

Country Meadow Estates Building Committee Rules and Guidelines

The Declaration of the Covenants, covering our subdivision requires all homeowners to request approval from the Board of Directors and Building Control Committee prior to doing exterior modifications to your houses, sheds, barns, detached structures, etc. or exterior changes to your property, excluding “soft landscaping” (Plants, trees, shrubs, turf - complimenting structural elements, such as a trellis.)

Some examples of modifications needing approval are: room additions, decks, porches, fences, changes to exterior color(s) of house (siding, masonry, exterior doors, and windows) pergolas, gazebos and adding/moving/relocating out buildings such as mini barns, sheds, detached garages, or pool houses, etc. Other examples of requests for approvals are Pools, Hot Tubs, Swim spas, cold plunge, saunas, etc. This list is not intended to be an exhaustive list of all potential items subject to approval.

Even if you feel your improvement meets these guidelines, you must still formally request approval from the **Board of Directors and Building Control Committee** before the work is started. Approval does not waive or eliminate any obligation of an owner to comply with local or state building codes, zoning regulations or other controls and/or restrictions. Likewise, obtaining permit or approval from another entity does not waive an owner's obligation to comply with this approval process.

NO IMPROVEMENT MAY BE STARTED UNTIL YOU RECEIVE WRITTEN APPROVAL ON BEHALF OF THE BOARD OF DIRECTORS AND BUILDING CONTROL COMMITTEE COMMUNICATED VIA THE CURRENT BOARD OF DIRECTORS.

The most recent BCC form, located on the website, must be utilized to gain written approval. Other forms of application will not be accepted or approved. Completed forms should be delivered CME Secretary or emailed to cmehoasecretary@gmail.com.

Definitions:

Harmonious - For purposes of these Building Guidelines, “harmonious” means an improvement or activity that is compatible with the established character of the community and supports a cohesive, orderly, and visually consistent neighborhood environment. Determinations consider, but are not limited to, architectural style, exterior materials, color(s), hard landscaping, and overall appearance, and are made in accordance with the HOA's governing documents.

Hard Landscaping - Solid non-living and manmade parts that form the structural framework of an outdoor space. These include but are not limited to patios, stone pathways, wooden decking, rock/stone walls, fireplaces, driveways, retaining walls and fences.

Soft landscaping - Living, horticultural or organic parts that add natural color, texture and life to a design. Examples include lawns, turf, flower beds, trees, shrubs, hedges and mulch.

Guidelines:

The following are some of the guidelines used by the Board of Directors/Building Control Committee in determining whether approval will be granted. The intent of these guidelines is to maintain the integrity of the neighborhood.

1. No structure will be approved if it violates building setback lines or if it encroaches on any easement. This is a county requirement; refer to specific plot plan for details.
2. Structures, improvement, or exterior color(s) that do not maintain the harmonious appearance of the subdivision, or does not project the appropriate existing image within the neighborhood, will not be approved.
3. All main dwellings must be installed or replaced only with asphalt-based shingles.
 - a. Color will need to be approved for replacement or repair (10% or more of the roof surface) takes place. Partial repairs must match the existing approved asphalt shingle in color, style and profile.
 - b. All outbuildings, pergolas, gazebos, cabanas must coordinate with the main dwellings existing or replacement roof, siding/trim color within a similar color pallet.
 - c. Metal Roofing of any kind is not allowed, including but not limited to; Standing seam, Corrugated metal, metal shingles or panels designed to simulate other materials.
 - d. Composite or synthetic roofing materials of any kind are not allowed, including but not limited to; Polymer-based shingles, rubber/plastic/synthetic slate, or composite products designed to resemble wood shake or slate.
4. **Fences and decorative/privacy panels** need to be constructed of wood, vinyl, decorative metal, vinyl coated chain link, PVC, split-rail or 3 rail. Fences cannot exceed six (6) feet in height and need to remain in the back and/or side yard. No fences will be approved for the front yard, including pet containment systems commonly known as invisible fences. Pet containment systems must close their operational loop along the driveway or sidewalk seam closest to the main dwelling.
5. A maximum of 3 **outbuildings** (mini barns, sheds, pool houses, detached garages) will be allowed on each lot with only one outbuilding to exceed 16' x 16' or comparable square footage. In addition, 1 inground swimming pool or

inground spa will be allowed as well as 2 of the following: spa, hot tubs, cold plunge, and swim spas.

