

CHAPTER 49

EXTERIOR MATERIALS

49.01 Purpose and Intent. The provisions of this regulation apply to the exterior finishes of buildings and structures associated with any property within the jurisdiction of the Protective Covenant. This regulation is established pursuant to the authority established in the Governing Documents, including: The Preamble; Article III, Section 1 [Paragraphs 46 through 50]; Article IV, Section 28 [Paragraphs 153 through 160] of the Protective Covenant.

49.02 Definitions.

49.0201 Exterior Materials.

49.03 Exterior Wall. The Protective Covenant, par. 159. states that, materials: plaster, adobe or stucco exterior wall surfaces of a durable construction or concrete, stone or an approved artificial stone are to be preferred. Wood is not a preferred material.

49.0301 Wood (board and batten or shiplap) will be allowed in the remodel or addition to an existing residence where wood has been used as the primary exterior wall surface in the existing main residence for:

- a) Additions to the residence limited to no more than 25% of the square footage of the original residence;
- b) Additional structures on the same building site as the main residence limited to no more than 25% of the square footage of the original residence;
- c) For any remodel, addition or additional new structures that will exceed 25% of the square footage of the original residence, where wood has been used as the primary exterior wall surface in the main residence, the remodel, addition or additional new structure shall include at least 50% of a preferred material. Moreover, in such case, the existing structure shall also be required to have 50% of a preferred material.

49.0301.1 Wood exterior wall cladding (board and batten) will be allowed in the case of new construction up to a maximum of 25% of the square footage of the exterior wall surface of the main residence structure.

49.0301.2 In all cases, aesthetics will not be considered as a reason to justify the use of wood as an exterior building material.