

Date: June 12, 2024 FINAL
To: Cougar Ridge Homeowners
From: Cougar Ridge Homeowners' Association Board of Directors
Subject: ARC Shed and Outbuilding Construction Policy

Purpose:

The CRHOA Architectural Review Committee (ARC) needs to approve all new sheds and outbuildings.

Authorizing Document:

New sheds and outbuildings need to complement the style of the home and neighborhood per Cougar Ridge Covenants, Conditions and Restrictions (CC&R's), Section 5.2, Page 11 and 12, Standards of Approval – *“Approval shall be based, among other things, on conformity and harmony of exterior design, colors and materials with neighboring structures; relation of proposed improvements to the natural topography, grade and finished ground elevation; relation of the structure to that of neighboring structures and natural features of the Property; and conformity of the plans and specifications to the purpose and general plan and intent of these restrictions. The Architectural Review Committee shall have the right to require and approve landscaping plans. The Architectural Review Committee shall not arbitrarily or unreasonably withhold its approval of such plans and specifications.”*

Materials

Over 200 sq ft:

- Sheds/Outbuilding over 200 sq ft will require the same building material as house (lap siding, roofing, etc.) regardless of location on lot.
- If the building is street facing of any kind, it will also require the same 20% stone requirement as house.

Under 200 sq ft:

- Sheds/Outbuildings up to 200 sq ft can be approved with lesser quality building materials - with the exception of any face including roof, that is street facing, which will have to meet the same regulations as houses.
- With approval from the CR HOA ARC committee, lesser quality materials may include: Siding: T1-11 or equivalent material. Roofing: 3-tab asphalt. Corrugated roofing is not allowed.

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Other requirements:

- It is required to notify any neighbors of adjacent properties where the building might be visible, of the intent to build before starting the request to ensure conflicts can be mitigated. Setbacks by the county building department must also be met for location on lot to ensure minimal impact to neighbors.

For future building, material that is new or has not been previously approved by the ARC has to be reviewed and samples provided. Any previous structure that has been approved prior to this policy on 6/12/2024 shall be grandfathered in for the life of the existing structure.

Definitions – Street facing: Street facing is based on visibility from the road. Any portion that can be seen from road is considered street facing.