

# Architectural Review Committee Guidelines

## ***Outbuildings and Non-Permanent Objects***

To streamline the Architectural Review Committee (ARC) process and allow for less ambiguity in certain Sections of the Declarations Conditions & Restrictions (DC&R's) pertaining to outbuildings, the River Ranch HOA Board has instituted the following guidelines.

Desires expressed by a majority of Members present at the 2019 Annual Membership meeting were largely used in formulating guidelines pertaining to materials and architectural styling.

These Guidelines also refine, and define further, building types and materials, permanent vs non-permanent structures and objects, and ground attachment requirements that might be not specified by County Code; and only apply to outbuildings not attached to the Residence as described in Section 1, para B of the DC&R. "All outbuildings or expansions or attachments to existing outbuildings, regardless of size require ARC approval; with required documentation submitted to largely mirror that for residential construction".

The DC&R requirement that outbuildings be "incidental" to the residence will be given increased scrutiny during the review process. Members may be required to describe, at the ARC or Boards discretion, that a proposed outbuildings intended use is incidental to the residence.

The ARC will ensure that structures compliment the property and by extension the HOA. Structures that are styled in a manner not complimentary to the property or the HOA as a whole; that could potentially have a negative impact on neighboring or overall HOA property values will not be allowed.

All outbuildings regardless of size will be considered "permanent structures". Defined as "a structure placed on the land for the foreseeable future that is affixed to the ground". This definition does not include canvas or any non-rigid material objects such as portable car covers, pop-up canopies, or inflatable objects. These items, although largely allowed and often times with ground securing capabilities, are not meant to be permanent and will fall under the view protection and hazard sections of the DC&R's if they become problematic to members

Outbuildings are separated into the following designations. Each having specific minimum guidelines;

**Block 1 and 2** Setback requirements in Section VII are defined.

Setback requirements in **Blocks 3 and 4** will follow County Code.

If not defined in Code for building type or size; side setbacks will be 10ft, and rear setbacks 5 ft.

**1. Greenhouses**, Must be constructed of clear or opaque materials such as glass or polycarbonate panels whether permanent or temporary and must not be greater than 11 feet in height and 12 feet in length and 10 feet in width. They must follow property line setback requirements and must be anchored to the ground.

### **2. Outbuildings under 200 Square Feet.**

- Setbacks required
- Not to exceed 10ft in height in any Block.
- Metal Structures allowed
- Colors to compliment residence
- A-Frame style roof with eaves required
- Fully enclosed
- Anchoring to earth required. If type or means not specified by County Code; straps or other devices required by Code for larger buildings will be required

### **3. Carport Style (Detached from Home)**

- Setbacks required
- Metal Structures allowed
- Fully enclosed on three sides
- Colors to compliment residence
- A-Frame style roof with eaves, with siding optional to member
- Anchoring to earth required. If type or means not specified by County Code; bolts or other means to ensure secure anchoring will be required

### **4. Outbuildings over 200 Square Feet**

- Setbacks required
- Metal Structures allowed
- Colors to compliment residence
- A-Frame style roof with eaves

- Building Plans required
- County Permit required
- Fully enclosed

Approved November 2019