- a. Please review guidelines 9 and 10 for guidelines on in-ground and above-ground water facilities for maximum unit provisions.
 - b. Please review guidelines 11–13 for guidelines on saunas, pergolas, cabanas and gazebos.
6. **Buildings** greater than 16' x 16' are permanent structures and must consist of a poured concrete slab. They must be stick-built and mimic the main dwelling in building design, building materials, building finishes, shingles and paint color(s). They cannot be of a modular or prefabricated nature. No pole barn type construction will be approved.
 - a. Detached garages must follow the roof slope of the primary structure, as much as possible.
7. **Buildings** smaller than or equal to 16' x 16' or comparable square footage can be semi-permanent structures. Buildings of this size can be modular or prefabricated in nature and require no foundation. They must match the main dwelling in paint color(s) and cannot be located forward of the rear line of the main dwelling as determined by the location of the farthest/back most front facing extending wall, corner, or door. “Front” of the main dwelling is defined by location of its front door. Buildings of this size may have metal roofs. Shingles color(s) must match shingle color(s) and pattern of main dwelling, as close as possible. Metal roofs must coordinate with the color of the shingles and be neutral in color. If a building of this description is placed on a concrete foundation, it must adhere to regulations of a building greater than 16' x 16'.
8. All **outbuildings** (mini barns, sheds, pool houses, detached garages, etc.) must be constructed of wood or wood-like materials, brick, or masonry-type products. The proposed outbuilding(s) needs to match the color of the main dwelling or trim; shingles on the outbuilding(s) should match the shingles on your house as close as possible. Metal roofing materials are not allowed unless the structure is less than 16' x 16' or are within the definitions and guidelines of a Pergola, Cabana, or Gazebo.
9. **In-ground water recreational facilities** (including swimming pools and swim spas) must be approved, and written documentation of their definition must be provided from the manufacturer. Approved location must be in the backyard (behind the rear of the house).
 - a. A homeowner is limited to a maximum of 1 inground water recreational facility, unless a hot tub or swim spa is built into the inground pool.
 - b. Any additional definitions and/or restrictions found in CME HOA covenants must be met.
10. **Above-ground pools/water recreational facilities** are not allowed. Kiddie pools must be frequently emptied and cannot be placed in the front yard. Only

professionally constructed, permanent, hard-sided certified hot tubs, cold plunges and swim spas will be considered if above-ground. These must have hard-wired electrical connection. All filtration and pumps must be built within the cavity of the swim spa, cold plunge, hot tub. Considerations for locations could be set on poured or paved patios, and decks. Only backyard locations (behind the rear of the house) shall be approved. No inflatable units allowed.

- a. A homeowner is limited to a maximum of 2 total above-ground hot tubs, cold plunges and/or swim spas.

11. **Outdoor saunas** shall only be professionally constructed. Wood components must be stained in natural tones or, if painted, paint color(s) must match or be a similar color(s) as the dwelling paint color(s). Considerations for locations could be set on poured or paved patios, and decks. Only backyard locations shall be approved (behind the rear of the house).

- a. A maximum of 1 outdoor sauna is allowed.

