

ARCHITECTURAL RULES

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Architectural Rule 1

Greenhouses:

Definition: Greenhouse is any and all structures that are permanent or portable, prefabricated or built on site that houses plants of any kind, that exceed any of the following dimensions. 25 inches in height, 48 inches in width, 24 inches in depth.

Size: Maximum 120 square feet, maximum height 10 feet.

Roof Pitch: A pitch at a rise of 4.5 inches in 12 inches or greater. No eaves required.

Panel Material: Clear transparent solid panels must be used on roof and sides, plastic film of any kind is not allowed. Lower section of sides not to exceed 5 feet, can be solid if constructed of the same material and color as framing.

Framing Material: Framing can be cedar, redwood or other material that is painted similar or same as residence. Framing members cannot exceed 6 inches in width and must be spaced a minimum of 2 feet, except for lower section of sides as defined above.

Equipment: Ventilation or any other equipment to operate greenhouse, must be installed inside walls, roof or structure.

Storage: No storage of any kind, other than materials and supplies used to grow plants, is permitted within greenhouse.

Location: Green houses cannot be placed in any easements, and should be outside any association setback requirements and placed to the rear of residence. Location of Green House is subject to the review and approval of Environmental Control Committee.

Adopted: December 13, 2006
Resolution 3-06



Architectural Rule 2

Fences - defining the term “Open” and Fence enclosure exceptions.

1. The term “open” as it pertains to fences or enclosures is defined as 25% minimum see through space. Good neighbor fences, or fences with alternating boards on each side that do not provide at least 25% open space are not permitted. Wood, vinyl or similar slats may be between 2 and 8 inches in width (nominal).
2. The term “perimeter fence or enclosure” does not include limited garden barriers and dog kennels. It is understood that garden fencing is typically used to protect plants from foraging animals such as deer and dog kennels are used to keep pets from escaping.
3. Dog runs or kennels of 200 square feet or less may be allowed in the side or rear yard of a residence. The kennel may be a maximum of 6 ft in height and open with wire openings of 2 inches by 4 inches or less. Only one dog kennel or dog run may be permitted per residence and shall be not be allowed within the recorded easements on each lot.
4. Garden barriers intended to protect gardens may be allowed in the side or rear yard not to exceed 400 square feet or enclose more than 25 % of the rear or side yard. Garden barriers may be a maximum of 8 feet in height, and be constructed of see through wire or mesh with openings of 2 inches by 4 inches or less. Posts and poles shall adhere to the minimum construction standards as outlined in article VI, section 6.15 of this Declaration. No white tipped steel posts are permitted. Fence posts should be of solid earth tones including black, brown, green or natural finished (unpainted).
5. All dog runs, kennels and garden structures must be approved by the Environmental Control Committee as outlined in article V, section 5.1 of this Declaration. Each improvement will be considered on a case by case basis for location, aesthetics and its impact on neighboring lots.
6. Chain link and wire fences are permitted that are earth tone in color which include include brown, green, natural finish (unpainted) or black as defined under article VI, section 6.15(b) of this Declaration.
7. All fences and fencing enclosures shall be measured from the highest adjacent grade. No man made berms, walls, or other landscaping features will be allowed that are intended to violate the height requirements of Article VI, section 6.15 (c) of this Declaration. Necessary retaining walls or other features required for erosion control, etc. will be considered on a case by case basis.

Adopted: June 17, 2010
Resolution 3-10 – Attachment A



Architectural Rule 3

Eaves and Overhangs:

“Eaves” shall be defined as ALL OVERHANGS, including, rake, gable, soffit, etc. ALL OVERHANGS will be a minimum eighteen inches (18”) as measured from finished siding, however, a small percentage of the overhangs associated with decorative accents like (dormer windows, bay windows, etc.) will be considered and approval is at the discretion of the ECC Committee.

Eaves shall be measured at a 90 degree angle (horizontally) from finished siding to the outside edge of the fascia board or roofing material.

The Committee may consider metal fascia gutters as part of the overall overhangs as long as the property owner agrees to maintain said gutters, and not remove them at anytime, without the written permission of the Committee. All roofing gutters, both material and color, shall be approved by the Committee, as outlined in section 5.1 of this Declaration.



Architectural Rule 4

Roof Pitch:

The following is the architectural rule adding definition to Article VI, Section 6.11 on roofs and roofing material. A pitch at a rise of four and a half (4 ½”) inches in twelve (12”) inches or greater shall be required.

A small percentage of the home or other building providing for decorative accents, with a slightly lower pitch like covered porches, deck covers, dormer windows, bay windows, fire wood lean-tos, etc. Each improvement will be considered and approval is at the discretion of Environmental Control Committee however, at no time shall they constitute greater than 15% of the total sq. footage of the roof. Pergolas, arbors, and landscaping structures may be approved with a flat roof as an exception to this rule.

The overriding rule of being aesthetically pleasing and similar to other structures within the neighborhood will prevail.

