

The purpose of this new chapter is to establish regulation of exterior finishes of buildings and structures and materials used. Upon effectiveness of this regulation, Chapter 49 of the Regulatory Code will be adopted.

EXTERIOR MATERIALS REGULATION ADDITION

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 [Paragraph 46 through 50]; Article IV Section 28 [Paragraph 153 through 160] of the Protective Covenant.

49.02 Definitions

49.02.01 Exterior Materials [to be added at a later date]

49.03 Exterior Wall Surfaces, Wood: The 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.

49.03.01 Wood (board and batten or shiplap) will be allowed in the remodel of an existing main residence where:

- a) Wood has been used as the primary exterior wall surface in the existing main residence;
- b) An addition to the residence limited to no more than 25% of the original residence's square footage;
- c) An additional structure on the same building site as the main residence limited to no more than 25% of the original residence's square footage;
- d) Any remodel, addition or additional structure that will exceed 25% of the original residence's square footage, the remodel, addition or additional structure shall include at least 50% of a preferred material. In addition, in such case the existing structure shall also be required to have 50% of a preferred material.

49.03.01.1 Wood (board and batten) will be allowed in the case of new construction up to a maximum of 25% of the main residence's and/or structure's exterior wall surface.

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