12. **Pergolas:** A pergola provides a sitting area of vertical posts or pillars with or without crossbeams and may be an extension of the dwelling. If it is free-standing it will be classified as a detached structure. Requests for pergolas will generally be considered subject to the Building Control Committee guidelines, neighborhood covenants, and the following:

- a. Have dimensions no greater than fifteen (15) feet tall to the highest point from grade by twenty (20) feet deep by twenty (20) feet wide (or comparable square footage) and be located in the backyard. These structures must have an approved location in the backyard, behind the rear of the house. Acceptable locations could include setting on a poured or paved patio, and decks.
- b. Constructed of similar style and type materials as the adjoining dwelling.
- c. Wood/ wood like or metal components stained in natural tones or, if painted, paint color(s) must match or be a similar color(s) as the dwelling paint color(s).
- d. Asphalt roofing shall match existing house roofing in color(s). Metal roofs are allowed and must match shingle color(s) of the existing house (or be a similar color(s) to the roof color(s), house, or house trim).
- e. Must be installed and bolted to concrete footers, or appropriate hardware into the ground.
- f. Have a setback of a minimum of ten (10) feet from all property lines.
- g. A homeowner is limited to a maximum of 2 detached pergolas, which do not count as outbuildings.

13. **Gazebos and cabanas (or similar): A gazebo, cabana or similar is a free-standing structure that is roofed and open on all sides.**

- a. Have dimensions no greater than fifteen (15) feet tall from grade by twenty (20) feet deep by twenty (20) feet wide (or comparable square footage) and be located in the backyard. These structures will need an approved location in the backyard (behind the rear of the house).

Acceptable locations could include being set on poured or paved patios, and decks.

- b. Constructed of similar style and type materials as the adjoining dwelling.
- c. Wood/ wood like or metal components stained in natural tones or, if painted, paint color(s) must match or be a similar color(s) as the dwelling paint color(s).
- d. Asphalt roofing shall match existing house roofing in color(s). Metal roofs are allowed and must match shingle color(s) of the existing house (or be a similar color(s) to the roof color(s), house, or house trim).
- e. Must be installed and bolted to concrete footers, or appropriate hardware into the ground.
- f. Have a setback of a minimum of ten (10) feet from all property lines.
- g. A homeowner is limited to a maximum of 2 total gazebos and/or cabanas which do count as outbuildings.

14. Decks:

- a. Materials used in construction shall be treated lumber, cedar or composite materials (i.e., Trex, or similar materials). These structures will need an approved location.
- b. Deck railing should not exceed four (4) feet in height.
- c. Wood or wood like components stained in natural tones or, if painted, paint color(s) must match or be a similar color(s) as the dwelling paint color(s).

15. Enlarged driveways and added walks (a type of hard landscaping):

- a. Sidewalks shall be 48" in width.
- b. Proposed grade changes must be shown on the plan and must be approved by the BCC. Proper management of surface water must be maintained.
- c. Driveways to detached garages or additional parking areas must be of similar style to main driveways.
- d. See Covenants for additional driveway restrictions and expectations.

16. Poured or Paved Patios, Fireplaces, and Outdoor Kitchen living areas (types of hard landscaping):

- a. Location must be in the backyard (behind the rear of the house).
- b. Must be graded, poured, or laid to local codes.
- c. Have a setback of a minimum of twenty (20) feet from all property lines.
- d. Proposed grade changes must be shown on the plan and must be approved by the BCC. Proper management of surface water must be maintained.
- e. Drainage must not impact neighboring lots.
- f. Required town, county and/or state permits are obtained if applicable, including but not limited to septic, gas, electricity and building.

17. Sculptures, statues and fountains:

- a. Those 3 feet or taller require approval.
- b. Cannot exceed 5 feet in height, in front and side yards.
- c. Cannot exceed 10 feet, in the backyard.
- d. All items (approved or shorter than 3 feet), must be maintained in good condition – free of rust, chips, breaks or significant fading or must be repaired in a timely manner or replaced.

18. Screened-in and unscreened porches, 3 seasons rooms, room and garage additions:

- a. Constructed of similar style and type materials as the adjoining dwelling-essentially, similar to the outside of the primary dwelling. Roof, siding and trim shall match the colors of the dwelling. All structural additions shall have brick wrap or masonry of the same type, height and coverage as that placed on the original primary structure typically from the base of the exterior wall to the roof line.
- b. The roof line shall follow the natural roof line of the dwelling or, if an alternate roof line is proposed, it must be approved by the BCC.
- c. Required town, county and/or state permits are obtained if applicable, including but not limited to septic, gas, electricity and building.

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