

Architectural and Environmental Review Committee

Checklist 4-15-2014

1. Items requiring review – site alterations:
 - a. Road construction
 - b. Driveways
 - c. Utility installation
 - d. Building of any structure
 - e. Earth moving
 - f. Removal of trees greater than 6” in diameter measured 12” from the ground
2. Plans, specifications, and proposed construction schedule shall show:
 - a. Nature, shape, height, materials and location of proposed alterations or structure
 - b. Including proposed landscaping and exterior lighting
3. Plans shall be reviewed and approved with due consideration to:
 - a. Harmony of external design and locations in relation to surrounding structures and topography
 - b. Native vegetation
 - c. Overall compatibility with surroundings and the developments as a whole
4. Required Plans:
 - a. A site plan to an appropriate scale depicting the entire lot and the relative location of all proposed development within the lot, including roads, driveways, fences, pastures, ponds, structures, clearing, thinning and utilities, septic layout and well location.
 - b. Site and landscape plans to a scale of 1” = 20’ for all site disturbances with consideration given to vegetation, grading, drainage, exterior lighting, fences, driveways, parking and phasing.
 - c. Construction plans to a scale of 1/8 inch = 1’ or larger for all structures with consideration given to site utilization, engineering and architectural design.
5. Guidelines:
 - a. AERC may adopt and publish guidelines for review which are not inconsistent with and are no less restrictive than in the Covenants
 - b. Guidelines in effect:
 - i. Contractor
 - ii. AERC Enforcement Timing
 - iii. Antennas, Poles & Other Structures
 - iv. Bear Proof Garbage Control
 - v. Building Height Standards
 - vi. Kiosk Utilization
6. AERC Response:
 - a. Shall respond within 30 days from the time plans are received or applicant is permitted to commence construction.

7. Ongoing AERC authority
 - a. Shall approve or disapprove proposed changes from the original design and construction.
 - b. Exterior remodeling, changes of color, exterior lighting, provision for wood storage, swimming pools, tennis courts, etc. and exterior pet and animal facilities.
 - c. May waive requirement that plans and specifications be submitted for such changes.
8. Enforcement: See Article III, Section 8 of the Covenants.

Protective Covenants and Development Guidelines

1. Land use
 - a. Single family residential use only
 - b. Only single family private residence and related buildings such as barns, stables, shops, garages, guests houses or caretaker facilities
 - c. No commercial use and no trade, craft, business, professional, religious, educational or other commercial activity
 - i. Exception: Such uses are permitted if carried on solely by family members and conducted entirely within residential structures. No greater traffic volume as a result.
 - d. Nothing allowed which creates visual or audible interference with any radio, television, or telephone receivers or causes fluctuations in electrical line voltage.
2. Subdivision: See Article IV, Section 2 of the Covenants.
3. Only one single family residence per lot.
4. Building standards
 - a. No less than 830 square feet of finished living space on the main level per home. Does not include porches, balconies and garages.
 - b. No structures designed to be hauled or moved on wheels or of "boxed", "sheet metal" or "A-frame" construction. No mobile homes, modular homes, trailers, or other prefabricated structures.
 - i. No basement, garage, barn, or other outbuilding may be used as a temporary or permanent residence.
 - c. No temporary or partly finished structures. Only new materials may be used.
 - i. Exception: Used brick, beams and the like, on any integral part of the architecture of the building.
 - d. All structures must be in keeping with the architecture of the other buildings on the lot, kept in good repair and appearance, and maintained in a sanitary condition with strict fly and pest control measures.
 - e. All exterior construction to be completed within 18 months of commencement.
 - i. Construction area around each building must be rough-graded and seeded at the time of occupancy.
 - ii. Construction and debris removal must meet approved construction schedule.
Installation and completion of all plumbing fixtures and utilities before occupancy.
 - f. No silver, metallic colored, shiny, or reflective roof or exterior siding. Only NFPA Class A or B roofing materials.