Adopted: June 17, 2010
Resolution 5-10 – Attachment A



Architectural Rule 5

Outbuildings and Storage Sheds:

Definition: A storage shed is any permanent or portable structure, prefabricated or built on site, which exceeds 36” in height and/or 48” in width and/or 24” in depth and is typically used to store personal belongings, tools, patio furniture, etc. **Note:** Any shed or outbuilding over 120 sq. ft. shall conform to the Minimum Construction Standards of Article VI, Section 6.1 of the Covenants, Conditions & Restrictions (CC&Rs) of the Governing Documents of Lake Shastina.

EUA: Any portable outbuilding or storage shed placed 5 feet or less from the property line will require an Easement Use Agreement (EUA). An EUA form may be obtained at the Lake Shastina Administration Building.

Location: Any approved outbuilding/ shed shall be installed to the side or to the rear (preferred) of the home only. No outbuilding/shed shall be allowed in any area of a lot that would allow a maximum 3 foot high fence, per Article VI, Section 6.15 (c). Only one outbuilding or shed will be allowed per lot unless the owner can show a reasonable need for more.

Material: It is preferable the Outbuilding/Shed should be constructed of the same material as the existing house whenever possible, in order to maintain aesthetic uniformity within the community. All prefabricated outbuildings and sheds will be considered on a case-by-case basis.

Roofs and Roofing material: Roofs shall be gabled or hipped and shall have a minimum roof pitch of a two (2”) inch rise per twelve (12”) inch run; flat roofs are not permitted. Outbuilding/ shed roof material and color should match existing house as close as possible. A minimum twelve (12”) inch eaves or overhangs are preferred, but not mandatory on outbuildings and sheds. All prefabricated outbuildings and sheds will be considered on a case-by-case basis.

Painting: The structure must be painted (if shed surface material allows) the same color as the house. The CC&R Compliance Officer or ECC member shall conduct a physical inspection of the house with the color sample of the proposed shed, to determine approval. All prefabricated outbuildings and sheds will be considered on a case-by-case basis and must be color coordinated with the primary residence.

Adopted: June 17, 2010
Resolution 6-10 – Attachment A



Architectural Rule 6

New Home Construction Working Hours

Monday through Sunday 8:00 a.m. – 5:00 p.m.

Exception: June 15 through September 15
Monday through Friday 7:00 a.m. – 5:00 p.m.
Saturday, Sunday and Holidays 8:00 a.m. – 5:00 p.m.

Adopted: November 9, 2005
30-day notice Shastina News: October 2005
15-day notice of adoption: November 16, 2005



Architectural Rule 7

Fuel Storage Tanks:

1. Fuel storage tanks that are adjacent (no further than four feet) to any approved building on any lot built and approved by the ECC prior to the year 2005 will be painted or screened. The fuel storage tank will be painted as close in color to the structure that it is adjacent. This painting will be done to the satisfaction of the ECC as required by CC&R 6.8.
2. All fuel storage tanks installed after Jan. 1, 2005 shall be screened by solid fencing or other material to the satisfaction of the committee as required above.

Adopted: December 20, 2011
Resolution 10-11 – Attachment A



Architectural Rule 8

Placement of Recreational Equipment, Play Structures and Clotheslines Architectural Rule

Small play sets, swings, slides, play houses, trampolines, golf and batting practice cages, clotheslines, hot tubs, and small wading pools **do not require** approval of the Environmental Control Committee (ECC) as long as the following is adhered to:

1. These items are placed in the side or rear yard of the primary residence to reduce front yard clutter as viewed from the street, and reduce noise for neighbors.
2. The recreational equipment is not of such a substantial size over 120 sq. feet.

All swimming pools above and below ground are considered an improvement per Article V, Section 5.1(b) and must have approval of the ECC, and will be placed in the side or rear yard.

Adopted: April 24, 2014
Resolution 5-14 – Attachment A



Architectural Rule 9

Grading and Drainage Architectural Rule

Any property that either excavates grades, or fills 3 feet or more of soil or disturbs more than 100 cubic yards of soil is required to get the approval of the ECC for a grading and drainage plan. Included in the application will be a detailed grading and drainage plan that will include the following:

1. A plan at a scale of no less than one inch equals forty feet that shows the area to be excavated and the land falling within 100 feet of the perimeter of the area to be excavated. All plans submitted shall be of a quality that can be easily understood and of such accuracy that compliance can easily be checked.
2. Seal and signature of an engineer/architect registered in the State of California.
3. Existing topography at contour intervals of one foot or five feet where the slope exceeds 25%, based on mean sea level.
4. The breadth, depth, and slope of the proposed excavation, and existing excavation where applicable, and the estimated duration of the excavation, and calculated cut/fill quantities.
5. All surface drainage patterns including wetlands and standing water. Proposed drainage modifications and any drainage facilities being installed.
6. Location of all easements, property lines and existing utilities on the property.
7. Location and width of all public roads and rights-of-way adjacent to the subject property.
8. Any and all existing or proposed retaining walls including drainage facilities for same.

Adopted: April 24, 2014
Resolution 5-14 – Attachment A