

## Beebe Ranch HOA Policy 2019-01

### Aesthetic Control Policy

*Building requirements for HOA approval as referenced in Beebe Ranch Protective Covenants (CCRs).*

*Please provide the following plans or PDF of plans:*

- 1. Elevations (2008 Amendment to Protective Covenants 3.1. Improvements to Vacant Lots.)*
- 2. Floor Plans (2008 Amendment to Protective Covenants 3.1. Improvements to Vacant Lots.)*
  - a. Must have 1800 square feet of living space on the main floor.*
- 3. Plot Plans*
  - a. Show home, garage, easements and setbacks.*
- 4. Exterior color samples (Not numbers). (2005 Protective Covenants 2.24 Aesthetic Control)*
- 5. Wind Mitigation:*
  - a. Dirt piles must be watered down or covered during construction*
  - b. Construction debris must be contained or removed to prevent damage from flying debris*
  - c. Sani-cans must be secured to prevent tipping over*

*6. Landscape Plans (2005 Protective Covenants 2.42 Landscaping)*

- a. Must complete landscape and pave driveway within 12 months of occupancy of home.*

*Per CC&Rs the following restrictions apply per 2005 Protective Covenants*

*2.24 Aesthetic Control:*

- 1. Sheds and outbuildings must be painted to match the house.*
- 2. Sheds and outbuildings are not allowed on lots without an existing home.*
- 3. Cargo trailers or travel trailers are only allowed on vacant lots as of Dec 31, 2019, unless construction is occurring. (See Resolution 0001)*
- 4. No storing of vehicles on vacant lots. (2005 Protective Covenants 2.14, Sightliness)*
- 5. Temporary storage sheds or buildings okay during construction (2008 Protective Covenants 3.3, Manufactured Homes Prohibited).*
- 6. All Structures, fences etc. may not be built or interfere with utility and access easements or right-a-ways. Some lots have a right-a-way to the riparian area and must be noted on plot plan. (2005 Protective Covenants 2.47. Easements)*