- g. Maintenance
 - i. All structures to be kept in same condition as at the time of initial construction, excepting normal wear and tear.
 - ii. All structures to be preserved and kept in a pleasant appearance with paint, stain or sealer as needed.
 - iii. Any damage to be rebuilt, repaired, and restored to its appearance and condition prior to damage within 9 months.
 - h. No buildings may be higher than 35 feet above grade, nor closer than 50 feet from any property line for lots up to 30 acres, nor closer than 100 feet from any property line for lots over 30 acres.
 - i. All homes must have house numbers visible from the private road, either at the driveway entrance or on the house.
 - j. All utility lines must be underground.
 - k. The cost to repair any damage to the common road caused by construction activity shall be borne solely by the property owner.
5. Seeding, Planting and Weed Control
- a. Noxious weeds must be destroyed regularly before reaching seed stage.
 - b. After any construction, disturbed ground must be restored starting within no later than 60 days, or within 30 days of the beginning of planting season the following spring.
6. Only name or address plates may be placed on lots, which may be indirectly illuminated, plus one unlighted sign no larger than 12 square feet advertising the lot for sale.
7. Pets and livestock
- a. Only horses, llamas, dogs, cats, birds or other small indoor pets.
 - b. Must be contained within lot boundaries
 - c. No animals that barks, howls, bites, roams at large or chases vehicles.
 - d. Only 1 horse, llama, or other large animal per 2 acres, provided lot is not overgrazed.
 - e. No large animal food supplements within 30 feet of property line or common roadway.
 - f. No animals may violate covenants, such as annoyance or nuisance or disturbance.
8. Any grazing activity that detracts from overall aesthetic qualities of the development or encourages noxious weeds may be curtailed and a restoration plan required.
9. No storing of rubbish, trash, garbage, junk cars or parts or other unsightly objects.
- a. Garbage cans must be screened from view
 - b. If bears or animals become a problem, bear proof containers may be required.
10. Only approved individual sewage disposal systems are allowed. All required permits must be obtained prior to any construction.
11. No noxious or offensive activity or anything which is an annoyance or nuisance to other owners.
- a. No discharge of firearms
 - b. No driving of motorcycles or snowmobiles
 - i. Driving motorized recreational vehicles to or from lots is allowed
12. All fencing, walls or other barriers require review and approval by AERC, and must be kept in good maintenance and repair.
13. Vehicles

- a. Must be parked in garages or driveways, not on a common roadway. Must be in good working order and in active use. No more than 3-5 per driveway.
 - i. Owner must assure visitors and guest do the same
 - b. Boats, campers and camper-trailers must be screened from view
 - c. Rules may be issued to restrict operation of vehicles on subdivision roadways
14. Radio, satellite dishes, and other antennae are permitted. Fuel tanks must be buried or screened from view.
15. No temporary structure may be used at any time as a residence, temporarily or permanently.
 - a. A construction trailer may be allowed with AERC prior approval
 - b. Guests may park motor homes or recreational vehicles on the property and reside in them temporarily, not to exceed 60 days.
16. Drainage control
 - a. Erosion and drainage problems must be prevented.
 - b. All disturbed areas must be promptly re-vegetated to minimize erosion and weeds.
 - c. Driveways shall not interfere with drainage and shall include culverts when needed.
 - d. Nothing shall be done which increases or changes flow of water onto adjacent properties.
 - e. No washing of mud or other debris onto common roadway.
17. Timber.
 - a. No commercial timber cutting.
 - b. Timber and foliage may be cut and portions of lot cleared for improvement to the property for construction, views, animal pasture, or sound forest husbandry.
 - c. No cutting of trees within a 50 foot buffer or set-back zone surrounding the lot, except to promote the health of the native forest or as provided in Section 18 below.
18. Set-Back Areas – no structures within, entire perimeter of each lot
 - a. 20 feet – lots 6 acres or less (superseded by 5. Guidelines, b.)
 - b. 50 feet – lots over 6 acres up to 30 acres
 - c. 100 feet – lots over 30 acres
 - d. No removal of trees larger than 6” in diameter when measured from a point 12” from the ground.
19. Exterior Lighting and Night Sky Protection
 - a. Incandescent (> 120 watts) and other (> 70 watts) sources of lighting routinely left on shall be fully shielded or cutoff
 - b. No light may stay on all night, be automatically triggered by dusk, or shine on neighbor’s land
 - c. No outside continuous lighting after 11:00 PM. No mercury vapor lighting.
 - d. Common area lighting and low lumen house number lighting and door bell ringer lighting allowed at all times.
20. Firewise Defensible Standards
 - a. To be incorporated around all primary structures and improvements in accordance with best State & County standards.