

Building Height Standards Guideline

January 4, 2012

The purpose of this Guideline is to clarify CC&R Article IV, Section 4-h regarding Building Standards related to the allowable height of a building 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) Create a Guideline that results in unity between Article IV, Section 4-h and 2) the Guideline for Article IV, Section 14 (dated January 4, 2012) for Antennas, Poles and Other Structures, with respect to height standards.

It is therefore recognized and confirmed that the following Guideline creates unity/agreement between Article IV, Section 4-h and the Guideline for Article IV, Section 14. Further, it is consistent with the intent of Article IV, Section 4-h.

Accordingly, the following Guideline is adopted. For clarity it is written as an addition to the existing language in CC&R Article IV Section 4-h in the form of over struck and underlined text, as follows:

Building Standards, Article IV, Section 4-h: No portion of any building or structure shall be more than 35 feet 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 a taller structure variance from these specifications, or in the case of Lots of 5 acres or less should allow encroachment into the set-back area not to exceed 20 feet.