

# CABIN BRANCH FOREST ASSOCIATION

## ARCHITECTURAL COVENANTS GUIDELINES

The Covenants Committee is charged with maintaining the architectural harmony of the community. While many examples are included in the bylaws, often requests for alterations and improvements by homeowners are not specifically addressed in the Bylaws. In these cases, pursuant to the CBFA Bylaws, the Covenants Committee has the authority to interpret the bylaws as situations arise. The Covenants Committee may also publish these decisions as guidelines for future requests. The following guidelines serve to highlight the most common requests made to the Covenants Committee.

An Architectural Change Request Form (ACR form) must be submitted for any modification or addition to the Lot or Structure, unless specifically noted otherwise in this document. County Building Permits must be obtained when required and these rules do not address those construction standards. When the Protective Covenants or Rules & Regulations are in conflict with building codes, the Protective Covenants or Rules & Regulations will prevail. This may result in some modifications not being permitted. ACR Forms may be submitted for approval prior to obtaining a Building Permit but must be re-submitted for approval if any material design changes are required by the permitting process.

Prior to beginning any project, please complete and submit an ACR form for approval. The ACR form can be found online at the community website [www.cabinbranchforest.com](http://www.cabinbranchforest.com) and submitted to the Covenants Committee by email or regular mail for approval.

1. In general, no modifications are allowed to the Front Yard of the Lot other than ornamental landscaping and altering walkways, driveways or entranceways. Generally, improvements or modifications made within the back yard should be kept within the *rear quadrant*, this is the area located from the rear most corners of the structure to the rear most corners of the lot. This holds true whether ARC approval is required or not. Corner lots may pose changes to these guidelines because of placement of the house on the lot. In the end, the goal is to maintain the original views from the street.
2. All repairs and replacements shall be substantially similar and architecturally compatible to the original design, construction and installation and shall be of first-class quality, but may be made with contemporary materials. All repaired and replaced elements shall be of the same colors and fit and finish as the original construction. Any alterations from the original design, construction and color must be approved by the Covenants Committee by way of an ACR form.
3. Additions & Alterations to the structure, exterior, trim and or color are permitted but the original architectural style, building lines and color schemes must be maintained. All requests for changes will be reviewed by the Covenants Committee to ensure that the design blends, maintains or enhances the esthetic quality of the subject & surrounding lots. The Covenants Committee will maintain a listing of approved colors and combinations on the community website.

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4. Fences are permitted but must be approved. Fences shall be constructed of pressure treated lumber or composite material in natural, white or dark brown color. Fences cannot extend further forward on the Lot than the mid-point of the sidewalls of the house. Some allowances will be made in the case where the house sits irregularly on the lot. Fences shall be no more than six feet in height. Fences will be constructed with the finish boards on the outside face of the fence. The top edge of the fence will be capped, scalloped or Pickets. Fences may be waterproofed or stained with transparent natural wood colors. Redwood stain or painting of fences is not permitted. Wire fencing, of any type, is not permitted.
5. Decks are permitted attached to the rear of the structure. Decks shall be constructed of pressure treated lumber or composite material that conforms to dimensional lumber sizes. Railings may be of any material common for that application. Decks and components may be waterproofed or stained natural wood colors (no Redwood stain). Deck trim boards and railings may be finished in white or the primary trim color of the structure. The space directly beneath the deck may be enclosed with similar building materials for use as storage space.
6. Storm Doors are permitted in the following styles:



¼ door



7/8 door



Full View

No cross buck or ½ view styles are permitted to be installed. Storm doors should be white or primary trim colors. No ACR Form needs to be submitted if the door conforms to one of the approved styles and colors.

7. Support Equipment such as Generators, above ground Propane & Natural Gas tanks, and A/C Heat pumps are permitted. Any new installations of support equipment will conform to this section. Any support equipment shall be positioned on the rear of the structure whenever possible, as close to the foundation wall as practical. All installations must be screened on a minimum of three sides to limit the view and disturbance to neighboring lots. In some cases positioning on the side of the structure may be required as a last resort, but will always be positioned behind the midpoint of the side walls. In these cases additional screening may be required. Screening will be constructed to match existing fencing or house structure, to provide 100% screening; no lattice may be used for this screening. Installation of underground storage tanks is permitted.

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- 8.** A small enclosure may be constructed on the side of the house for the purpose of storing garbage cans. The enclosure must be no wider than one garbage can and be open on top. It shall be constructed to match the style of the fencing, if any, and provide for 100% screening from view. The enclosure shall only be open to the rear of the property. The enclosure must be set back from the front corner of the house a minimum of 2 feet. The Covenants Committee will review the design for final approval.
- 9.** Swing sets, Playhouses & Recreation Equipment (i.e. trampolines, canoes, grills, picnic tables) are permitted in the rear quadrant of the lot, without an ACR Form, if they are of a portable design and re-locatable. They should be located in a way that minimizes their view from the street. Manufactured playhouses are exempt from the outbuilding restrictions, but any hand built playhouse would be considered an outbuilding and disallowed. These items do become part of the improvements on the lot and subject to the compliance inspections and must be maintained in an esthetically pleasing fashion. Unused and non-maintained items will be requested for removal by the Covenants Committee. Permanently installed Basketball Goals are permitted in the driveway but an ACR form must be filled out for approval of location
- 10.** Patios, In-ground Pools & Major Landscaping – While there are no hard and fast rules for these types of modifications; they will almost always be allowed in the rear quadrant of the lot. Architectural Change Requests will be reviewed for suitability with the surrounding architecture, compliance with existing Covenants & Rules and interference with or hardships caused to the surrounding neighbors. Above ground pools are specifically prohibited, however small toddler wading pools are permitted.
- 11.** No awnings or overhangs of aluminum or corrugated material are allowed on the front or sides of the structure.
- 12.** Satellite dishes and terrestrial antennas are permitted if they measure less than one meter in diameter or length and are mounted to the rear of roof or behind the peak (rear side of roof), as low as possible. Any other size of antenna or mounting location requires that an ACR form is completed and submitted for approval. Any visible wires should be minimized and not left unsecured. Antennas and dishes must be maintained in a presentable manner, rust free with proper mounting. Unused antennas and dishes shall be removed promptly.
- 13.** Any installed chimney or flue pipe will be enclosed for the full length with materials similar to the construction of the structure. Brick stone and siding are acceptable materials.
- 14.** Flag poles are permitted to be installed without approval if they are no greater than seven (7) feet in pole length and are permanently mounted to the house structure.
- 15.** No wires or pipes will be maintained above ground or visible on the property. This does not pertain to ordinary water or garden hoses.