

## **SET-BACK GUIDANCE FOR GLACIER HILLS HOA AERC**

**3/4/2019**

**Conflicting Language in the CC&R's have been Identified:**

### **DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF GLACIER HILLS, Article IV Section 4, paragraph h and Section 18**

**In accordance with Article III, Section 5, the following 'Guideline' is developed to provide consistency and clarification to any ambiguity which appears to exist in the above referenced paragraphs concerning set-back.**

**The set-back area shall be 20 feet on lots 6 acres or less; 50 feet on Lots over 6 acres up to 30 acres and 100 feet for all lots over 30 acres, determined by measuring inward from a perpendicular to the exterior lot boundary line. The AERC has the power to waive or modify compliance with this section on a case by case basis when a hardship is shown by the Lot owner.**

**Any lot owner desiring to obtain an exception to a prescribed set-back shall submit to the committee a written request for exception. The request shall clearly indicate why there would be a hardship if the set-back leniency is not permitted. The Committee will review the mitigating circumstances and consider potential alternatives and consequences and render a decision whether to allow the leniency or not.**

**This is a rewrite of the original and approved AERC guidelines that was approved at the home owners meeting of February 10, 2009**