

Architectural Standards
for
Countryside North Ridge Homeowners Association, Inc.

These Architectural Standards for Countryside North Ridge Homeowners Association, Inc. are intended to preserve the quality and appearance of the Community, while establishing minimum standards for the exterior of each Dwelling and Lot. These standards are an integral component of the Declaration of Covenants, Conditions and Restrictions. These Architectural Standards may be amended from time to time by the Board of Directors of the Association.

Sheds

Size: The shed may be no larger than 100 Sq. Feet, with a height at the peak of the roof of 8'6" and side height of 6'. All measurements are to be from ground level and include any foundation. Sheds must be constructed of wood or vinyl, unless otherwise approved by the ACC. **This updates our verbiage of 6 feet in current covenants, since sheds are sold with 6 feet sides, but the "peaks" of roofline extending past 6 feet which is missing from our current verbiage)**

Location: The shed must be located 5' from any property line. The shed may not be visible from the front view of the home. If your home backs up to Northridge Drive or Curlew Road, the shed must be located no closer than 10' from the rear fence line and no closer than 5' from side fence line and screened with landscaping or fence. Small trees/ tall shrubs or fence are to be used to screen majority of the shed from side and rear neighbors. **(added clause to add landscaping if there is no fence)**

For constructed sheds - the siding must be painted to match the main or trim color of the home, or the homeowner may request an alternate color that obscures the shed and makes it less visible. Roofing material is reviewed on a case-by-case basis and must be of good quality. Metal roofing must be standing seam metal & powder coated.

All Owners shall submit an application to install a shed on their property to the Architectural Committee for approval prior to installation. All sheds must be in accordance with City code.

Playground/Play Equipment

This section was added as it is currently missing from our guidelines and assumed allowed with no guidelines

The Architectural Committee has set the following guidelines for back yard playground equipment that is taller than the six-foot privacy fence:

- a) Play equipment must be submitted to the Architectural Committee for approval prior to installation
- b) All playground equipment, must be located a minimum of 5' feet from any neighboring side fence line and no closer than 10' from back lot line.
- c) Play equipment must be of standard construction of wood/plastic materials. The top of the roof of standard playscapes must be no higher than 14 feet. If playground equipment is erected in a yard is not fully fenced, small trees/ tall shrubs or fence are to be used to screen at least 6' feet of the playground equipment from side and rear neighbors

Trampolines: Allowed, max height of enclosure, if present, of 10 feet.

Basketball hoops (Fixed and Portable): Allowed, must not encroach on another resident's property line or impede traffic. The Board reserves the right to establish reasonable time restrictions on the use of basketball hoops to avoid nuisance to other residents.

All playground and play equipment must be well maintained and in accordance with City code.

Signs and Flags

Signs were not defined in our current verbiage

A sign is defined as any surface area of an object including any wording, the name of a company, services offered, and/or a telephone number. Alarm company decals/signs are permitted. Political advertisement of any kind, including signs, flags or yard decor is not permitted.

Yard Décor

Not defined in current verbiage and often disputed along with "signs"

Yard décor made of stone, concrete, resin, or wood (with exception of holiday decorations) is permitted. Yard décor that has a resident's family name on it is allowed and not considered a sign. In ground garden flags and pole based attached flags are also not considered signs and are allowed. Yard decor, garden flags, and pole attached flags must be maintained and in good condition at all times and not be political in nature.

Decks, Patios, Patio Covers, Pergolas or Arbors, Gazebos, and Hot Tubs

Not defined in our current verbiage/lighting not defined

Size & Location: Decks, patios, patio covers, patio screens, gazebos, pergolas/arbors and hot tubs of reasonable sizes will be considered by the Architectural Control Committee. The location of the structure should be indicated on a drawing or plot plan that shows your lot, home and location of the improvement/installation. A minimum distance of 5' must be maintained from any side property line and must be no closer than 10' from the rear property line. If the project is above fence level, a detailed side elevation drawing showing the foundation, and overall height from the ground is required. Structure cannot be taller than the structure of peak of house (25').

Materials: Materials may be cedar, redwood, pine, and concrete, composite wood or stone as appropriate for the structure. Roofing material is reviewed on a case-by-case basis and must be of good quality. Metal roofing must be standing seam metal & powder coated.

Lighting: Exterior lighting as part of any project should not spill onto the property of others. Lighting must be indicated on the plan.

All accessory items that fall into this category must be submitted to the Architectural Committee for approval prior to installation. All structures must be maintained and in good structural health at all times.

Fence/Walls/Hedges

Updated for corner lots, and landscaping considerations

The Architectural Committee has set the following guidelines for fences:

Size and Location:

- A. Along (i) the Side Lot Lines, subject to subsection 8.B (ii): (ii) the Rear Lot Line: (iii) the Rear Dwelling Line: and (iv) the Front Dwelling Line. An illustration of the permissible location of the fences of up to six (6) feet. If fencing is erected between the street facing the side of the dwelling (the "Side Street") and a straight line connecting the side of the dwelling to the Rear Lot Line ("Side Dwelling Line"), it must be at least 15' from the side street boundary. In addition, this fencing boundary must include shrubbery or small trees at minimum every three feet along the street facing side fence boundary, and be at least 3 feet tall. Notwithstanding anything to the contrary, (i) fences of a height not to exceed eight (8) feet may be constructed behind the Rear Dwelling Line when such fence surrounds the immediate perimeter of a terrace or patio area, and when attached to or adjoining the dwelling.
- B. No fence(s) may be constructed in the in the following areas. (i) Between the street facing the front of the dwelling (the "Front Street") and a straight line connecting the front living area of the dwelling to the Side Lot Lines (the "Front Dwelling Line").

Materials: Fences shall be made of cypress or other suitable wood materials or vinyl plastic composite or other similar material as approved in advance, in writing, by the Architectural Control Committee.

Lot Owners will be responsible to maintain in good condition any wall, landscaping, berm or fence constructed or located on their Lots in the absolute discretion of the Board of Directors and/or Architectural Control Committee.