

Shield-O Terraces Homeowners' Association

Design Guidelines

1. General Guidelines

The Architectural Review Committee (ARC) shall exercise its best judgment to require that improvements, landscaping, construction and alterations for all property within the subdivision conform and harmonize with the natural surroundings and with existing structures as to external design, size (enclosed square feet), materials, color, siting, height, topography, grade, finished ground elevation, and seclusion.

2. Improvements

“Improvements” means all structures, improvements and appurtenances on or to real property of every type and kind including, without limitation, dwelling units, buildings, outbuildings, additions, patio covers, awnings, the painting, staining or other change of any exterior surfaces of any visible structure, outdoor sculptures or artwork, sprinkler or irrigation systems, garages, carports, roads, driveways, parking areas, ponds, ditches, fences, screening walls, retaining walls, stairs, decks, flag poles, landscaping, windbreaks, poles, signs, tanks, solar equipment, wind harnessing or other exterior energy generating equipment, exterior air conditioning, utilities, antennae or receivers, as well as any construction activities necessary to construct any such items. General maintenance and repairs are not considered an improvement.

3. Residential Use

Subject to the provisions of paragraph 5.2 of the Declaration, all use of the subdivision property shall be exclusively residential.

4. Single Family Dwelling Unit

No structure shall be placed on a tract within the subdivision except a single family residential dwelling unit, a private garage for not more than three automobiles, one barn, stable, or other non-residential building (define?) other than a garage, and one guest house which in no instance shall be constructed until commencement of construction of the dwelling house on such tract.

5. Placement on Lot

Whenever possible, the house shall be placed no closer than 50 feet from the roadway and 30 feet from property lines. Placement and style of the house must respect neighbors' views, space, and privacy, and conform as much as possible to contours of the lot. The Architectural Review Committee shall inspect the site when preliminary staking is in place and plans are at hand in order to determine whether the plans are suitable for the site.

6. Size

The Architectural Committee restricts that a house shall total neither more than 5,750 nor less than 1,600 square feet. This includes basement, garage, and outbuildings. Height must be compatible with contours of the lot.

7. Landscape and Watering

In the event of water shortages, droughts or other emergencies, the Board reserves the right to regulate or prohibit landscape irrigation. All construction cuts shall be seeded and repaired. Plans that involve cutting into hillside shall be submitted and approved before construction.

8. Considerations of use of road, placement of equipment, and construction parking

Construction traffic shall not exceed a speed of 15 mph and shall not impede normal Subdivision traffic. All construction vehicles and machinery shall be parked on the building site. No vehicles and machinery shall be parked on any road without prior written approval by the Architectural Review Committee. Dumpsters, port-a-pots, and building materials shall be located on building site. All food-related garbage shall be removed from the job site daily or kept in a bear-proof container.

9. Development Fee

The Association assesses a development fee of \$1.00 per square foot. This fee is assessed on all new construction anywhere in the subdivision and is used to fund the architectural review of one's construction plans and for road impact repair caused by construction vehicles.

10. Building Approval

Prior to the Architectural Review Committee issuing written approval, the parcel owner's account with the Association must be in good standing and all assessments and fees must have been paid.