

**Architectural Review Committee (ARC)  
Evaluation Guideline  
August 14, 2014**

## Peripherals and Equipment Screening

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### Guidelines from CCRs

#### **Section 5.13 (CCRs 2001) amended in April 2007**

1. *Outbuildings, firewood piles, material storage piles, storage facilities, mechanical equipment (e.g., pool equipment), clotheslines, and other peripherals (e.g., propane tanks and antennas) on a Lot must be located near the rear of the Lot and/or screened, so that they are not readily visible from neighboring street and Lots.*
  - a. *Screening shall be constructed and maintained in a neat and attractive condition at all times.*
  - b. *The Association, acting through its board and/or the Architectural Review Committee, shall have the sole authority and discretion to establish such location and screening requirements.*

### ARC Interpretive Guidelines

Covered by this guideline are screening requirements for:

- Outbuildings and Storage Facilities, i.e. storage sheds, lean-tos, etc.
- Firewood and Material Storage Piles,
- Mechanical Equipment, i.e. air conditioning compressors, pool equipment, etc.
- Clotheslines,
- Unburied propane tanks,
- Ground based satellite antennas, excluding the 18" to 31" satellite dishes supplied by companies like Dish Network and Direct TV, etc.

The ARC must approve all Peripherals and Equipment Screens before construction begins.

#### **Screening Materials Allowed:**

1. Trees and Shrubbery is encouraged by the ARC as a screening material, however, when used the ARC requires a planting plan be included in your application. Trees and shrub should hide the equipment from view over the long term and should be kept trimmed allowing for sufficient clearance to the equipment.
2. Masonry (Stone/Brick/Stucco) to match existing structures.
3. Wooden Screens: Shall be constructed of cedar, redwood, or stained or painted lumber as well as natural cedar staves.
  - a. Must be independent of existing or new fences, and not used as an anchor point for any new or existing fence,

- b. May be left natural, stained or painted to complement the natural setting or existing fencing (Pressure treated lumber must be stained or painted).
- c. Style:
  - i. Vertical boards (with or without air gaps),
  - ii. Horizontal slats (with or without air gaps),
  - iii. "Framed" panels or lattice,
  - iv. Vertical wire woven cedar stave,
  - v. Matches existing approved fences.

**Screen Sizes Allowed (for masonry and wood):**

1. Height: must be no higher than what is needed to screen the equipment plus 6 inches.
2. Clearance (Length/Dimensions): screens may be built allowing for up to 3 feet of clearance on the front and sides of the equipment. If the equipment to be screened stands alone, i.e. propane tank, then up to 3 feet of clearance is allowed on all sides.

**Location:**

Screens are limited to the sides and rear of your home and should not be installed between the front line of your home and the street. Exceptions are allowed for screening the utility boxes located near the street, but require ARC approval.

**Upkeep:**

All screens shall be maintained in a fully repaired and presentable manner.

## **Submission Requirements**

A Plan Review Application must be submitted which includes:

1. A copy of the existing site plan showing the house and any accessory structures, significant vegetation, property lines and the location of the proposed screens,
2. A photograph of the location for the proposed screen and what its screening,
3. Detailed dimensions, material, color and construction, etc.,
4. If using vegetation as a screen, a planting plan indicating the type, location and schedule for planting.