

Tuscan Ridge HOA - Building Requirements and Restrictions

Article 5 – Uses Allowed and Building Restrictions

- 5.1 - Lots are for single family residential purposes. One dwelling only and up to two accessory buildings (including any detached garages)
- 5.2 - Minimum 1,200 sq. ft. for one story and 1,800 for two story with 1,200 on first level.
- 5.2 - All exterior finishes shall be of log, wood or stone.
- 5.3 - No mobile homes; modular or manufactured homes are prohibited.
- 5.4 - Lots are not to be used for commercial purposes except for those Commercial Lots and home businesses which are incidental to the use of the lot as single-family dwelling.
- 5.5 – No dwelling shall exceed 32 feet and all driveways shall be asphalt.
- 5.7 - Set-backs – 10 feet from another boundary line and 20 feet from road.
- 5.9 - Construction must be completed within twelve months from the start date. ARC may set longer periods of time for good cause shown.

Article 6 – Protective Covenants: Architectural Review

- 6.1 - Purpose – To provide every practical and legal means to safeguard and protect the interests of all Owners and the stability of this development.
- 6.2 - Plans must be submitted to the Architectural Review Committee that contains all design, location, material, color and exterior finish. A \$275 administrative fee must accompany application and plans.
- 6.4 - ARC shall publish Design Standards setting forth procedures and criteria for review.
- 6.5 - ARC has 30 days to approve or disapprove. Failure to do either shall constitute approval.
- 6.5 - Any approved plans will be approved in writing.
- Construction must commence within 2 years or new approval must be obtained.
- 6.5 - If ARC determines that the property is offensive or unsightly appearance, then the ARC or Board of Directors of the Association, at the option of either, may take such action necessary in its judgement to remove the structure or to improve the appearance so as to make the Property harmonious with other properties, including the completion of the exterior structure, installation of screening or covering of the structure or any combination thereof, or similar operations, and the amount of any expenditure made in doing so shall be a lien on the Property and may be enforced by an action of law.
- 6.6- ARC has sole and exclusive power to enforce compliance with Design Standards. No Owner has a right to enforce restrictions except by bringing it to the attention of ARC.
- 6.7 - Restoration of lot related to landscape plans shall be completed within 90 days of completion of construction.
- 6.8 – ARC may monitor project and enter upon land to inspect at reasonable times. ARC may withdraw its approval and require activity be stopped, after 10 days written notice to cure.