other Structures, and 2) Create unity between Article IV, Section 14 and the CC&R related to building height standards, namely Article IV, Section 4-h.

It is therefore recognized and confirmed that such a clarifying Guideline acknowledges that technological change may result in unanticipated new and different sorts of structures to be proposed for construction on properties. For example, it is already within the reach of private citizens to afford personal cell towers, wind turbines, etc. Therefore the goal of this clarification is to anticipate technological change and create a more transparent guideline for incorporation of antennas, poles and other structures such that they "remain in harmony of external design and location in relation to surrounding structures and topography" and such that they do not impede or spoil the views of the surrounding landscape beyond those already specified for "buildings". Lastly, this Guideline is consistent with the intent of Article IV, Section 14.

Accordingly, the following Guideline is adopted. For clarity it is written as an addition to the existing language in CC&R Article IV Section 14 in the form of underlined text, as follows:

Antennas, Poles and Other Structures, Article IV, Section 14: Radio, satellite dishes and other antennae are permitted. Fuel tanks must either be buried underground in compliance with all applicable State and Federal regulations or screened from view. All antennas, poles and other structures may not exceed 35 feet in height from the ground as measured from the average finished grade of the building site, nor higher than the primary residence, nor closer than 50 feet from any property line unless, for good cause shown, the Committee, in the exercise of its discretion, allows variance from these specifications.